

Approved 2/24/10

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
February 17, 2010
Town House**

Meeting called to order: 7:02pm

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

Minutes – The minutes from the January 27th meeting and the February 3rd round table discussion were read. Mr. Kruzel made a motion to approve the minutes from January 27th as presented. Mr. Matthews seconded. Mr. Kruzel made a motion to approve the minutes from February 3rd as presented. Mr. Howarth seconded. Both votes were unanimous.

Bills – The clerk's payroll voucher was approved and signed. A transfer request for \$150 to the clerical account was signed and will be sent to the Advisory Committee for approval.

Ed Pessolano/33 Commercial Dr – Mr. Pessolano has owned the building since 2001 and sells cars wholesale to other dealers as Hampden Trading Company. He has developed a clientele around Hampden and has done some retail sales. He sells an average of 10-12 cars per month and also does a little service work, repairs and warranty work when needed on the cars that he sold. Mr. Pessolano has made some improvements to the property including grading and paving the lot to try to make a nice appearance. He rents out a 600 square foot office to Norman Turnberg, Hampden Fuel. The office is the only part of the property used by Hampden Fuel. An updated site plan was presented to the Board for our files. There is only one driveway now instead of two. The customer parking is clearly marked and is the same as the 2000 site plan on file. Not more than 30 cars will be on the lot at one time and there is no on-street parking. Mr. Matthews asked about a drain on the property. Mr. Pessolano replied that there never was a drain. The Board thanked Mr. Pessolano for coming in and updating his site plan.

Kathy Hickson/36 Commercial Dr – Ms. Hickson bought the building 12 years ago from Mr. Dickson. Her company designs and builds greenhouses. The two-story building is mostly administrative offices in front with approximately 5-10% for parts storage in the back. 90-95% of the parts go right to the job sites. The greenhouses are made in Europe. She has about 12-25 employees with a maximum of 12 on site and the others out in the field. The office hours of operation are 8am-4:30pm. The crews may come in at night to drop off trailers which are stored inside. Ms. Hickson does not have any rentals; her business is the only one on the property. She has a hazmat cabinet for aerosols, sprays and paints. There is no residual or fabrication on the property. She brought in a plan for review but did not have one to leave for our files. The parking lot which runs all

Kathy Hickson continued:

the way around the building has been cleaned up and some handicap spaces were added. There have been no changes to the building. The Board thanked Ms. Hickson for coming in and updating her site plan.

Amy Kuzminski/27 Bennett Rd – Rescheduled to 2/24/10

Hampden Farms/2 Somers Rd/ANR – Gary Weiner came in with an ANR for Hampden Farms to create Lot A with 36, 665 square feet along East Longmeadow Road. The Polish National Credit Union is interested in purchasing this lot. Mr. Weiner has been asked by the Credit Union to review the septic and water situations by mid March so that they can submit a site plan to the Board in April. The Board reviewed the ANR plan. There will still be enough room to get to the back land with the creation of Lot A. Mr. Kruzel made a motion to approve the ANR as presented by Mr. Weiner. Mr. Dolben seconded. The vote was unanimous.

Billy Bond/Highland Cir – Mr. Bond is interested in purchasing the large parcel at the end of Highland Circle and came to the meeting to discuss his plans. There is a 60' ROW off of the cul-de-sac. Conservation has reviewed the property and Mr. Bond was going to attend their meeting after the Planning Board meeting. Mr. Matthews noted that the property is in the Ridgeline & Hillside district and less than two acres can be cleared, not including the driveway. There was a question as to whether or not a special permit for a sub-standard frontage lot already exists. The special permit would run with the land per Mr. Dolben. The files will be researched. The property was approved through Natural Heritage per Michael Cimmino. Mr. Bond brought in plans showing the house placement. He questioned the Board about moving the house location over a little. The Board had no problem with that.

Jason Abeid, Adam Powers/Highland Cir – Mr. Abeid and Mr. Powers presented plans for parcels 8 & 9 on map 20, the end of Highland Circle. There is a 60' ROW off of the cul-de-sac which goes through parcel 8 to access parcel 9. The Board reviewed the plans and noted that dimensions and more detail will be needed such as the width, length and grade of the common driveway. Mr. Abeid and Mr. Powers were referred to section 7.542 of the Zoning Bylaws for details. Mr. Matthews explained that a maintenance agreement would have to be drawn up for the common driveway and filed with the Registry of Deeds with the common driveway decision. A sample agreement was given to them to use as a reference. Michael Cimmino who was also present thought that the lots were previously approved as sub-standard frontage lots and already had special permits. The files will have to be researched for this. If there are special permits for these two sub-standard frontage lots already, then a site plan review will not be required. A Ridgeline & Hillside review will have to be done. A special permit for a common driveway will be needed. Mr. Abeid and Mr. Powers will have their plans revised; none were left with the Board.

Other Items – Other items reviewed without further discussion.

Mail - Reviewed

Mr. Kruzel made a motion to adjourn at 8:58pm. Mr. Howarth seconded. The vote was unanimous.

Submitted by: Deborah House, Clerk