

Approved 4/28/10

**HAMPDEN PLANNING BOARD  
REGULAR MEETING MINUTES  
April 14, 2010  
Town House**

Meeting called to order: 7pm

**Members Present** – Neil Flynn, Chair, John Matthews, Joe Kruzel and Bob Howarth

**Absent** – Charlie Dolben

**Minutes** – The minutes from the March 24<sup>th</sup> meeting were read. Mr. Matthews 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.

**Bill St. Clair/28 Commercial Dr** – Mr. St. Clair runs a landscaping/nursery business which is mostly design and construction with some maintenance. He sells to the public but most of his work is personal jobs. His employees arrive at 6:45am and end their day between 4:30 and 5pm. His parking limit is still 20 spaces which is shown on the plan. There are no other tenants in the building and no plants out in front. Mr. St. Clair has a temporary hoop house for storage which is taken down during the winter months (if this were permanent it would require a special permit). There is a salt shed attached to the back of the building where salt is stored during the winter months. The salt sits on a section of asphalt and is covered. Trucks are washed inside during the winter months. A catch basin has been installed so that waste water is piped out to a 1500 gallon sealed tank which is pumped out by an environmental company about once a year. Mr. St. Clair brings back "dirty loam" from jobs and screens it in the spring. He noted that an extensive hazmat cleanup was done on the property in 2000-2001 just before he purchased it. It is very clean now and he wants to keep it that way. He was going to store campers, boats, vehicles on his property over the winter but did not want the liability and decided against it. Mr. St. Clair asked about repositioning his sign out in front of his business. He would like to move it so that it is on more of an angle and extend pavers to the garage door. The Board suggested that he speak to the Building Inspector about the sign. The plan that is in the Planning Board file represents present day. Mr. St. Clair sketched in the septic area, tight tank, hoop house and salt shed on the plan. The Board thanked him for coming in to update his site plan.

**Ann Joyce/52 Echo Valley Dr** – Ms. Joyce came to the meeting for a home occupation review. She has a jewelry business and makes bead bracelets and greeting cards. She sells these items at flea markets in the area. She does not sell out of her house. There is no delivery of materials to her house; she picks them up at the store. She is the only employee. She does not have a sign but may do some advertising. The Board did not have any issues with Ms. Joyce's business and thanked her for letting them know about it.

**Nick Cardinale/Hampden Country Club ANR** – Mr. Cardinale brought in an ANR plan for review and approval. The plan is for approximately 35 acres at the end of Country Club Drive that runs along the ridge and abuts Memorial Park. Minnechaug Land Trust plans on buying this parcel with a grant that was received and CPA money. This is a non-building lot with 204' of frontage. There are some existing trails on the parcel and some forestry was done by the Country Club. The plan also shows a 4 acre piece that is being sold to Mark Casey. The Board reviewed the plan. Mr. Kruzel made a motion to approve the ANR plan as a non-building lot. Mr. Howarth seconded. The vote was unanimous. Mr. Flynn signed the plan.

**Turnberg Property/Village Dr** – The Town maps do not show Mr. Turnberg's access to Allen Street. The plan that he has that shows this was recorded. A copy of the recording has been made for the files. The Assessor's office will put in a correction so that the Town maps reflect the correct information.

**R4/R6 Accessory Building, Bylaw 6.11** – The Board agreed that section 6.11 of the Zoning Bylaws regarding accessory buildings is not clear and needs clarification. Mr. Matthews will work on re-wording it.

**Other Items** – A transmittal response was received from the Police Department regarding a safety concern with the common driveway for Mr. Martin on South Road. A Public Hearing is scheduled for April 28. A copy of the letter was mailed to Mr. Martins so that this can be addressed.

**Mail** - Reviewed

Mr. Kruzel made a motion to adjourn at 8:18pm. Mr. Matthews seconded. The vote was unanimous.

Submitted by: Deborah House, Clerk