

Approved 2/11/09

**HAMPDEN PLANNING BOARD
PUBLIC HEARING MINUTES
January 28, 2009
Town House**

The Public Hearing was called to order at 7:00pm.

Members Present: Charlie Dolben, Chair, Cornelius Flynn, Joseph Kruzel, John Matthews and Robert Howarth.

Also Present: John Flynn and Rick Green

Introductions of the board members and the clerk were made. The Order of Business, the Statement of Authority and the legal notice were read by Mr. Dolben. This Public Hearing is for a special permit requested by Christopher Hrycay to allow a home occupation in an accessory building at 118 Thresher Road.

Applicant's Presentation: Mr. Hrycay currently has a used car dealer's license from the Town. This allows him to have one dealer's plate. The state requires that he have an office in an accessory building and not in his home in order to obtain a dealer's plate. Mr. Hrycay is requesting a special permit to allow a home occupation in an accessory building to meet the state's requirement. He needs the dealer's plate to transport the cars, take them out for maintenance and service and test drives. Repairs and maintenance are not allowed at the residence. Mr. Hrycay's license from the Town allows him to have a maximum of two (2) business related vehicles on the premises. He would like to move his office to a shed which is approximately 20 x12 with electricity and no stove. He has already received his occupancy permit for the accessory building from the Building Inspector. Mr. Hrycay has no other employees. He buys and sells used cars over the internet. People come to his home to test drive and pick up the cars.

Reports from other agencies: A letter was received from the Historical Commission stating that they have no comment on the issue. No other reports from other departments were received.

Selectmen Rick Green and John Flynn raised their concerns about Mr. Hrycay's business in keeping with the residential area. Mr. Hrycay confirmed that no more than two (2) vehicles would be on the premises and that they would be kept in the back part of his property and not be an eye soar. Cars would not be for resale out in front of his property. Mr. Hrycay would eventually like to take his business away from his home so that customers would not be coming to his residence. He is a police officer and is careful about people coming to his home.

Questions from the Audience: No one in attendance.

Mr. Kruzel made a motion for a favorable recommendation granting the special permit for a home occupation in an accessory building at 118 Thresher Road with the condition that it is non-transferable. Mr. Howarth seconded. The vote was unanimous with all five members voting in favor.

Mr. Dolben will draft the decision.

Mr. Dolben declared the Public Hearing closed at 7:22pm.

Submitted by: Deborah House, Clerk