

Approved 11/12/08

**HAMPDEN PLANNING BOARD
PUBLIC HEARING MINUTES
October 22, 2008
Town House**

Mr. Dolben declared the Public Hearing open at 7:05

This Public Hearing is being held on the application of Russ Morton for a special permit for a sub-standard frontage lot and a common driveway for Lot 50 on South Road.

Members Present: Charlie Dolben, Chair, Cornelius Flynn, John Matthews, Robert Howarth and Judy Jackson, Associate.

Members Absent: Joseph Kruzel

The Public Hearing was opened and the Order of Business was read by Mr. Dolben. Introductions of the board members and the clerk were made. Judy Jackson was impaneled by Mr. Dolben as an alternate member, due to the absence of Mr. Kruzel. The statement of authority and legal notice were read by Mr. Dolben. For the benefit of the audience, Mr. Dolben explained that Lot 50 was previously the subject of an ANR and was designated “not a building lot until further action by the Planning Board”. This Public Hearing for a special permit for a sub-standard frontage lot and a common driveway is the action.

Applicant’s Presentation: Mr. Paul Smith, representing Mr. Morton who was not able to attend, gave the presentation. Lot 50 is now owned by Nelson and Sandra Rouette. Mr. Rouette was in attendance. Mr. Smith reviewed the plans for Lot 50 which contains 11.48 acres and would be accessing a common driveway with Doug and Lisa Craven. The emergency vehicle turnaround and possible building location and drainage were pointed out and explained by Mr. Smith.

Reports from other agencies: The Board of Health sent a letter stating that the lot provides adequate acreage for the placement and setbacks of any proposed septic system and well. No other reports from other departments were received. Mr. Dolben would like a note to go to the Building Inspector to have the Fire Chief check the emergency access and turnaround. Mr. Smith noted that it should be adequate.

Questions from the audience: Mr. John Choquette, 369 South Road, questioned whether or not an estate lot could be further divided in the future. Mr. Dolben stated that adequate frontage would be needed for another home to be built. Mr. Choquette also brought to the

Board's attention that this area of South Road is very congested now and he is concerned about more driveways being allowed. Lot 50 will access an existing driveway. Mr. and Mrs. Steven Carson, 382 South Road, wanted an idea of what they would be looking at. After reviewing the plans, they figured out that they were far enough away from Lot 50 and had no issues. Mr. & Mrs. Joseph Bonavita, 358 South Road, were unable to attend the Public Hearing but sent in a fax in support of the estate lot and common driveway. Mr. James Quackenbush, 365 South Road, was unable to attend but left a letter for the Planning Board with his concerns. The letter was reviewed and his concerns addressed. Mrs. Jackson asked Mr. Choquette if he currently utilized the common driveway to access his property. He said that he did not and that his driveway comes off of South Road and is on his property. Mr. Smith confirmed this. Mr. Matthews has walked Lot 50 for Ridgeline and Hillside once already. Mr. Rouette, as the new owner will resubmit the Ridgeline & Hillside application. A common driveway maintenance agreement will be needed to attach to the decision. Mr. Rouette was given a sample of a maintenance agreement and a Ridgeline & Hillside application.

Mrs. Jackson made a motion to approve the special permit for design and application of a common driveway as shown on the plan and also enable the use of the lot with sub-standard frontage as a building lot. Mr. Flynn seconded. With all voting in favor, the vote was unanimous.

Mr. Dolben declared the Public Hearing closed at 7:35pm.

Submitted by: Deborah House, Clerk