

TOWN OF HAMPDEN
MASSACHUSETTS

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Joanne Fiore, Clerk



Planning Board
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Joseph Dolben
Cornelius Flynn
John Matthews
Robert Howarth

HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES
March 23, 2011
Town House

Approved – 4/13/11

Meeting called to order at 7:08 p.m.

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

Guests – Richard and Judy Hatch of 522 Main Street; Diana Rios of Diana's Pawfessional Grooming, 548 Main Street; Roger Woods of Roger Woods & Company; Edward Cross of Grimaldi Burzdak Realtors, Inc.

Minutes - The minutes from the March 9th regular meeting were reviewed. Mr. Dolben made a motion to accept the minutes as read. Joe Kruzel seconded the motion. The vote was unanimous.

522 Main Street – Change of Use – Richard and Judy Hatch came before the board to discuss a change of use for 522 Main Street. Diana Rios of Diana's Pawfessional Grooming currently of 548 Main Street plans to relocate to 522 Main Street. She has been in business for 4 ½ years and explained that her current location is too large. She provided a floor plan for her business location at 522 Main Street (Document A). The board addressed issues of current tenants, materials used, parking arrangements, and hours of operation. John Matthews indicated he did not see a problem with these issues. Neil Flynn made a motion to approve the change of use. John Matthews seconded the motion. The vote was unanimous.

ANR for 169/171 Scantic Road – Roger Woods, Surveyor for John s. & Margaret M. Wietecha, presented a lot division plan for 171 Scantic Road dated March 15, 2011. The mortgagee for 169 Scantic Road is Kondaur Capital Corp. As there are outstanding taxes for 169 Scantic, no action will be taken at this time, and the ANR will be presented at the April 13th regular board meeting. Mylar copy and three additional copies of the plans were left with check for ANR. Waiting for ANR (Form A) to be signed by mortgagee.

Auditing of Main Street Commercial Uses – The board has requested that a form letter be mailed to commercial businesses located on Main Street in Hampden. The board will invite two commercial businesses per regular meeting to review site plans in order to update town records.

Conservation Commission Minutes – Minutes dated January 7, January 19, and February 16th were reviewed pertaining to Potash Hill and 308 Somers Road.

Mail - Reviewed.

Mr. Kruzel made a motion to adjourn at 8 p.m. Mr. Dolben seconded the motion. The vote was unanimous.

Submitted by: Joanne Fiore, Clerk