

approved 8/25/10

**HAMPDEN PLANNING BOARD  
PUBLIC HEARING MINUTES  
August 11, 2010  
Town House**

Mr. Flynn opened the Public Hearing at 6:35pm.

The Hearing was scheduled on the application of William and Linda Bond requesting a special permit for a sub-standard frontage lot on Highland Circle, currently owned by Michael Cimmino. Mr. and Mrs. Bond presented written permission from Mr. Cimmino to represent him at the Public Hearing in regards to this property (Lots 40 & 40A).

**Members Present** – Cornelius Flynn, Chair, John Matthews, Joseph Kruzel and Judy Jackson, Associate Member.

**Introduction of Board Members:** Mr. Flynn introduced the Planning Board members.

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

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

**Reports from Other Agencies:** The Tax Collector reported that the account was current and the Board of Health had no issues with this property at this time. No other reports were submitted. A Ridgeline and Hillside application was given to Mr. Bond. He will submit it when he is ready for a review.

**Applicant's Presentation:** Mr. Bond explained his plans for the property using the plan of land submitted. His driveway will be approximately 1600' long. He will have 60' of frontage off of Highland Circle. About 800' in he would like to have a barn. The house would be another 800' down the driveway. Natural Heritage and Conservation issues are complete per Mr. Bond. The DEP numbers are posted. A member of the Conservation Commission will be visiting the property to check the hay bales and silt fences. Some fill will be brought in for the driveway. The driveway is 2' above the wetland area with pipes underneath to allow the water to pass through. It is also 10' from the property line.

**Audience Questions:**

Mark Groffman/Hillside Lane – What will the barn be used for? Animals, maybe some horses. May put the pumper truck in there in the winter if it is heated. Mr. Bond stated that his business is on

Scantic Road and his equipment will remain there. There are thick pine trees around the barn area which will block the line of sight.

Ralph & Tina Delullo/South Monson Road - Noted that they are pleased with the Bonds' plan to purchase the land for a single home and that a development will not go in there. They are also pleased with the way the three lots up in back are being used for single homes.

The Planning Board notified Mr. Bond that a site plan review and a home occupation review by the Planning Board would be required if, in the future, he wanted to move his business to his new residence on Highland Circle.

With no further questions or comments, Mr. Flynn closed the Public Hearing at 6:55pm.

Mr. Bond will bring the mylar in for a signature. Mr. Flynn will sign all copies for the Board.

Plan Presented:

1. Plan of Land, Lots 40 & 40A Highland Circle, Hampden, MA, Prepared for William Bond, Prepared by Paul S. Smith Land Surveying, dated 2/20/08, last revision 6/7/10.

Submitted by: Deborah House, Clerk