

Approved 3/25/09

**HAMPDEN PLANNING BOARD  
PUBLIC HEARING MINUTES  
March 11, 2009  
Town House**

Meeting called to order: 7:00pm

**Members Present** – Charlie Dolben, Chair, Joseph Kruzel, John Matthews, Bob Howarth and Judy Jackson, Associate.

**Member absent** – Neil Flynn

**Introductions of the board members and the clerk were made.**

**The Order of Business, Statement of Authority and the legal notice were read by Mr. Dolben. This Public Hearing is being held for all persons interested in the proposed zone change of a 1.382 acre parcel on Wilbraham Road from Golf Recreational to Residential 6 requested by Hampden Realty Partners LLC.**

**Applicant's Presentation:** Nick Cardinale, speaking for Hampden Realty Partners LLC, explained that they are requesting a zone change for parcel A to Residential 6 so that the property can be sold as a building lot. The property is 1.382 acres and is currently zoned Golf Recreational. It is frontage property. The land had been previously used for brush, debris and storage. They would like to sell the property and utilize the proceeds for advancement and new projects for the Hampden Country Club. Mr. Cardinale displayed a map of the area for the audience to view.

**Report from other agencies:** The Historical Commission sent in a note stating that they had no comment on the petition. No other reports were received. Rick Green, Selectman, mentioned that there is a town drainage easement that may or may not be on the property. John Matthews asked if the new owners would be made aware of the 20' easement going through their property. Mr. Green responded that a title search will be done by Town Counsel and the Selectmen will work with the petitioner on this.

**Audience questions/comments:** Duane Mosier, 141 Woodland Drive, stated that research done on the easement years ago showed that the Town does not own it. The Hampden Country Club took it over and is responsible for it.  
No comments raised in opposition.

Mr. Dolben explained that the Public Hearing was held to bring the proposal out to the public for understanding and that a vote will be taken at Town Meeting in April.  
Mr. Dolben declared the Public Hearing closed at 7:15pm.

Submitted by: Deborah House, Clerk