

Approved 1/14/09

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
December 17, 2008
Town House**

Meeting called to order: 7:00pm

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

Minutes – The minutes from the December 3, 2008 regular meeting were read. Mr. Flynn 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.

Lance Trevallion re: Schneeloch property at 50 Bennett Rd – The Schneelochs owned two parcels in common ownership for years. The smaller lot with the house on it is non-conforming by frontage and area per Mr. Trevallion. The other lot is approximately 19 acres. The larger lot was sold to a couple and the small lot was sold to their children. An easement was added to the larger lot which is located in back of the house. Mr. Trevallion feels that this property cannot be sold to two different owners. An attorney contacted Mr. Trevallion to find out his opinion on this. Mr. Trevallion stated that he will answer verbally that this situation is contrary to the law and zoning act.

John Mastronardi/Mountain Road – ANR – Mr. Mastronardi submitted an ANR to create three lots. His plan shows two smaller lots on Mountain Road, that would be separated by the access road to Mount Vision, and his remaining property. The road in between the two front lots currently provides access to four homes. The plan shows the access road as 50' and cuts across the corner of one of the new lots. The Board questioned how the lots on Mountain Rd would be accessed. Driveways were not drawn in on the plans and the area is steep. Mr. Mastronardi stated that the access would be off of Mountain Road. Mr. Dolben recused himself as an abutter. Mr. Matthews pointed out that the way things are drawn now will make the back land no longer accessible. The driveway access is still a concern and the existing access road needs to be clarified on the plan. Mr. Mastronardi will have his plans corrected and reapply for the ANR.

Chris Hrycay/118 Thresher Road – Home Occupation/Accessory Building – Mr. Hrycay currently has a home occupation selling used cars over the internet and has a license from

Chris Hrycay continued:

the Town. In order for him to obtain a dealer plate from the Registry, they require that the business office be in an accessory building and not in his home. Mr. Hrycay is requesting additional wording to his license to use an accessory building as his office. A state trooper has already been out to his property to inspect it. Mr. Dolben noted that an accessory building requires a public hearing. A public hearing date of January 28, 2009 was set. Mr. Hrycay will work on his abutters list and submit an application for a special permit.

Old Business

Mr. Speight (Scantic Meadows) came in to the meeting to say that he was given the letter of credit extension from the bank and that his lawyer is drawing up the paperwork. Mr. Dolben reiterated that if the Planning Board does not receive it soon, it will have to be called. Mr. Speight did note that the bank was involved in a merger and that might have accounted for the holdup.

New Business

Mr. Trevallion met with Shirley Johnson the current owner of 1 Country Club Drive. She inherited the property from her brother, Donald Baron, and is trying to divide it into two lots. There is still the question of who owns the 50' right of way. Mr. Clark Abbott researched back 50 years and feels that Mrs. Johnson does not own it per Mr. Trevallion. The property would only be accessible from Country Club Drive and not Main Street.

Budget Requests for FY10 – Mr. Dolben will take care of the budget request sheet.

Other Items – Reviewed without further discussion.

Mail – Reviewed

Mr. Flynn made a motion to adjourn at 8:36pm. Mr. Howarth seconded. The motion was approved unanimously.

Submitted by: Deborah House, Clerk