

Approved 12/3/08

**HAMPDEN PLANNING BOARD  
REGULAR MEETING MINUTES  
November 12, 2008  
Town House**

Meeting called to order: 7:00pm

**Members Present** – Neil Flynn, acting Chair, Joseph Kruzal, John Matthews and Robert Howarth.

**Members absent** – Charlie Dolben

**Minutes** – The minutes from the October 22, 2008 regular meeting and Public Hearing were read. Mr. Matthews made a motion to accept the minutes from the Public Hearing as read. Mr. Howarth seconded. The vote was unanimous. Mr. Matthews made a motion to accept the minutes from the regular meeting as read. Mr. Howarth seconded. The vote was unanimous.

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

**Francis McMahon/162 Raymond Dr.** – Mr. McMahon currently holds a used car license for an office at 28 Somers Road. He is an auto wholesaler and no cars are kept on the premises. He would like to retire and transfer his used car license to his son, Peter. He was referred to the Planning Board by the Board of Health. Mr. McMahon is looking to transfer his son's name to the license and remove his, no other changes. His son also lives at 162 Raymond Drive. The stipulations stated on the current license will continue; no retail sales and/or storage of vehicles at 162 Raymond Drive, Hampden, MA. No vehicles to be on site at 28 Somers Road, Hampden, MA. A letter will be sent to the Board of Health stating that the current stipulations will carry through to the new license. The Board of Health will decide if the license will transfer now or at the time of expiration which will be at year end. Mr. McMahon will contact the Board of Health.

**Charlie Arment/36 South Rd** – Mr. Arment and his brother, Bill are general contractors and are interested in buying some land in Hampden to store and maintain their heavy equipment. They currently work out of Springfield and would like to move their business closer to their homes. Mr. Arment lives in Hampden and his brother lives in Monson. They are also interested in possibly starting topsoil screening. They would store loam to resell. Mr. Arment was looking at property on East Longmeadow Road and wanted to discuss with the Board whether or not his business would be allowed in this area. The area is wet and would require a zone change. There is a lot of acreage and the equipment would be parked in back and out of sight. The Board thought that a zone change to commercial in

this area would be difficult. This land is also over the aquifer. Mr. Arment is open to other more suitable parcels. The Board informed him of the zone change process and some issues to think about such as traffic, noise, hours of operation, esthetics, number of employees and visibility. They thanked the Board and will look for more suitable areas.

**Old Business** – none

**New Business** – none

**Other Items** – Reviewed without further discussion.

**Mail** – Reviewed

Mr. Matthews made a motion to adjourn at 7:38pm. Mr. Howarth seconded. The motion was approved unanimously.

Submitted by: Deborah House, Clerk