

Approved 2/25/09

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
February 11, 2009
Town House**

Meeting called to order: 7:00pm

Members Present – Charlie Dolben, Chair, John Matthews and Robert Howarth. Joseph Kruzel arrived at 7:08pm.

Member absent – Neil Flynn

Minutes – The minutes from the January 28, 2009 regular meeting and Public Hearing were read. Mr. Kruzel made a motion to approve the regular meeting minutes as presented. Mr. Howarth seconded. The vote was unanimous. Mr. Kruzel made a motion to approve the Public Hearing minutes as presented. Mr. Howarth seconded. The vote was unanimous.

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

Norman Bibeau/321 Wilbraham Rd – ANR – Mr. Keddy, a neighbor, is giving Mr. Bibeau a small strip of land between the two properties. Mr. Bibeau has an existing shed on the property which he built there mistakenly thinking he was on his own land. Mr. Keddy was not concerned with this, but now that he is moving he would like Mr. Bibeau to be the legal owner of that strip so as not to have any issues with the future owner. Mr. Bibeau's shed is approximately 9'x12'. The setback of 5' is ok. The Board noted that the plan should show the other side of Mr. Keddy's driveway which should be 10' from the property line. The Board asked Mr. Keddy to have the surveyor revise the plan by either drawing in the other side of the driveway or by adding a footnote or statement to say that the northern boundary of the driveway is within 18' or meets the setbacks of the Town of Hampden Zoning Bylaws. Mr. Keddy will have the plans revised. Another issue is the fact that the Keddy property is an estate lot. The ANR would modify the dimensions. Mr. Dolben will check with Town Counsel as to whether a Public Hearing is needed or not. Mr. Bibeau left his ANR application and payment with the clerk and will drop off his revised plans when they are ready.

Barry Seligman/465 Glendale Rd – Administrative Review – Mr. Seligman would like to have a professional office in his home. He is a licensed social worker and a school adjustment counselor and would like to start seeing clients in his home 2-3 days a week and possibly on the weekends. He would not have any signs. Mr. Kruzel made a motion to recommend approval of Mr. Seligman's home occupation based on the description provided pending proper permit if needed. Mr. Howarth seconded. The vote was unanimous. A note will be sent to the Selectmen's office.

Old Business

Scenic Roads – Connie Witt is submitting the proposed bylaw on Scenic Roads under the Historical Commission for the Town Meeting. She is looking for the Planning Board's support.

FY10 Budget – Mr. Howarth delivered the 5% decrease budget to the Advisory Board. The 5% should be taken off of the FY09 total budget not the FY10 level funded budget that was already submitted. The Advisory Board will adjust the numbers.

Rezoning Public Hearings for Town Meeting – Hampden Nurseries has taxes outstanding. Gary Weiner and Michael Cimmino will be notified. Mr. Dolben will check with Town Counsel as to whether or not abatements are an exemption to the General Bylaw requiring that taxes be current.

The question came up as to whether or not the abutter's list for the Hampden Country Club Public Hearing would need to go around the whole property or just parcel A, which is a new ANR and has not been recorded yet. The Assessor's office spoke with Town Counsel and he recommended going around the whole Country Club property.

New Business - None

Other Items – Reviewed without further discussion.

Mail – Reviewed

Mr. Kruzel made a motion to adjourn at 8:10pm. Mr. Howarth seconded. The motion was approved unanimously.

Submitted by: Deborah House, Clerk