

Approved 5/26/10

**HAMPDEN PLANNING BOARD
PUBLIC HEARING MINUTES
May 12, 2010
Town House**

Mr. Flynn opened the Public Hearing at 7:00pm.

The Hearing was scheduled on the application of Daniel Burack for a special permit to construct a 4,000 square foot commercial building on Lot 8, Commercial Drive in the Commercial District.

Members Present – Cornelius Flynn, Chair, Joseph Dolben, Joseph Kruzel and Robert Howarth.

Absent – John Matthews

Introduction of Board Members: Introductions of the Planning Board members were made by Mr. Flynn.

Statement of Authority: Mr. Flynn read the Statement of Authority.

Legal Notice: The legal notice was read by Mr. Flynn.

Report from Other Agencies: The Tax Collector reported that the account is current. The Board of Health reported that the lot has been perced, the disposal system design has been approved and they are awaiting well installation. The Building Inspector commented that he cannot identify applicable requirements at this time without knowing the future use of the building, parking spaces shown comply with all Commercial uses. He also noted that there is no free standing sign at the property entrance at this time. A copy of the Building Inspector's letter was given to Gary Weiner and Daniel Burack.

Applicant's Presentation/Board Questions: Gary Weiner from Ecotec Environmental Associates explained that Daniel Burack would like to construct a 4,000 square foot commercial building on Lot 8, Commercial Drive. Mr. Burack purchased the property about 15 years ago. There is a large area of wetlands which leaves a limited building area. An Order of Conditions was received from the Conservation Commission. Due to the wetlands and ground water elevation, the site will be raised. Gabion baskets will be used around the whole site and wetland vegetation will be planted. The septic area and well are marked on the plans as well as 27 parking spaces. The building will be one story. There will be no access to the back of the building, only a 6' walking area. No floor drains will be installed. Currently, there is no sign posted on the property. Mr. Burack will need to see the Building Inspector for a sign permit if he chooses to put one up.

An organic seed company was interested in the site; that is now pending. Since a "use" has not been designated, the Planning Board will only be approving the building and parking and not approving a "use" at this time. Mr. Burack and his future tenant(s) will have to come back to the Planning Board for a site plan review for approval when a use is established.

Audience questions/comments: None

Mr. Dolben made a motion to approve the special permit for the construction of a 4,000 square foot building (building and parking only, not use approval) on Commercial Drive as presented. Mr. Howarth seconded. The vote was unanimous.

Mr. Weiner left four copies of the Stormwater Management & Erosion Control Plan for Lot 8, dated March 2009 and four copies of the six page Site Development Plans for Lot 8, dated March 2010 prepared by Ecotec Environmental Associates.

Mr. Flynn closed the Public Hearing at 7:25pm.

Submitted by: Deborah House, Clerk

Approved 5/26/10

**HAMPDEN PLANNING BOARD
PUBLIC HEARING MINUTES
May 12, 2010
Town House**

Mr. Flynn opened the Public Hearing at 7:30pm.

The Hearing was scheduled on the application of Frank Colantoni for a special permit for a home occupation in an accessory building at 52 Main Street. He is a used car dealer.

Members Present – Cornelius Flynn, Chair, Joseph Dolben, Joseph Kruzel and Robert Howarth.
Absent – John Matthews

Introduction of Board Members: Introductions of the Planning Board members were made by Mr. Flynn.

Statement of Authority: Mr. Flynn read the Statement of Authority.

Legal Notice: The legal notice was read by Mr. Flynn.

Report from Other Agencies: The Tax Collector reported that the account is current. The Board of Health had no issues with the property. The Building Inspector noted that any display of vehicles for sale on the property would not be in compliance with the uses allowed in a residential zone. Mr. Colantoni was made aware of these comments.

Applicant's Presentation/Board Questions: Mr. Colantoni has been in the used car business for over 35 years. He would like to work out of his home now instead of renting space. The state requires a separate building other than the home before they will issue a dealer's plate. Mr. Colantoni has a small building on his property with an office and a bathroom which he will use for his business. His business is wholesale "auction to auction" and "auction to dealer" and some retail by word of mouth or the computer. There will be no display of cars for sale on the property. He has a three car garage which he will utilize when he has a car there. There will be no maintenance of cars on the property, they will be sent out if any work is needed. Mr. Colantoni delivers the cars to the buyers. He will acquire a class 2 used car dealer's license and will be allowed one car at a time. The business name is FC Auto Sales.

