

Approved 10/13/10

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
September 22, 2010
Town House**

Meeting called to order: 7:03pm

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

Minutes – Review and approve at the next meeting.

Pat Pawlowicz/252 East Longmeadow Rd – Mrs. Pawlowicz would like to establish a right of way to the left of her existing home in order to get to the back of her property where she would like to build a new home. She has been to see the Conservation Commission and will be going through Natural Heritage. She would like to know if the driveway can be placed there before she spends the money for Natural Heritage. The driveway will come close to the left hand corner of the house, approximately 10'. There are no doors or windows on this side. To use a common driveway would not be very cost prohibitive; the driveway would have to wind through trees and would not be a direct route. The ROW would be a direct route to the back property and would be on higher ground. The Board needs an engineered plan showing setbacks, grades and that the ROW meets requirements. Parcel E would have to grant Parcel F the ROW in the deed. This would be a new entrance from East Longmeadow Road. There is an ANR plan from 2000 prepared by Smith Surveyors in the files. Mrs. Pawlowicz was informed that she can go back to Smith Surveyors and have the ROW added into the plan for the Planning Board to review. The surveyor will put in the setbacks and grades that are needed. The Board's concern is whether this will be a ROW single use driveway or a common driveway? Mr. Dolben mentioned that the Board can waive the dimensions for the distance from a building. Mrs. Pawlowicz was told to talk to her lawyer about the ROW and mention Natural Heritage, and see the surveyor to make the changes to the plan.

Bill Baxter/Mountain Rd – Mr. Baxter is still working with Land Court on his Mountain Road property. The Board did receive a letter from Mr. Baxter's attorney saying that he is attempting to get releases of the easement from the proper parties. Mr. Baxter is very frustrated with the lack of progress in dealing with Land Court. Nothing can be done until the ROW issue is worked out.

Chris Bates/14 Meadowbrook Ln – Mr. Bates would like to have a home office for his business and came in to the meeting for information on what can and cannot be done. He is in the pest control business and wants to have an office, a small storage facility for non-chemical equipment and a pickup truck. He can put magnetic decals on the truck if necessary. Mr. Bates was informed that the bylaws for large vehicles and home occupations are under review right now and could change in the near future. He has not consulted a lawyer yet but plans on it. Mr. Matthews has a concern with any

chemical storage over the aquifer. The Fire Department would also need to know about any chemical storage. There would be no increase in traffic and the driveway can hold five vehicles. The equipment would consist of vacuums, steam machines and backpack sprayers. Right now his business is insect specific, particularly bed bug control. He is currently not licensed, but can be. There will be no noise, smells or unsightliness. If his business grows he will move to a commercial site. Mr. Bates was informed that this stretches the limits of a home occupation. The Board suggested Mr. Bates speak to the Fire Department, Board of Health, his lawyer and his neighbors about his plans.

Escrow Accounts – The Accountant has adjusted the escrow accounts. Mr. Dolben spoke with Mr. Speight about the Scantic Meadows escrow balance. Mr. Speight will check his records.

Elections – Table

Site Plan Review – table

Other Items – Reviewed without further discussion

Meeting continued (8:30pm) to October 13, 2010

Submitted by: Deborah House, Clerk