

Approved 7/28/10

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
June 23, 2010
Town House**

Meeting called to order: 7:02pm

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

Absent – Joe Kruzel

Minutes – The minutes from the May 26th regular meeting, Public Hearing continuance and Bylaw Amendments meeting were read.

Mr. Matthews made a motion to approve the minutes from the regular meeting as presented. Mr. Howarth seconded.

Mr. Matthews made a motion to approve the minutes from the Public Hearing continuance for Michael Cimmino as presented. Mr. Howarth seconded.

Mr. Matthews made a motion to approve the minutes from the Bylaw Amendments meeting as presented. Mr. Howarth seconded.

All three votes were unanimous.

Bills – The clerk's payroll voucher and the WB Mason invoice were approved and signed.

National Grid Upgrades – Attending the meeting were Bess Gordon, Assistant General Counsel for National Grid, Dena Champy, Lead Project Manager for National Grid, Adam St. Martin, Project Siting and permitting Specialist for Northeast Utilities System and Liana Moore, Attorney from Bowditch & Dewey. (Informational handouts were given to the Board.) National Grid will replace the existing wooded transmission poles with taller steel poles and convert 10 miles of existing 69k V transmission line to 115k V from the Palmer substation to the new Hampden substation. Approximately five miles will be converted in Hampden. This undertaking is called the Hampden County Reliability Project. The existing substation at 214 Allen Street will be retired and a new substation will be built at 239 Allen Street, set back approximately 1800' from the road. National Grid has recently purchased the whole 96 acre parcel at 239 Allen Street. They will be working with Northeast Utilities to interconnect the new substation with the existing WMECO 115k V transmission line. The new poles will be weathered steel approximately 85-100'. Not as many poles will be needed as they will be spaced further apart. National Grid is still defining access points and how to get machinery and equipment in and out of areas. They will comply with all stormwater, conservation and erosion control requirements and minimize disturbance. Zoning exemptions are needed since some things cannot comply. Attorney Moore spoke with the Building Inspector who will review with the Planning Board. There is currently a 60' right of way for the transmission line. National Grid would like to increase it by 10' on each side for a total of 80'. They will make agreements with abutters for pruning rights to trim danger trees. They still have to meet with the Conservation Commission. They are in the filing/permitting process now. Construction is scheduled to start in early 2012 and be completed by the fall of 2014.

Billy Bond/Highland Cir Lot 7 – Mr. Bond brought in updated plans for Lot 7 which he plans to buy from Michael Cimmino. The Board reviewed the plans. A Public Hearing will have to be held for a special permit for a sub-standard frontage lot. Mr. Bond was given an application and will return it tomorrow with the fee. Three paper copies of the plans were left in the Planning office. Mr. Matthews will do a Ridgeline & Hillside review on the lot when Mr. Bond is ready. A barn is planned for the property. The Board advised Mr. Bond to check the size requirements of an accessory building in the R-6 District. A special permit will be good for two years, an extension is possible.

Michael Beck/50 Mountain View Dr – Mr. Beck's father owns the property on Mountain View Drive. He would like to build a home on his father's back land. The property has 50' of frontage. A variance was given by the ZBA in the early 80's. The Board advised Mr. Beck to check the variance for any restrictions and/or conditions first. Mr. Beck would like to create a common driveway and purchase land from an abutter on Wilbraham Road to get frontage. Eight acres is still needed for an estate lot.

Public Forums – The dates for the two Public Forums on Bylaw Amendments have been sent to TWB to check on availability. When the dates are confirmed, the notice will be put in the newspaper.

Required Plans for Public Hearings - Approving Estate Lots: ANRs will be labeled "not a building lot until further action by the Planning Board". The further action would be a special permit for an estate lot (Public Hearing). An ANR is to be in place before going to a Public Hearing. The next step would be the Public Hearing, the plans for approval as an estate lot need to have the building envelope and driveway plan shown. Mr. Dolben will check with Gary Weiner.

Elections of Officers – tabled

Summer Hours – The next meeting will be on July 28th.

Other Items – none

Mail - Reviewed

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

Submitted by: Deborah House, Clerk