

Approved 6/24/09

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
June 10, 2009
Town House**

Meeting called to order: 7pm

Members Present – Neil Flynn, Chair, John Matthews, Charlie Dolben and Bob Howarth.
Members Absent – Joe Kruzel

Minutes – The minutes from the May 27th meeting were read. Mr. Dolben made a motion to approve the minutes as written. Mr. Howarth seconded. The vote was unanimous.

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

Selectmen John D. Flynn and Vinnie Villamaino –

Appointment of Associate Member - Mr. Howarth made a motion to appoint Judy Jackson to another year as associate member of the Planning Board. John D. Flynn seconded. All six voted in favor.

South Ridge Drainage – Mr. Matthews went up to check on the situation last week and reported that it looks like the grass is taking. It will be the Town’s responsibility to cut the grass in the swale. Dana Pixley gave a date of October 16th as to when he feels he will know if the drainage repairs are good or have failed.

Zoning Clarification – The Selectmen are looking for a definition of the business zone in the Allen Street and East Longmeadow Road area. Mr. Dolben noted that the Town Zoning Map rules and emphasized the need to digitize our map to get a higher level of detail with metes and bounds. Our current zoning map is not an overlay of the Assessors maps. John Flynn suggested hiring someone to research the business zone. Revenue could be created by increasing the business zone. A goal of “the end of the year” was set to find out exactly where the business district begins and ends. PVPC may know of grants available.

Commercial Drive – A review will be done of the Commercial Drive companies. Special permit files will be updated and adherence to the conditions of the permits will be checked. A letter will be sent to notify the businesses in the business zone.

Connie Witt/Bylaw Driveway Regulations – Ms. Witt believes that the driveway regulations section 7.54 of the Zoning Bylaws is a bit confusing. The Board reviewed the section with her. Ms. Witt mentioned that she would like to see longer common driveways which could support more homes. Common driveways are maintained by the homeowners and not the Town. Potential additions to the regulations were typed up by Ms. Witt and left with the Planning Board. She would like the Board to consider bringing them to Town Meeting, possibly making some changes. She is trying to be proactive and promote rural character. Ms. Witt noted that she would also like to look at illegal signage in town in the future.

Old Business: None

New Business:

Mr. Dolben made a motion to request a transfer of the required funds, \$46.16 to the Planning Board Clerical account from whatever account the Advisory Board deems appropriate. Mr. Howarth seconded. All voted in favor.

The shortfall in the clerical account was due to a miscalculation.

Attorney General approval was received on the two rezoning issues that went before town meeting: Hampden Country Club and Hampden Nurseries.

Other Items – Residents from Potash Hill Lane are concerned about a possible extension of the road for a development on the Michael Kane property. Clearing and surveying have been going on. Nothing has come before the Planning Board recently pertaining to this.

Mail – Reviewed

Mr. Dolben made a motion to adjourn at 8:35pm. Mr. Howarth seconded. The vote was unanimous.

Submitted by: Deborah House, Clerk