

Approved 3/11/09

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
February 25, 2009
Town House**

Meeting called to order: 7:00pm

Members Present – Charlie Dolben, Chair, Joseph Kruzel, John Matthews and Neil Flynn.
Member absent – Bob Howarth

Minutes – The minutes from the February 11, 2009 regular meeting were read. Mr. Kruzel made a motion to approve the minutes as presented. Mr. Matthews seconded. The vote was unanimous.

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

Diane & Matthew Paquette/3 Mt. Vision – The Paquette’s were inquiring as to how to obtain a recorded easement for their property on Mt. Vision. Mr. Dolben asked if they were sure that there wasn’t one in place already. Mrs. Paquette noted that a financial company had researched the deed and did not find a recorded easement. Mr. Dolben stated that there were a couple of things that they could look into, but they would probably need some legal assistance.

1. There may be a presumption from the original sale (if a lot is sold there has to be a way to get to it).
2. Speak to Mr. Mastronardi about an easement.
3. Shared driveway has been used as an easement for years (adverse possession, squatter’s rights).

The Paquette’s also mentioned that they were concerned about being “blocked off” by the construction that has been going on at the bottom of the shared driveway and Mountain Road.

Norman Bibeau/321 Wilbraham Rd – Revised ANR – The Bibeau’s revised ANR plans were reviewed by the Board. The requirements of 10’ from the property line and 150’ from the road have been met. Mr. Dolben left a message for Town Counsel asking if a Public Hearing was needed when a minor change is made to an estate lot. He has not received an answer yet. The Board decided to wait for Town Counsel’s answer before signing the ANR. If a Public Hearing is not needed, Mr. Dolben will stop in and sign the ANR as soon as possible.

Old Business - None

New Business – David Smith, 142 South Road, submitted an ANR. It was not complete and there are back taxes outstanding. This was relayed to his realtor. The Assessor's office brought up the fact that there is an ownership issue to take care of which affects the last ANR that was signed in December of 2007.

Other Items – Reviewed without further discussion.

Mail – Reviewed

Mr. Flynn made a motion to adjourn at 8:00pm. Mr. Kruzel seconded. The motion was approved unanimously.

Submitted by: Deborah House, Clerk