Audience questions/comments: None

Mr. Dolben made a motion to approve the special permit request for a home occupation in an accessory building at 52 Main Street. Mr. Howarth seconded. The vote was unanimous.

Mr. Flynn closed the Public Hearing at 7:40pm.

Submitted by: Deborah House, Clerk

Approved 5/26/10

**HAMPDEN PLANNING BOARD
PUBLIC HEARING MINUTES
May 12, 2010
Town House**

Mr. Flynn opened the Public Hearing at 8:00pm.

The Hearing was scheduled on the application of Barber Associates for a special permit to construct a building and infrastructure to be used for the Polish National Credit Union on Lot A, East Longmeadow Road. The property is owned by Michael Cimmino.

Members Present – Cornelius Flynn, Chair, Joseph Dolben, Joseph Kruzel and Robert Howarth.
Absent – John Matthews

Introduction of Board Members: Introductions of the Planning Board members were made by Mr. Flynn.

Statement of Authority: Mr. Flynn read the Statement of Authority.

Legal Notice: The legal notice was read by Mr. Flynn.

Report from Other Agencies: The Tax Collector reported that the account is current. The Board of Health reported that the lot has been perced and they are awaiting disposal system design and well installation. The Building Inspector noted some items that need to be addressed; 1. ADA parking requirements, with respect to the accessible unloading area are not in accordance with ADA regulations. 2. The location of the free standing sign next to the driveway entrance location appears to be in violation of the Sign By-Law Section 7.622 1(a.) regarding setbacks. Gary Weiner was given a copy of the Building Inspector's letter.

Applicant's Presentation/Board Questions: Gary Weiner from Ecotec Environmental Associates, Rudy Hall, Architect and Shawn Barber from Barber Associates were present. Mr. Weiner made a presentation and explained that they would like to construct a building to be used for the Polish National Credit Union. It would be a single story building with one driveway accessing East Longmeadow Road across from Country Corners Restaurant and McNamara's property. There will be 175' of frontage and it will be adjacent to the single family home that borders the former nursery property. There will be 15 parking spaces including a handicap space. A row of arborvitae will be planted along the property line between the bank and the single family home. Hampden Nursery stock will be used for the landscaping. Four 16' poles with colonial fixtures will provide security lighting. They will be 70 watts and will be screened and shielded to shine down into the site and will give off a blue-ish light rather than a yellow light. There will be fewer fixtures than the Monson

Savings Bank parking lot. The drive-up hours will be 8:30-4pm Monday – Thursday, 8:30-5pm Friday and 8:30-12 Saturday. There will be an ATM machine. The drive-up and ATM machine will utilize the same driveway and will be located on the far side away from the single family home. Mr. Hall noted that the bank will have a residential look to it. The existing row of large pine trees is further back and do not have any visual effect.

Audience questions/comments: Steve McNamara, owner of the single family home which will be next to the bank, rents the home and had a few questions from his tenant. Jillian Jalbert was also present.

1. Will there be a 24 hour ATM machine? Yes, it will be located on the far side away from the home.
2. Will the bank septic system be located near the well for the house? No, it is required to be 100' away; it will be located 150'-160' away.
3. When the well is drilled will it draw from the house well? No, the property is sitting over the aquifer. If there are any issues, the bank and the homeowner would have to work them out.
4. Will there be a fence or trees planted between the properties? Yes, trees will be planted.
5. Will the row of trees extend down to the back property line? The bank would have to decide that.

Dan Moriarty from Monson Savings Bank was present and confirmed their drive-up hours as 7am-7pm and that a 24 hour ATM machine was available.

Mr. Weiner left three copies of the six page Proposed Site Plans for Barber Associates & Polish National Credit Union, East Longmeadow Road and two copies of the Stormwater Management Report for Polish National Credit Union dated April 2010.

The items noted by the Building Inspector have been corrected on the plans.

Mr. Dolben made a motion to approve the special permit for construction of a building on East Longmeadow Road to be used for the Polish National Credit Union. Mr. Howarth seconded. The vote was unanimous.

The bank hours will be listed as 7am-7pm in the conditions of the Decision to allow for future hours expansion.

With no further questions, Mr. Flynn closed the Public Hearing at 8:35pm.

Submitted by: Deborah House, Clerk