

Approved 10/22/08

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
October 8, 2008
Town House**

Meeting called to order: 7:00pm

Members Present – Neil Flynn, acting Chair, John Matthews and Bob Howarth.

Members absent – Charlie Dolben and Joe Kruzel

Minutes – The minutes from the September 24, 2008 regular meeting were read. Mr. Matthews made a motion to accept the minutes as read. Mr. Howarth seconded. The vote was unanimous.

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

Sherry Himmelstein/179 South Rd/ANR – Mrs. Himmelstein will be purchasing Lot 5 on South Road from David Smith. This parcel contains 6.957 acres and has 208.49' of frontage. Her intention is to keep it as open space and incorporate it with her current property which abuts Lot 5. Mrs. Himmelstein will clean up the property as it has foundation remains on it, restore it and put all of her land into Chapter 61B. In addition, she will add a conservation restriction which will be permanently attached to the deed. The mylar was signed by all Board members that were present. Mrs. Himmelstein thanked the Board.

Hampden Nurseries/Lou Sicbaldi/16 Somers Rd – Mr. Sicbaldi is selling Hampden Nurseries. Mr. Liam Reynolds from Plotkin & Assoc. is marketing the property. The property, 9.473 acres, is currently zoned business and residential R-4. The business zone is L-shaped and runs along East Longmeadow Road and Somers Road. The back land is all residential. The current two story building crosses the business zone line. Mr. Reynolds questioned this. Mr. Flynn pointed out that it is considered a farm store, not retail. Bylaw 3.4 allows for a 50' exemption to extend into the residential zone for agricultural use. Mr. Reynolds would like to see a zone change to square off the front section up to the tree line and make this area all business and take a small part of the business section along East Longmeadow Road and change it to R-4. This would create a clearer line for the business in the front and the residential in the back. There are several parties interested in the property. Mr. Reynolds stated that he and Mr. Sicbaldi want to work with the Town and let the Planning Board know what they are thinking. Some suggestions for the property made by Mr. Reynolds were affordable housing for the elderly in the back residential section and a quaint shopping center with a small drugstore in the

front business section. The current senior housing could be connected with a sidewalk. Mr. Reynolds questioned what businesses could be placed there. Mr. Flynn stated that there is an existing business already, if a new business was presented properly it could be approved. Mr. Sicbaldi is not under contract with anyone at this time. A local developer, Michael Cimmino and a Boston development group have expressed a lot of interest in the property according to Mr. Reynolds. The Board recommended a zone change to establish the two zones clearly. Mr. Reynolds and Mr. Sicbaldi were informed that a zone change would have to go to Town meeting which will not be until April 2009. A Planning Board Public Hearing would also be required. Mr. Reynolds and Mr. Sicbaldi thanked the Board for their input and will return to a future meeting.

Jim Martin/MLT South Rd – Mr. Martin, a potential buyer of the 57.3 acres of MLT property on South Road stated that his mortgage company is asking for something from the town stating that he has an approved building lot. There are two building envelopes on this parcel per Sherry Himmelstein. Mr. Martin would have to get an actual building permit from the Building Inspector after submitting plans and also have a Public Hearing for an estate lot and common driveway to achieve “approved building lot” status. Mr. Matthews and Mr. Flynn suggested that he have plans drawn up for a house and driveway and submit them to the Building Inspector for a building permit. Mr. Martin’s plan is to eventually put in two houses with a common driveway. Mr. Flynn suggested that it would be better to draw up the plans for the whole parcel now and get them approved than to draw up one house and then later try to add the other in.

Old Business – none

New Business – none

Other Items – Reviewed without further discussion.

Mail – Reviewed

Mr. Matthews made a motion to adjourn at 8:10pm. Mr. Howarth seconded. The motion was approved unanimously.