

Approved 5/13/09

**HAMPDEN PLANNING BOARD  
REGULAR MEETING MINUTES  
May 13, 2009  
Town House**

Meeting called to order: 7pm

**Members Present** – Neil Flynn, Acting Chair, John Matthews and Bob Howarth.

**Absent** – Charlie Dolben and Joe Kruzel.

**Minutes** – The minutes from the April 22<sup>nd</sup> meeting were read. Mr. Matthews made a motion to accept the minutes as written. Mr. Howarth seconded. The vote was unanimous.

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

**Lisa Hammerle/261 Wilbraham Road** - Ms. Hammerle would like to start a business and has come to the Board for a home occupation/home office review. She has a trained dog that can sniff out bed bugs. She takes the dog to different locations to do this. This is currently a part time business for Ms. Hammerle; she has a full time job. She will not have any customers coming to her home; she will take the dog to them. She does not have any trailers or hazardous materials. The dogs' vaccinations are all up to date. (She has 4 other dogs that are not trained, just pets.) Ms. Hammerle stated that the neighbors are used to her dogs and do not have a problem with them. The Board does not have any issues with Ms. Hammerle's home occupation. A letter will be sent to the Selectmen's office and the Town Clerk stating that this is an approved business. If there are any changes in the business (increase in traffic, more dogs...) another review will be needed.

**Bob Bonavita/Somers Road Property** – Mr. Bonavita is interested in purchasing the property at 283 Somers Road owned by Dr. Giri Satyendra. There are approximately 60 acres with some wetlands. Mr. Bonavita is researching what kind of development would be feasible for this property before he purchases it. There was a discussion on a common driveway, which could have 3-4 homes off of it, verses a road and a residential development. Different restrictions would apply for each. Homeowners are responsible for a common driveway and a maintenance agreement would have to be drawn up and recorded. The property is zoned R-4 up by the road and R-6 in the back. PURDs and FROSDs were discussed briefly by the Board. More information can be looked up in the Zoning Bylaws. Conservation and Natural Heritage would have to be notified due to the wetlands and possible endangered species in the area. Mr. Bonavita asked what the Town would think about a development there. The Board noted that the property is close to Isaac Bradway Road and a traffic study would have to be done. Mr. Matthews thought that the current owner of the property may have tried to do something a few years ago and suggested that

**Somers Rd Property Continued**

Mr. Bonavita call the Conservation Commission and check with them. The Board referred Mr. Bonavita and his engineers to the Zoning Bylaws for specific information. If a common driveway is proposed, the Board would need to see plans that show the driveway with grades and elevations. If a road is proposed, the plans would have to show the grades, elevations, drainage and retention basins if needed. All other requirements of the Zoning Bylaws would have to be met.

**Jeremy Ober/Chapin Road Property of Robert Ober** – Jeremy Ober came in for an ANR review on his father's property on Chapin Road. He would like to cut off a small piece of land for his neighbor at #417 Chapin Road. Mr. Ober did not have a current plan with him. An ANR was approved in June of 2001 and recorded on 7/23/01 to combine the two parcels of land to form one lot with 15.041 acres. Mr. Ober had the old plan which showed the original two parcels. He will come back with a corrected plan.

**Fred Shea/122 East Longmeadow Rd & 15 Commercial Dr.** – Mr. Shea came in to discuss a new tenant's business and the zoning requirements involved. He would like to rent office space and 2 bays at 122 East Longmeadow Road to Excavation Plus and space as a construction/storage yard behind 15 Commercial Drive. The storage yard would have a pile of gravel and a pile of topsoil, and a piece or two of equipment that may not be out on a job site. In the winter months, approximately 70% of the equipment will be stored out there. All equipment and vehicles will enter through 15 Commercial Drive. Mr. Shea brought in his site plans for the two properties for the Board to review. Mr. Bisson from Bisson Plumbing and Heating also rents office space at 122 East Longmeadow Road. Mr. Shea did point out there are wetlands up and over a hill from the parking lot. Mr. Matthews stated that he has no problem with what is proposed, but a Public Hearing may be needed for the equipment parked in the storage yard at 15 Commercial Drive (noise issues). The Board suggested that Mr. Shea check with some of his neighbors on this and set a Public Hearing date of June 24<sup>th</sup>.

**South Ridge Rd drainage/Sarah Weichselbaumer** – Mrs. Weichselbaumer explained that she and her husband and some of the neighbors cleaned out the swale and culverts. They removed the gravel and put down sod. Hydro seeding is supposed to be done on Thursday, May 14<sup>th</sup>. She added that she thought mesh would be put down before the hydro seeding to prevent washing. The Highway Superintendent, Dana Pixley and Mr. Matthews went up to review the work. Mr. Matthews stated the Mrs. Weichselbaumer did a good job cleaning up the swale and noted that the Culvert in front of #20 South Ridge Road was still blocked. Mrs. Weichselbaumer said that she would have it shoveled out. Mr. Matthews' concerns are that the sod may or may not take hold and that we will have to wait a while to see if this will work. Mrs. Weichselbaumer agreed. Mr. Matthews thought that maybe July would be enough time for the sod to take hold. Mr. Flynn suggested asking Mr. Pixley for his opinion on a time frame. Mr. Pixley also had the same concerns that the sod may or may not fix the problem and that time and the weather will tell. Mr. Matthews said that he will go up to South Ridge Road and look at the hydro seeding and see how it goes. Mrs. Weichselbaumer stated that she is involved in a lawsuit with the new owner of Lot 50 on South Road. Russ Morton created this lot with an ANR and a Public Hearing was held on 10/22/08 for a sub-standard frontage lot and a common driveway. The new owner still owes

**South Ridge Rd/Sarah Weichselbaumer Continued**

the Mortons the balance of the purchase price of the property and has since purchased another lot to build his home on per Mrs. Weichselbaumer. The decision and the minutes from the October 2008 Public Hearing was reviewed. Mrs. Weichselbaumer wanted to make sure that she had the correct documentation pertaining to Lot 50.

**Old Business:**

112 East Longmeadow Road/Hampden Sign – Mr. Matthews suggested a letter should go to Mr. Panetta regarding the removal of his previous tenants' trailer.

**New Business:**

Office Computer – The office computer needs to be replaced. Mr. Flynn will be looking for a new one. Mr. Matthews will also look around.

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

**Mail** – Reviewed

Mr. Matthews made a motion to adjourn at 8:50pm. Mr. Howarth seconded. The vote was unanimous.

Submitted by: Deborah House, Clerk