

Approved 10/13/10

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
September 8, 2010
Town House**

Meeting called to order: 7:55pm

Members Present – Neil Flynn, Chair, Charlie Dolben and Joe Kruzel

Absent – John Matthews and Robert Howarth

Minutes – The minutes from the August 25th meeting were read. Mr. Dolben made a motion to approve the minutes as presented. Mr. Kruzel seconded. The vote was unanimous.

Mark Ogoley/31 Scantic Rd – Mr. Ogoley's lot is currently 4.1789 acres with one house on it. It is believed to be in the R4 district and has frontage of 309.01'. He would like to do something with the land behind his home. Gary Weiner drew up a plan showing a new road with two or three lots (road creating frontage). Mr. Ogoley does not have the acreage required for an estate lot. The Board reviewed the plan which is basically a small subdivision and by the measurements seems fine. The Board informed Mr. Ogoley that all road regulations have to be abided by and that it is a lengthy process. A traffic study would have to be done and a bond put in place. The Subdivision Rules and Regulations would have to be adhered to. Mr. Weiner would be able to guide in this process. Mr. Ogoley asked about a variance. The Board informed him that a hardship would have to exist. Another option would be to have a private road instead of a town accepted road. Mr. Ogoley will consult Mr. Weiner about this.

Mr. Ogoley was asked about his equipment for his business. He stated that his equipment is on the job site and that he has a backhoe and bobcat in his barn.

Escrow Accounts/Cliff – Cliff Bombard and the Board reviewed the seven escrow accounts that have been on the General Ledger for a while. Charlie will call Ed Speight to verify the balance of the Scantic Meadows account and the Mary Lyons balance will be returned. The other accounts will be corrected and/or adjusted to match the Planning Board records.

Elections – Table

Site Plan Review – Reviews will start for Main Street businesses. A letter will be drafted at the next meeting.

Other Items – Reviewed without further discussion

Mr. Kruzel made a motion to adjourn at 8:45 pm. Mr. Dolben seconded. The vote was unanimous.

Submitted by: Deborah House, Clerk