

Approved 8/11/10

**HAMPDEN PLANNING BOARD  
REGULAR MEETING MINUTES  
July 28, 2010  
Town House**

Meeting called to order: 7:12pm

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

**Absent** – Charlie Dolben

**Minutes** – The minutes from the June 23<sup>rd</sup> meeting were read. Mr. Kruzel 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.

**Paul McNaughton/613 Main St.** – home occupation review, did not show.

**Steve Carabetta/308 Somers Rd.** – Mr. Carabetta would like to purchase the land in front of his current property and build three homes with a common driveway to access his existing home and the three new ones. The common driveway bylaw was reviewed. Mr. Carabetta sketched out a plan and would like to know if his idea is feasible before he hires a surveyor. He is also willing to donate acreage to be kept as open space. The property he would like to purchase is wetlands. The Board suggested contacting the Conservation Commission and Natural Heritage first to see what would be allowed as far as building in this area. Mr. Carabetta noted that the town map frontage figures do not match up with the actual measured frontage. There is approximately 180' more actual frontage than what the map shows. The Board pointed out that he would have to keep 60' of frontage for the existing estate lot and 170' of frontage for the other lots as required by the Zoning Bylaws for the R-4 district.

**Common Driveways – FROSD** – the bylaws (p71-72) were reviewed. The bylaw states that the common driveway can access up to four homes and can be a maximum of 600'. FROSD is mentioned. Mr. Matthews feels that FROSD is a totally different entity and does not need to be mentioned in this particular bylaw.

**Bill Baxter/Mountain Rd.** – Mr. Flynn recused himself as an abutter. Mr. Baxter's attorney, Leland Seabury was present. Mr. Baxter would like to have his property on Mountain Road approved as an estate lot (Lot 12). There is a 20' recorded ROW that he would like to use as the driveway to serve one home. The smaller lot in front of Mr. Baxter's property has its own driveway. (Two ROWs are drawn on the plan. The old path that runs thru the house on the small lot was eliminated and the new one was created with the same rights.) There is 111' of frontage and an easement for the electrical company on the opposite side of the property. Mr. Baxter was informed that the driveway has to meet side setbacks. The plan has to be updated for estate lot approval and has to meet

driveway requirements. The wetlands and building envelope should be shown also. A copy of Exhibit A (ROW) was left for our files. Lot 7 is the abutter to the rear of the property. The ROW served them in the past. It is not used now. Do they have a legal right to the ROW? If so, then this would be a common driveway. Lot 7 would have to give up their legal right for it to be a single residential driveway. The easement creates a common driveway. The common driveway does not meet the bylaw due to the length of it. It would be over 600' which is the maximum. Mr. Baxter stated that the ROW is for agricultural use only. He will drop off a copy of the easement for Lot 7 for the Board to view and have his plans updated.

**Theresa Hogan/511 Main St** – home occupation review, did not show.

**Diane & Rob Rollins/146 Thresher Rd** – Mr. Rollins has a business, Rob's Auto & Tractor Trailer Service, out of his home. He has an office in his home and a 1 ton lettered cube van. He receives calls and goes to the customer to do the repairs. No work is done at home. Parts are kept in the truck or in the garage. He has received a few road calls during the night. His truck doesn't idle and he hasn't received any complaints. He has been in business since 2004. Mr. Rollins parks the truck along side of the garage as it does not fit in the garage. During the summer months plenty of trees block the view of the truck. Some parts are delivered by UPS, but there are no large truck deliveries. Mr. Kruzel made a motion to approve the home occupation pending submittal of a site plan locating the house and vehicle in question. Mr. Howarth seconded. The vote was unanimous. A site plan will be dropped off.

Mrs. Rollins would like to run a farm business known as D & R Farm. She spoke with the building inspector about a sign and he sent her to the Planning Board to have the business approved first. She has chickens and rabbits and her husband would like to raise turkeys. She would like to sell the chickens (not living), eggs and rabbits. She also has a vegetable garden and would like to sell fruit pies. This is not a registered farm. Mrs. Rollins noted that the Animal Inspector has been to her home and gave the animals a clean bill of health and suggested getting a permit. A Public Hearing will be held for a farm business 3.17 table of uses (due to the processing of chickens) for a special permit. Mrs. Rollins will contact the Board of Health about the processing of chickens and making her pies.

**Elections** – tabled

**Next step for site plan reviews** – tabled

**Other Items** – Department meeting luncheon August 3<sup>rd</sup> at noon.

**Mail** - Reviewed

Mr. Kruzel made a motion to adjourn at 9:15pm. Mr. Howarth seconded. The vote was unanimous.

Submitted by: Deborah House, Clerk