

Approved 12/9/09

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
November 18, 2009
Town House**

Meeting called to order: 7:00pm

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

Minutes – The minutes from the October 14, 2009 regular meeting were read. Mr. Dolben made a motion to approve the minutes as presented. Mr. Howarth seconded. The vote was unanimous.

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

Diane Merrick/2 Somers Rd – Ms. Merrick's retail store, It's All About Me, has moved to #2 Somers Road from her previous location of 32-34 Somers Road. The store is now located in the former Hampden Nurseries building on the corner of East Longmeadow Road and Somers Road. Ms. Merrick's business is a continuation of an existing use. She will be utilizing the existing entrance and exit. The zoning of the property is business and is currently owned by Michael Cimmino. Ms. Merrick would like to put up a sign at both the entrance and exit. The Board reviewed the dimensions of her signs and found them to be within the bylaw limits. She was informed that the sign placement needs to be 10' back from the road and that she would need to see the Building Inspector for a sign permit.

Carl Perella, Mia Tosoni/548 Main St – Ms. Tosoni would like to open a take-out pizza business next to the Black Horse Tavern and The Mane Event hair salon. The business will be called Mia Bella Pizzeria. The area is in the business district. A site plan was brought in and reviewed by the Board. The shop will have a couple of chairs for customers to sit while waiting for their orders, but no dine-in service. The business will have a delivery service also. There will be 4-5 employees (family) plus the delivery drivers. A letter from the Board of Health was received regarding the septic system and a copy was given to Mr. Perella. He will schedule an appointment with the Board of Health. Mr. Perella and Ms. Tosoni were informed that they would need to see the Building Inspector for a sign permit. The business hours would be 4-10pm. The Board asked Mr. Perella for a parking plan. There will be a total of five businesses sharing the parking area. He said he will come up with a plan. Parking has to be accounted for the employees, pickups (customers) and the delivery drivers. It was suggested having designated parking spots for the delivery drivers or having them pick up in the back. Bulk deliveries will be made in the back of the building. Mr. Perella was informed that the parking requirements are in the Bylaws which are on the web site. They will come back to the next meeting with a parking plan.

Chris Hagen/50 Woodland Dr – Mr. Hagen has a small computer repair business in his home. He does not have any employees. He makes house calls and occasionally has some computers dropped off to his home. He has no storage of materials, no excess noise or additional traffic. He would like to put up a sign in his front yard for advertising. The Board informed him of the bylaw requirement of 288 square inches for the sign. Mr. Hagen was referred to the Building Inspector for a sign permit. Mr. Dolben made a motion to approve the home occupation for Chris Hagen as presented. Mr. Howarth seconded. The vote was unanimous.

William Baxter/Mountain Rd – Mr. Baxter sold his home at 193 Mountain Road but still owns the large parcel of land next door. An ANR done in March of 2008 shows the large parcel, Lot 12, as a *non-building lot without further attention by the Planning Board*. Mr. Baxter would now like to make this an approved building lot. The property has two rights of way that cross over each other. One of the ROWs also has a home built in the middle of it. Mr. Baxter stated that the original ROW was moved over after the house was built on it. Land Court wants to disband one of them. The Biltons used one ROW years ago to access their land behind Mr. Baxter's. They now use another road and do not have a need for it. The Board informed him that the ROWs issue needs to be resolved, a common driveway plan and a plan showing the new house siting with building envelope would need to be drawn up. A maintenance agreement for the common driveway would have to be done. The Board suggested that if the future owner will be the only one using the common driveway, the wording could state that he is "solely responsible for the maintenance and care of the driveway".

John Matthews will do a Ridgeline and Hillside review of the property.

Ed Speight/Scantic Meadows – Mr. Speight has completed some of the requirements for the subdivision and would like to have a Tighe & Bond inspection done. He would like to lower his Letter of Credit amount and show the bank that he is making progress. Mr. Dolben will contact Tighe & Bond and set up an inspection. Mr. Speight asked the Board if they were open to the idea of him giving the Town money to put sidewalks in another part of town in the future instead of putting them in on the dead end street in the subdivision. The Board agreed to this.

Jan Goodwin/151 Ames Rd – Mr. and Mrs. Goodwin would like to give part of their 18 acre parcel to their daughter. They will have an ANR drawn up in the future and wanted to review their plans with the Board first. The Goodwins would like their daughter to have the back 8 acres with a 60' right of way. They have plenty of frontage. The Conservation Commission would have to be involved as there may be a stream crossing. Mr. Kruzel suggested that they do a common driveway if the ROW stream crossing turns out to be too costly. The Goodwins will contact a surveyor/engineer and Conservation.

Rich Gallivan/32-34 Somers Rd – Mr. Gallivan came to the meeting to discuss tenant possibilities for the now vacant spot next to the Bagel Nook where "It's All About Me" was doing business. He said he has had a number of inquiries about putting a take-out pizza shop in there. A letter was received from the Board of Health stating that the initial review of the existing septic system does not appear it will support a restaurant type establishment. The Board informed Mr. Gallivan of the Board of Health's concerns and that he would need a site plan review. Also, a parking plan and traffic flow would have to be looked at. The area is zoned for business.

Driveway Bylaw Review – The Board reviewed Connie Witt’s driveway bylaw suggestions. They would be an add-on to the current bylaws and may give the Town a capital point per Ms. Witt. The Board feels that a “stone wall” definition is needed for clarity. This will be discussed some more in the future.

A Demolition Delay Bylaw was suggested by Ms. Witt. This would give more time for relocation of older houses. Some Capital Points may be available for this.

Ms. Witt also noted that Capital Points could be earned if the Town had more affordable housing.

Commonwealth Capital Sub-Committee – The Town did not receive the grant for the Goat Rock purchase because we did not have enough Capital Points. Mr. Flynn suggested putting together a sub-committee to work on ideas and/or projects to increase the Town’s Capital Points.

GIS Mapping System - Mr. Kruzel attended a PVPC meeting and spoke to the GIS person. He will be getting back to Mr. Kruzel. Phil Grant will be asked to attend the next Planning Board meeting to go over the system that the Conservation Commission has. The PVPC will help to put another layer into Mr. Grant’s current software.

Mark Casey/303 Main St, 170 Wilbraham Rd – Mr. Casey will be purchasing a piece of land from his neighbor so that his barn at 303 Main Street will conform to the required setback. There are some boundary issues; the neighbor’s addition is over one of the boundary lines.

Mr. Casey will be giving approximately 25-30 feet of his property at 170 Wilbraham Road to his neighbor, Keith Isham. The Board reviewed Mr. Casey’s drawings. He will have the plans drawn up by a surveyor/engineer and come back to a future Planning Board meeting for approval.

House Relocation/119 Allen St to 377 Chapin Rd – The Simpkins house will be relocated to 377 Chapin Road. According to Planning Board records, the property at 377 Chapin Road is not deemed a building lot. The property is 10 acres with frontage of 179.49’. The owner, Sue Bower will need to bring in an approved ANR and driveway plan to the next meeting for the Board to review. Mrs. Bower lives next door at 357 Chapin Road. Mr. Matthews has already done a Ridgeline and Hillside review and found no issues

Other Items – Reviewed without further discussion

Mail - Reviewed

Mr. Kruzel made a motion to adjourn at 9:50pm. Mr. Howarth seconded. The vote was unanimous.

Submitted by: Deborah House, Clerk