

TOWN OF HAMPDEN
MASSACHUSETTS



Town House
625 Main Street
Hampden, MA 01036

Fax: (413) 566-3513
E-mail: planning@hampden.org

Joanne Fiore, Clerk

Planning Board
625 Main Street
Hampden, MA 01036
Tel: (413) 566-2151 Ext. 109

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

**HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
February 23, 2011
Town House**

Approved 3/9/11

Meeting called to order at 7:02 p.m.

Members Present – Neil Flynn, Chairman; Charlie Dolben, Joe Kruzel, John Matthews
Robert Howarth - Absent

Paul Smith – Surveyor for South Ridge Road ANR

Minutes - The minutes from the February 9th regular meeting were reviewed. Mr. Flynn made a motion to accept the minutes as read. Mr. Matthews seconded. The vote was unanimous.

ANR – South Ridge Road – Paul Smith, Surveyor for South Ridge Road, attended to present the plans for the Morton property. This ANR will provide two buildable lots—Lot 8D with 15.63 acres and Lot 8E with 8.60 acres. The Planning Board discussed access to both lots. A right-of-way is reflected on the plans for access to Lot 8E. However, there is no clearly defined access to Lot 8D. Wetlands exist that may affect the access to this lot. Per Neil Flynn, the right-of-way should be clearly reflected on the plans. Charlie Dolben indicated there are three options on how to handle the ANR at the meeting: 1) Postpone action until the issues are resolved; 2) Approve it as it; 3) Approve it as not a buildable lot until further action. Paul Smith will review the sub-division maps to clarify where the driveway can go for Lot 8D. John Matthews will take a drive to the property. As there are no time constraints on approving this ANR, it was decided the plans should be submitted properly reflecting access to the lot in question. This ANR will be added to the March 9, 2011 Regular Meeting. As we have 21 days to act on this plan, Paul Smith has two weeks to make the appropriate changes to the plans. He needs to prove it is a viable lot that not only meets the criteria, however, has accessibility.

Zoning Bylaws Meeting – A meeting was held on February 22, 2011 with the Board of Selectman, ZBA and Building Inspector, Lance Trevallion. Several business owners also attended. There was discussion about the Special Permit process. The Board of Selectmen will meet with Lance Trevallion to see what his needs are to fund the enforcement of the bylaws. The Selectmen were

in agreement with enforcing the bylaws and discussed the regionalization with surrounding towns in sharing the costs. In-law apartments were also discussed. As long as proper permits are pulled and everything conforms to the codes, in-law apartments are allowed; but income cannot be generated.

GIS Meeting with Selectmen – Monies allocated for this project will be transferred out of the Planning Board budget.

Advisory Meeting – Bob Howarth attended the Advisory Meeting on February 14th.

Other Items – Joe Kruzel submitted his letter of resignation to the Hampden Planning Board as of March 31, 2011.

Mail - Reviewed.

Neil Flynn made a motion to adjourn at 8:15 p.m. John Mathews seconded. The vote was unanimous.

Submitted by: Joanne Fiore, Clerk