

TOWN OF HAMPDEN
MASSACHUSETTS



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Joseph Dolben
Joseph Kruzel
Cornelius Flynn
John Matthews
Robert Howarth
Assoc. Member Judith Jackson

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
February 9, 2011
Town House**

Approved 2/23/11

Meeting called to order at 7 p.m.

Members Present – Neil Flynn, Chairman
Charlie Dolben
Joe Kruzel
Robert Howarth
John Matthews.

Lance Trevallion, Building Inspector

Ed Speight
Austin McKeon
Several Potash Hill Lane Residents

ANR – Somers Road – Steve Carabetta presented his ANR with plans (dated February 2011 prepared by Anderson Associates for Steve Carabetta, Wayne Burnell and Neil Downey), to the Board requesting approval to divide two lots into four with a common driveway. He will be purchasing property from Wayne Burnell (280 Somers Road) and from Neil Downey (311 Somers Road). He has purchase a greements in place with the owners of the two properties; however, they have not closed on the sales. If and when the ANR is approved, Steve Carabetta will have three buildable lots with a common driveway. No action was taken by the board other than their review of the ANR. The Board cannot approve the division of land until Mr. Carabetta obtains ownership, and recommends that he have a real estate lawyer possibly look into forming a partnership with Mr. Burnell and Mr. Downey or have ANR contingent upon the sale in order to move things along. Special Permits will be required for the estate lot and common driveway servicing the three lots. Mr. Mathews stated that the Conservation Commission must review the ANR with respect to the location of the common driveway, cul-de-sac, etc. The Planning Board Members indicated the ANR looks good from their perspective; however, Mr. Carabetta's next step is to meet with the Conservation Commission. Lance Trevallion indicated the plans may change upon the Conservation Commission's review.

Ed Speight – Scantic Meadows Update – Mr. Ed Speight joined the meeting to discuss his letter of credit with People's United Bank. The bank is working on extending his credit which expired January 12, 2011. According to Mr. Speight, it should be ready in about two weeks. Status on credit will be updated at the next Planning Board meeting scheduled for February 23, 2011.

Potash Hill – Lance Trevallion updated the Board pertaining to this issue. Lance indicated that the ZBA approved a Special Permit for gravel removal, and the ZBA is required to send out a written notice to abutters. Abutters indicated they never received the notice of the ZBA Public Hearing and were not aware of the appeal process. Lance Trevallion suggested they hire an attorney.

Austin McKeon and residents of Potash Hill Lane appeared before the board to address their concerns pertaining to the gravel removal. Austin commented that back in August 2009, logging was permitted for Mr. Kane to earn money to pay the taxes; August 2010, ZBA issues a Special Permit for clearing in preparation for one home; and in December 2010, Conservation Commission Notice of Intent for gravel removal, common driveway and two homes with a bridge over the stream at the end of Potash. The residents are concerned with Mr. Kane's original intents for the land and with the increased traffic at the end of the street. John Mathews indicated that the ZBA Special Permit indicates that the Planning Board must approve Kane's plan, however, it never was presented for their approval.

Forum Discussion – Lance Trevallion – Charlie Dolben indicated he disagrees with Lance's comments at forums that the bylaws are unworkable, and he can't take action against large vehicles due to the "gray" area in the bylaws. Neil Flynn mentioned that issues like parking obstruction, noise, and pollution are enforceable with the bylaws as they are written. Lance stated that it would require a 20 hr/wk Building Inspector to enforce them. Before the bylaws are changed, they need to be enforced; and the resources are needed to act. Lance stated the bylaws should be clearer pertaining to Home Occupancy and Large Vehicles. Also discussed was home-based occupancy and off-premise trade. The Planning Board will set up a meeting with the Board of Selectmen, the ZBA and the Building Inspector to discuss this issue.

Valley Vision Review – Letter received from PVPC requesting comments pertaining to key components in the new "Valley Vision", the regional land use plan for the Pioneer Valley. Charlie Dolben will take care of this issue.

Minutes – The minutes from the December 1, 2010 regular meeting were reviewed. Mr. Dolben made a motion to accept the minutes as read. Mr. Howarth seconded. The vote was unanimous 5-0.

GIS Meeting with Selectmen – Bob Howarth attended the February 8th meeting with the Board of Selectmen, PVPC, Phil Grant and the Assessors. Mr. Howarth indicated that PVPC will provide all

the layers the town needs for \$2,500. There is no limit now. Phil grant provided a design plan of the layers that should be included. Charlie Dolben discussed digitized maps in which the computer draws the plot plan and zoning where as GIS is aligned to the earth grid coordinates system. Joanne Fiore will check with the Board of Selectmen to find out the next step.

Other Items – John Mathews to attend the Advisory Meeting scheduled for February 14th, 2011. Budget Request form filled out and signed to submit to the Advisory Board.

Mail - Reviewed.

Mr. Dolben made a motion to adjourn at 9:35 p.m. Mr. Howarth seconded. The vote was unanimous.

Submitted by: Joanne Fiore, Clerk