

Approved 4/22/09

**HAMPDEN PLANNING BOARD  
REGULAR MEETING MINUTES  
April 8, 2009  
Town House**

Meeting called to order: 7:05pm

**Members Present** – Charlie Dolben, Chair, Neil Flynn, John Matthews and Bob Howarth.  
**Member absent** – Joe Kruzal

**Minutes** – The minutes from the March 25<sup>th</sup> regular meeting were read. Mr. Flynn made a motion to approve minutes as read. Mr. Howarth seconded. The vote was unanimous.

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

**Fred Shea** – Mr. Shea would like to put a small engine repair business in his current building at 122 East Longmeadow Road instead of trying to do a home occupation. He is also thinking of some retail, maybe selling some lawnmowers. The building is the former Donovan Oil business and is already an approved use. There is a built in oil collection system in the building. Mr. Shea will just need a site plan review. He left the meeting to pick up his plans and came back for the review. The Board reviewed the plans. Mr. Flynn made a motion to approve the continuation of an existing use as modified to support small engine repair in addition to vehicle engine repair. Mr. Howarth seconded. The vote was unanimous.

**Judy Hatch/Farmers Market** – Mrs. Hatch would like to run a farmers market May 23-mid October, every Saturday from 10-2pm at 522 Main Street in the parking lot. She would like to know if there are any zoning issues with this. Betty's restaurant is open until 11am. The farmers market will be set up towards the rear of the parking lot and maybe on the side where the house is if needed. A few signs will be put up to advertise. Mrs. Hatch has met with the Selectmen; the selling of produce is fine with the Board of Health, any processed foods would require permits by the individual stands. The area is zoned business and farm stands are allowed per zoning bylaws 3.17 and 3.18. There are no objections from the Planning Board, this is a permitted use.

**David Henry DJ Automotive/9 Commercial Dr** – Mr. Henry would like to add "LLC" to his used car dealer's license. There will be no change in operation. The Board reviewed the Zoning Board of Appeals' decision from 1997. Mr. Flynn made a motion to recommend approval of the name change to DJ's Automotive, LLC. Mr. Howarth seconded. The vote was unanimous. A letter will be sent the Selectmen with the recommendation.

**Old Business:**

Simpkins Property – Mr. Dolben has been doing some research on zoning requirements for building churches. The Planning Board is responsible for public safety and traffic studies. There could also be bulk limitations which would affect the size of the construction project.

Smith ANR/142 South Rd – Mr. Dolben spoke with Gary Weiner. There are no restrictions on extra verbiage on ANR plans. The plan does not show the remaining 48 acres. Two lots are created, the house lot and the remaining land. Mr. Flynn made a motion to deny the ANR due to insufficient information to make the statement “approval not required”. Mr. Howarth seconded. All in favor. Mr. Dolben will check with Mr. Weiner on what needs to be shown. John made a motion to allow Mr. Dolben to sign the ANR if the information made available to him satisfies the Board’s inquiry. Mr. Howarth seconded. All in favor.

Ridgeline & Hillside – Mr. Matthews reviewed the Casey property at 303 Main Street.

**New Business:**

Hampden Nurseries proposed zone change – The residents on Meadowbrook Road are concerned that their road will become a busy “cut through” to East Longmeadow Road once the former Hampden Nurseries is rezoned to business.

**Other Items** – Reviewed without further discussion.

**Mail** – Reviewed

Mr. Matthews made a motion to adjourn at 8:40pm. Mr. Howarth seconded. The motion was approved unanimously.

Submitted by: Deborah House, Clerk