

Approved 4/14/10

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
March 24, 2010
Town House**

Meeting called to order: 7:05pm

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

Minutes – The minutes from the March 10th 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 and the WB Mason invoice were approved and signed.

Daniel Burack/Lot 8 Commercial Dr – Gary Weiner from Ecotec attended the meeting representing Mr. Burack and presented plans for a 4,000 square foot building at the end of Commercial Drive. The lot is currently vacant and located in the Commercial District, perk tests have been done, a septic permit has been obtained and the lot has been cleared with the Conservation Commission per Mr. Weiner. The plans show 27 parking spaces, drainage and wetlands. The rear of the property will be under a Conservation restriction. Gabion baskets will be used to act as a retaining wall around the driveway, parking lot and building. Mr. Weiner submitted plans, payment and an application for a site plan review. A Public Hearing will be held on May 12th.

Norman Turnberg/Village Dr – Mr. Turnberg attended the meeting and presented a plan of the property from 1990. He sells heating oil, distributes fuel and runs a construction business. On the plan he sketched in a roadway, the cell tower location and the location of the garage for his two businesses Hampden Fuel and NETCO. He currently has two tenants, Wallace Tree and All Waste Removal who park their trucks on the property. He marked the parking locations for his tenants' trucks on the plan. Mr. Turnberg noted that he has loam piles and chip piles around. The wood is not chipped on the premises. It is stored and sold to Growers Direct. The paper street, Village Drive was never put in but the drainage and electrical poles are there per Mr. Turnberg. The electricity runs to the garage and the cell tower. An office is rented from Ed Pessolano at 33 Commercial Drive for Hampden Fuel. Waste oil and gas are taken away and the fuel is kept in drums that are federally mandated. Mr. Turnberg stated that MSD sheets were provided to the former Fire Chief. Permits for the building (garage) and the cell tower are on file with the Building Department per Mr. Turnberg. Contractors are fueled during the day and the pumps are locked up at night. All Waste parks empty trucks on the property, there is no overnight parking of loaded trash containers per the DEP regulations. Business hours are about 7am-4pm sometimes 5pm and Saturday mornings until noon, weather permitting. The All Waste trucks leave around 6:30am.

Village Drive continued:

Mr. Turnberg would like to add another building once the cell tower area is all set. He has been working there about 15 years and the cell tower has been there about 5 years. Copies will be made of Mr. Turnberg's plan for the Planning Board files.

Pat Pawlowicz/252 East Longmeadow Rd – Mrs. Pawlowicz is interested in building a home on the property behind her current home on East Longmeadow Road. The property perked but there are a lot of wetlands. She would like her new home to be as green as possible and is trying to find a way to put in a driveway so as not to cross and disrupt the wetlands and asked the Board for their opinion. After some discussion, Mr. Dolben suggested using a common driveway with her current house. The house would have to be sold with a Right of Way written into the sale. He suggested speaking with the Conservation Commission first and showing them the plan. If they agree, then apply for a special permit with the Planning Board for a common driveway. Mr. Howarth suggested a lawyer to walk her through the process.

Frank Colantoni/52 Main St – Mr. Colantoni attended the meeting for a home occupation review to sell cars wholesale. He has been in the car business for 35 years and currently rents space. He would like to now do his business out of his home. His business is "auction to dealers". He will deliver cars to buyers. No one will come to his home. He has a three car garage and will keep the car in there. He sends the cars out to be detailed and does not work on them himself. The state requires a separate building other than the home before they issue a dealer's plate. Mr. Colantoni has a separate garage with an office and a bathroom. A Public Hearing will be held for a home occupation in an accessory building. Mr. Colantoni was given a special permit application and an abutters request form to start the Public Hearing process.

R4/R6 Accessory Building Size – The R4 accessory building size will have to be corrected and clarified at a Town Meeting. The wording for R6 will be used for R4.

Home Occupation/Large Vehicles Update – Mr. Kruzel will be contacting PVPC. He did not attend the meeting.

Other Items – The Public Hearing information for Highland Circle was reviewed. Mr. Cimmino is requesting a special permit for four estate lots and a common driveway. An extra \$100 will be charged. Plans showing the building envelopes are still needed for two of the lots. The plans are just for viewing and will not have to be recorded per Mr. Dolben. They are already recorded lots. The special permits (Decision) have to be recorded for approved estate lots and a common driveway. Other items reviewed without further discussion.

Mail - Reviewed

Mr. Matthews made a motion to adjourn at 8:48pm. Mr. Dolben seconded. The vote was unanimous.

Submitted by: Deborah House, Clerk