

Approved 11/12/08

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
October 22, 2008
Town House**

Meeting called to order: 7:36pm

Members Present – Charlie Dolben, Chair, Neil Flynn, John Matthews and Robert Howarth.

Members absent – Joseph Kruzel

Minutes – The minutes from the October 8, 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.

Eric Newhouse/284 Glendale Rd. – ANR – Mr. Newhouse is separating his property into two lots. One lot will have 1.39 acres and the other with the existing house will have 3.68 acres. The Board reviewed his plans. The new lots meet the R-6 requirements for size and frontage. Mr. Flynn made a motion that the two lots meet the zoning requirements therefore are approved as "approval not required". Mr. Howarth seconded. The vote was unanimous. Mr. Dolben signed the ANR. Mr. Newhouse took the signed mylar with him for recording.

Pastor Brian MacLeod/Bethlehem Baptist Church/216 Allen St. – Pastor MacLeod is interested in the Simkins property on Allen Street as a possible location for a new church. He wants to sell the old church and build a larger one. He is currently looking a two pieces of property, one in Hampden and one out of town. He is doing preliminary research before buying and has come to the Planning Board to see if there are any concerns or issues he should be aware of. Pastor MacLeod will be working with Gary Weiner from Ecotec and has already been in touch with Natural Heritage. Natural Heritage gave their ok but Pastor MacLeod has not received that in writing yet. There are wetlands on the back side of the property. Mr. Dolben stated that it would need to be looked at some more. Mr. Flynn pointed out that a traffic study would be needed. There are also concerns regarding the aquifer. The parking lots and run-off issues would need to be addressed. Pastor MacLeod will bring back more information and plans when they are available.

Old Business – Mr. Jim Martin, potential buyer of the remaining large parcel of Minnechaug Land Trust property on South Road, needs a letter for his mortgage company stating that he will have a building lot. Mrs. Sherry Himmelstein spoke with the Building Inspector and he produced a letter for her. The Planning Board clerk will ask for a copy of it for our files.

New Business – Mr. Bill Tragakis from the Hampden Country Club stopped in to the office with an ANR from 1995. He would like to sell one of the lots on the plan and would like to know if there are any concerns that he should be aware of. It appears that the ANR was never recorded. Two other parcels on the plan have been recorded with the Registry. The current recordings do not match up with the property lines on the old ANR. In reviewing the old ANR, the Board noted that the parcel in question was zoned golf recreation with a small section of R-6. The ANR will have to be redrawn to meet the requirements of R-6 and submitted for review and endorsement. A zone change to R-6 will be needed for a building lot.

Other Items – Reviewed without further discussion.

Mail – Reviewed

Mr. Flynn made a motion to adjourn at 8:25pm. Mr. Howarth seconded. The motion was approved unanimously.

Submitted by: Deborah House, Clerk