

Approved 12/1/10

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
November 10, 2010
Town House**

Meeting called to order 7:05pm

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

Minutes – The minutes from the October 27th regular meeting were reviewed. Mr. Kruzel made a motion to accept the minutes as read. Mr. Howarth seconded. The vote was unanimous.

Diane Paquette/3 Mt. Vision Rd & Kathy Foster/4 Mt. Vision Rd – Mrs. Paquette and Mrs. Foster came in to the meeting to inquire about what can be done to improve the condition of their road. Mrs. Paquette is trying to sell her house and has informed the Board that an ambulance could not even get to her home when she had to call. In the past residents have pitched in for trap rock but it always washes out. Mrs. Paquette has contacted Mr. Mastrionardi, the land owner but he does not have the funds needed to make the improvements. The road is actually an easement over his property. There are currently four homes up on Mt. Vision. One is now owned by the bank. The town does not recognize the road. It is up to the residents to maintain it. The Board suggested talking to Mr. Mastrionardi and a real estate lawyer. Mr. Matthews suggested talking to some contractors to get a price on improving the first 100' off of Mountain Road with drainage, prep work and paving. Mr. Mastrionardi's permission would be needed. He has mentioned moving the road over in the past. A Ridgeline & Hillside review would be needed if and when a plan is in place to do some work. Mrs. Foster purchased some of the small (50'x100') parcels around her home. She wants to combine them into one lot. Mr. Howarth suggested a real estate lawyer to help her with this. This is non-buildable land per Mrs. Foster's conversation with the Assessor's Office.

Bethlehem Baptist Church – Mr. Dolben questioned the exemption from height discussed at the last meeting. Churches are exempt according to the Zoning Act chapter 40A. A hearing has to be held after the site plan is presented. The Planning Board would like to see a traffic study for safety concerns.

Other Items – Reviewed without further discussion

Mail – Reviewed

Mr. Kruzel made a motion to adjourn at 8:00pm. Mr. Howarth seconded. The vote was unanimous.

Submitted by: Deborah House, Clerk

