

Approved 11/18/09

**HAMPDEN PLANNING BOARD  
REGULAR MEETING MINUTES  
October 14, 2009  
Town House**

Meeting called to order: 7:05pm

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

**Absent** – Charlie Dolben and Joe Kruzel

**Minutes** – The minutes from the September 9, 2009 regular meeting were read. Mr. Matthews made a motion to accept the minutes as presented. Mr. Howarth seconded. The vote was unanimous.

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

**Westbrook Estates (Phillips) Ames Road/ANR** – John Masuck attended the meeting for Gary Weiner, representing Ecotec. The plans were dropped off to the Planning Board office prior to the meeting. Mr. Masuck brought in a revised version of the plans which showed a change in the size of the lots. The original plans separated the property into two lots, one with 11 acres and one with 14.5 acres. The revised plans separate the property into two equal lots of 12.9 acres each. It was noted that the property was very steep off of the road. Mr. Masuck showed the Board a proposed site grading plan. Lots of grading work will be done to make it compliant. They also have valid perk tests for each parcel. The Board reviewed the plans and the frontage. Mr. Flynn signed the ANR.

**Fred Shea/122 East Longmeadow Road** – Mr. Shea has taken over ownership of the storage trailer that used to be at 112 East Longmeadow Road. He came to the Board to find out what he needs to do to keep it on his property. It does not have electricity hooked up to it now, but it has the option. The Board asked Mr. Shea to check with the Building Inspector to see if a permit was needed for that. Mr. Shea brought in his site plans and showed the Board where the trailer would be. He is replacing an old existing trailer with the one from 112 East Longmeadow Road. The Board reviewed the plans with Mr. Shea and has no problem with the placement of the storage trailer. If Mr. Shea needs to make any changes in the future, he would have to come back to the Board for a review.

UPDATE: Excavation Plus will not be a tenant of Mr. Shea's at 122 East Longmeadow Road and 15 Commercial Drive due to the economy and some plans not working out.

The small motor business, Hampden Power Equipment, that Mr. Shea has started is picking up.

**Michael Connery, Connery Auto/577 Glendale Rd** – Michael Connery, owner of Connery Auto currently holds a used car dealer's license with the town. He will be moving to another residence and would like to change the address on his license from 21 North Road to 577 Glendale Road. The Board reviewed the new location noting that the driveway to 577 Glendale is close to the neighbor's property. Mr. Connery added that it is a wooded area between the driveway and the neighbor's house. The only requested change to the license is a change of address. All stipulations stated on the current license including no on site repairs, no signs posted and only one car allowed for intermittent storage will remain the same. A letter will be sent to the Selectmen's office recommending approval of the address change to 577 Glendale for Michael Connery.

**Meeting Schedule** – The second October meeting, October 28, will be cancelled. There will be one meeting in November, Wednesday, November 18<sup>th</sup> and one meeting in December, Wednesday, December 9<sup>th</sup>. The normal schedule will resume in January with meetings scheduled for January 13<sup>th</sup> & 27<sup>th</sup>.

**Roger Beaumier/298 North Rd ANR** – Roger Beaumier brought in plans for his father's property. His father would like to divide his 79.5 acre parcel so that Roger Beaumier has 10 acres. The Board reviewed the plans. There is a house and a three sided lean-to used as a horse barn on the new 10 acre parcel but not a driveway. The barn is only 8' from the property line and does not conform. Mr. Beaumier added that his horse is old and only has a couple of years left. Once his horse is gone, the barn will go. The Board reviewed the driveway bylaw. Mr. Beaumier said that he uses his father's driveway next door to get to his house. The Board decided that a Public Hearing would be needed for a special permit for a common driveway and a waiver on a non-conforming three sided horse barn. A date of December 9<sup>th</sup> was set for the Public Hearing. Mr. Beaumier will hold on to the ANR plans, application and payment until the Public Hearing.

**Commercial Drive Reviews** – The clerk typed up a rough history of each of the parcels on Commercial Drive from the information in the files. A letter will be sent to each of the current businesses informing them that as of the first of the year they will be asked to come in to a Planning Board meeting for a site plan review to update our records and to confirm the current use of the property and any current leases. A schedule will be set up to review two of the businesses per meeting. The businesses will be notified of their scheduled appointment at least 10 days prior.

**Bill St. Clair/28 Commercial Drive** – Mr. St. Clair was scheduled to come in to the meeting to discuss the storage of vehicles, boats... on his property. He had to cancel due to a conflicting appointment.

#### **Other Items**

Connie Witt/Driveway Bylaw – Ms. Witt stopped in to follow up on her request that the Board review the driveway bylaw. She left her suggestions at the meeting she attended in June. Mr. Matthews stated that the Board will look into this and review her suggestions. Ms. Witt is also looking for ways to increase the Town's Commonwealth Capital points. She mentioned updating the Master Plan and expressed interest in being on a master plan committee if one is ever established. Mr. Flynn just submitted a Commonwealth Capital application and received a letter from the state determining the number of points the Town was awarded. He will review the letter and get back to Ms. Witt.

**Other Items Continued**

Ed Haluch/33 Isaac Bradway Review – Mr. Matthews and the Building Inspector reviewed the Haluch property and found everything to be in order. The Building Inspector will be asked to send a letter to Mr. Haluch informing him of this.

South Ridge Drainage – The Highway Superintendent will inspect the South Ridge swale and drainage situation this week to see how it has held up. John Matthews will also inspect the area to determine if the sod that was planted was a good fix to the drainage problem.

**Mail - Reviewed**

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

Submitted by: Deborah House, Clerk