

approved 3/24/10

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
March 10, 2010
Town House**

Meeting called to order: 7:05pm

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

Absent – Bob Howarth

Minutes – The minutes from the February 24th meeting were read. Mr. Kruzel made a motion to approve the minutes as presented. Mr. Dolben seconded. The vote was unanimous.

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

David Henry/9 Commercial Dr – David Henry and his tenant, Gary Lombardo attended the meeting and presented an updated site plan for DJ's Automotive, 9 Commercial Drive for our files. Mr. Henry's business is automotive sales and service. He is allowed 26 vehicles on the premises per his class 2 used car dealer's license. The service he provides includes brakes, exhaust, front ends...The used oil is recycled and burned. This system is state inspected per Mr. Henry. Hazardous waste (antifreeze) is hauled away. He has a secretary and a mechanic working for him. The original building was built in 1992 and an addition was put on in 1997. Mr. Henry rents a 1600-1700 square foot bay to Mr. Lombardo for a firearms manufacturing business called GTech Manufacturing. He is registered with the state and has an enclosed computerized system. He is the only employee and does not sell to the public. Mr. Henry has been renting space to GTech Manufacturing for approximately 3-4 years. There is no truck traffic in or out. It was noted that Mr. Panetta from Hampden Sign put up a fence on part of Mr. Henry's property. Mr. Henry does not have a problem with the fence.

Tony Panetta/112 East Longmeadow Rd – Mr. & Mrs. Panetta attended the meeting and presented an updated site plan for Hampden Sign, 112 East Longmeadow Road for our files. Mr. Panetta's company utilizes the first floor and he rents office space upstairs. His tenants, Chris Lomascolo of All Waste Removal and Kevin who runs a trucking, brokerage company each rent office space only and have separate entrances. There is no parking of large trucks on the property. Mr. Panetta put up a fence that extends onto his neighbor's (David Henry) property. This is ok with Mr. Henry.

Roger Beaumier/298 North Rd – Mr. Beaumier came in to the meeting to finalize his ANR plan for 298 North Road and present his maintenance agreement for a common driveway. The Board reviewed the ANR plan and after confirming that the barn had been moved in compliance with the setback requirements, Mr. Flynn signed it. The barn move was noted on our copy of the plan. The maintenance agreement was reviewed and found to be acceptable. Mr. Beaumier will file the signed ANR mylar, maintenance agreement and Public Hearing Decision with the Registry of Deeds.

Highland Circle – Mr. Paul Smith, the surveyor for Jason Abeid and Adam Powers presented updated plans for parcels 8 & 9 for review by the Board. The plans show a 14' common driveway, grades, and a 60' turnaround. Wetlands are noted from the subdivision plans though they are far enough away per Mr. Smith. The Board approved of the plans. The landowner is still Michael Cimmino. A Public Hearing will have to be held for special permits for two sub-standard frontage lots and a common driveway to access both lots. The landowner needs to start the Public Hearing process. Mr. Abeid and Mr. Powers already submitted a maintenance agreement for the common driveway. It will be held in our files until the Public Hearing.

Jim Martin/South Rd Site Plan Review – Mr. Martin attended the meeting for a site plan review of his property on South Road. The Board reviewed the two plans. The property will be split up into two sub-standard frontage lots with a common driveway to access both lots. One lot will have 12.228 acres and the other will have 45 acres. The turnaround and change of entrance will need to be reviewed by Fire and Police. Mr. Martin was informed that a maintenance agreement will have to be drawn up for the common driveway and that a Public Hearing would have to be held for special permits for the lots and driveway. A special permit application and abutter's list request form was given to Mr. Martin. He will call when he is ready to schedule a Public Hearing.

R4/R6 Accessory Building Size – The accessory building size in the R4 district is not clearly stated in the bylaws. Mr. Matthews suggested using the same description as the R6 accessory building size which is "50% of the ground floor". This is found on page 38 of the Zoning Bylaws. This conversation will be continued at the next meeting.

Frontage Question/Tall Pines & Stony Hill Rd – The Building Inspector questioned whether the access road to Tall Pines was frontage for the home on the corner of Stony Hill. The homeowner would like to add on a garage. The Tall Pines Road is a private road and has not been accepted by the Town. The Board determined that the homeowner would have to abide by the side setback requirements of the R4 zoning district. Access to the garage is not allowed from the Tall Pines road.

Home Occupation & Large Vehicles Bylaws – Mr. Kruzel will contact PVPC about this.

Other Items – Mr. Flynn met with the Advisory Board to discuss the FY11 budget. With the Advisory Board's suggestion, \$300 was added to the Clerical figure for extra bylaw amendment discussion meetings throughout FY11. Mr. Flynn also explained the need for and benefits of a GIS mapping system and how other departments would utilize this also. It will be put on a "wish list" per Advisory. They have to wait and see what they have to work with and then prioritize department requests. Other items reviewed without further discussion.

Mail - Reviewed

Mr. Kruzel made a motion to adjourn at 8:55pm. Mr. Dolben seconded. The vote was unanimous.

Submitted by: Deborah House, Clerk