

Approved 10/8/08

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
September 24, 2008
Town House**

Meeting called to order: 7:00pm

Members Present – Charlie Dolben, Chair, Neil Flynn, John Matthews and Bob Howarth.
Members absent – Joe Kruzel

Minutes – The minutes from the September 10, 2008 regular meeting were read. Mr. Flynn made a motion to approve the minutes. Mr. Howarth seconded. The vote was unanimous.

Bills – The clerk's payroll voucher was approved and signed.

Shirley Johnson/1 Country Club Drive – Mr. and Mrs. Johnson attended the meeting. A response from Mrs. Johnson's real estate attorney was reviewed by Mr. Dolben. Mrs. Johnson's plan is to create two lots and a single driveway to access both. The property is zoned R-6 and would require 27,000 square feet within 150' of the road for each lot per table 7.2 of the zoning bylaws. Mr. Dolben noted that it may be pretty tight to get the 27,000 square feet for each lot. He suggested a variance or a ruling from the zoning board of appeals given the history of the property. Mrs. Johnson's surveyor called out two parcels on his map. He has the old right of way marked as Parcel B. Mrs. Johnson will need to have her lawyer verify ownership of Parcel B, if it does exist, and verify ownership of frontage on Country Club Drive. The Board informed Mrs. Johnson that she can have her surveyor submit a plan with the lots broken up according to the bylaw lot requirements and he can come in to a meeting to review it with the Board.

Sherry Himmelstein/MLT/South Rd – Mrs. Himmelstein has a new buyer for the Minnechaug Land Trust property on South Road. The buyer would like a letter from the Planning Board stating that there are two approved building lots before signing the purchase and sale agreement. The Board informed Mrs. Himmelstein that special permits would be needed for estate lots and a common driveway. The land is currently one large parcel with two entrances on South Road. The buyer can submit plans for review with the lots drawn out. Mrs. Himmelstein has had perk tests done, Conservation has been in and there is adequate frontage.

Mr. Brien/106 Stony Hill Rd – Mr. Brien has a home occupation and was questioning the bylaw that states that not more than one person, other than residents can be employed. The Board confirmed that only one employee was allowed according to the bylaw 7.12.3.

Old Business – Russ Morton/South Rd Lot 50 – A letter was received from the Town Clerk verifying that all back taxes had been paid. Mr. Dolben signed the ANR for Lot 50 during the week. The special permit application was resubmitted and a public hearing will be held on October 22, 2008 for a sub-standard frontage lot and a common driveway.

New Business – none

Other Items – Reviewed without further discussion.

Mail – Reviewed

Mr. Flynn made a motion to adjourn at 8:30pm. Mr. Howarth seconded. The motion was approved unanimously.

Submitted by: Deborah House, Clerk