

TOWN OF HAMPDEN
MASSACHUSETTS



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Joseph Dolben
Cornelius Flynn
John Matthews
Robert Howarth

HAMPDEN PLANNING BOARD
REGULAR MEETING MINUTES

April 13, 2011

Town House

Approved 5/11/11

Meeting called to order at 7:04 p.m.

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

Guests - Edward Cross of Grimaldi Burzduk Realtors, Inc., Mrs. Shirley Keeton, Gary Mayotte, MaryAnne Stout, Nelson Richmond, Craig Taylor, Steve Carabetta, Mike Nietupski

Minutes - The minutes from the March 23rd regular meeting were reviewed. Mr. Dolben made a motion to accept the minutes as read. Mr. Howarth seconded the motion. VOTE: All in favor so voted.

ANR for 169/171 Scantic Road – The Planning Board reviewed the ANR for 169 Scantic Road. Charlie Dolben made a motion that the Planning Board considers this as a non-material change to an existing Special Permit. This change does not violate any existing by-laws, therefore; it does not require a Public Hearing. Edward Cross asked whether a house could be built on Parcel 2F-2, and the board indicated there is not enough frontage and the lots cannot be split. Charlie Dolben made a motion to approve this change as an ANR. VOTE: All in favor so voted.

215 Glendale Road - Mrs. Shirley Keeton came before the board to find out if her property on 215 Glendale Road can be divided to create two substandard lots with a common driveway. However, upon review of the plan on file dated July 27, 1977, there is a covenant that indicates that Lot 2A be conveyed to and hereafter be owned by the owner of Lot 2 and not again be separately conveyed. Therefore, Neil Flynn suggested she discuss this with a real estate lawyer and a surveyor. As it stands now, it cannot be divided up.

Open Board Position – The Board reviewed the letter of interest from James Quackenbush requesting to be considered for the open board position. Mr. Quackenbush will attend the next Planning Board meeting scheduled for April 27th.

Audit/Site Plan Review of Main Street Businesses

Village Mart – Mr. Gary Mayotte – Mr. Mayotte attended the meeting to provide requested information as owner/landlord for the businesses located at 41/45 Somers Road. He provided a site plan for the property. He has two tenants on the property: 1) Jan's Electrolysis located at 45 Somers Road and 2) Lisa Fallon, CPA, located at 45 Somers Road. Jan's has just the one employee and usually just one customer at a time; Lisa Fallon is usually the only employee, however, there may be a secretary during part of the year.

The Village Mart has 26 employees, however, there are usually only 13 or 14 employees working at their busiest time. There are currently 30 parking spots and the employee's park along the river side of the building. Customers park in the front of the building. The hours of operation are:

Monday, Tuesday, Wednesday	8:00 a.m. to 6:00 p.m.
Thursday, Friday	8:00 a.m. to 7:00 p.m.
Saturday	8:00 a.m. to 6:00 p.m.
Sunday	8:00 a.m. to 1:00 p.m.

Deliveries to the Village Mart usually occur before 1 p.m.

Wingate at Hampden – Mr. Craig Taylor from Wingate Healthcare attended the meeting to provide requested information for Wingate at Hampden located at 34 Main Street. He provided a site plan for the property. Both MaryAnne Stout (Administrator for Wingate at Hampden) and Mr. Nelson Richmond (Building Services) attended to provide additional information.

Wingate also owns a storage building located at 8 Main Street. This building has no running water, only electricity.

Wingate at Hampden currently has about 100 residents. There is sufficient parking for visitors. Visiting Hours are as follows:

Monday thru Sunday	8:00 a.m. to 9:00 p.m.*
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*Unless extenuating circumstances exist.

Wingate has three shifts: 3 p.m. to 11 p.m.
 11 p.m. to 7 a.m.
 7 a.m. to 3 p.m.

There is sufficient lighting of the premises. Deliveries come thru the back of the building. There are currently site storage trailers on the premises which will be removed once the extensive work is completed. If Wingate decides to purchase one of the storage trailers, they will alert the Planning Board.

Pioneer Valley Planning Commission – Neil Flynn called for a motion to vote Bob Howarth as PVPC Commissioner and John Matthews as the PVPC Alternate Commissioner. VOTE: All in favor and so voted.

280 Somers Road – Mr. Steve Carabetta addressed the board to clarify whether he needed to have updated signatures on the ANR approved back in October 2010. The board indicated there is no time limit on an ANR.

17 Hickory Lane – Mr. Mike Nietupski addressed the board concerning two parcels of land located on 17 Hickory Lane – Lot #166 which has a house on it and Lot #167. He questioned the board as to whether Lot #167 is a buildable lot as it does not conform to the current bylaws. He was wondering if it was grandfathered. The Board suggested to Mike Nietupski he see a real-estate lawyer to clarify this issue prior to putting the lots on the market.

Mail - Reviewed.

Mr. Dolben made a motion to adjourn at 8:35 p.m. Mr. Howarth seconded the motion. VOTE: All in favor so adjourned.

Submitted by: Joanne Fiore, Clerk