

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
Cornelius Flynn
John Matthews
Robert Howarth
James Quackenbush

Approved 9/14/11

MINUTES OF THE HAMPDEN PLANNING BOARD
Wednesday, August 24, 2011
Town House

Members Present – John Matthews
Joseph Dolben
Robert Howarth
James Quackenbush

Members Absent: Cornelius Flynn

The meeting was called to order at 7:07 PM by Co-Chairman, John Matthews

Approval of Minutes – Mr. Howarth called for a motion to approve the minutes of the July 27, 2011 Regular Board Meeting as submitted. Mr. Matthews seconded the motion. VOTE: All in favor so voted.

Mr. Howarth called for a motion to approve the Public Hearing Minutes for Stanley V. and Patricia A. Pawlowicz for a Special Permit for a proposed common driveway access easement for two single family lots located at 252 East Longmeadow Road, Hampden, Massachusetts. Mr. Matthews seconded the motion. VOTE: All in favor, so voted.

Mr. Howarth called for a motion to approve the Public Hearing Minutes for Fred and Annette Pafumi for a Special Permit to allow the construction of a proposed garage addition exceeding one-half the ground floor area of the main building located at 329 Chapin Road. Mr. Matthews seconded the motion. VOTE: All in favor so voted.

Audit/Site Plan Review of Main Street Businesses

Laughing Brook – Mary Shanley-Koeber, Sanctuary Director, of Mass Audubon attended the meeting and provided an updated site plan (BioMap). She indicated there has been an increased use of the area now. Laughing Brook is open every day. There is a resident of the town, Mr. Richard Nelsons, who is a live-in caretaker. The sanctuary is plowed during the winter months as there has been more use of the facility. Handicap facilities are available. The gate entrance is closed at dusk. They are currently restoring the building located on the hill. Mary Shanley-Koeber indicates they are developing a Nature Play Area for kids and trying to promote this feature. The field across the street is mowed. Laughing Brook is a Wildlife Sanctuary that provides education to the schools and libraries. They are continuing to improve the facility.

Meeting Suspended at 7:21 PM to hold Carabetta Public Hearing for a proposed 600 ft. common driveway to access four adjoining lots.

Meeting reconvened at 8:14 PM

New England Valley Mortgage – Ms. Carrie Polci, owner of New England Valley Mortgage, attended the meeting and provided an updated site plan of her business. Ms. Polci indicated that her business is a mortgage company. Her hours of operation are 9-5 Monday-Friday. She has very few clients at the location as much of her work is done on-line. Maybe just a few clients during the year on-site

James L. Kibbe – Mr. Kibbee did not appear before the board. Item not discussed.

Michael Kane – Mr. Michael Kane, owner of property located southerly of Potash Hill Lane/abuts the end of the cul-de-sac, and Mr. Gary Weiner, of Ecotec Environmental Associates, sat before the board to review the plan as requested by the Zoning Board of Appeals and rule on the recommendation of the extension of the Special Permit. Mr. Weiner indicated to the board the gravel would be removed though the Jonelis property of which Mr. Jonelis has provided a letter agreeing on this. Trucks will not run on Potash Hill Lane. Mr. Kane owns 125 acres accessed through Potash Hill Lane. Mr. Kane has been approached for gravel and fill. The trees have been cut. He indicates he is just trying to remove the “hump” in the land which is about 13 feet of gravel. Mr. Kane indicated in the future they will apply for a Special Permit for a common driveway at the end of Potash Hill Lane to (3) estate lots (about 40 acres). He indicates that his property is zoned R6, R4, and business. He feels this should be changed to all residential.

Mr. Austin McKeon of 28 Potash Hill Lane questioned why this item is not being discussed at a Public Hearing. Mr. Dolben indicated that a public hearing is not required for a recommendation by the Planning Board to extend the Special Permit for (1) additional year. Per Mr. Matthews, a Public Hearing is scheduled for September 13th with the Zoning Board of Appeals in which all the abutters will be notified. The Zoning Board of Appeals simply requested the Planning Board to review the plans and provide their recommendation to them. A letter will be sent to the Zoning Board of Appeals indicating their recommendation on the review of the plan and the ruling on the recommendation for the Special Permit extension.

Pat Cote representing the Conservation Commission indicated that this property is in the Aquifer Protection District.

Mail – Reviewed

Adjournment - Howarth made a motion to adjourn at 9:15 PM. Mr. Matthews seconded the motion. VOTE: All in favor so adjourned.

Submitted by: Joanne Fiore, Clerk