

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
Judge Robert Howarth
James Quackenbush

MINUTES OF THE HAMPDEN PLANNING BOARD
Wednesday, September 14, 2011
Town House

Approved 10/12/11

Members Present – Cornelius Flynn
John Matthews
Joseph Dolben
Judge Robert Howarth
James Quackenbush

The meeting was called to order at 7:45 PM by Chairman, Cornelius Flynn.

Approval of Minutes – Judge Howarth called for a motion to approve the minutes of the August 24th Regular Board Meeting as submitted. Mr. Dolben seconded the motion. VOTE: All in favor so voted.

ANR – Stephen Carabetta – 308 Somers Road – Mr. Stephen Carabetta appeared before the board to present his ANR for the property located at 308 Somers Road. The Board reviewed the ANR and requested the following contingencies before approval:

1. The plans should reflect the distance from side lot line to side lot line measured at right angles to the side lot line at the front lot line (Table 7.2 of the Hampden By-Laws) for frontage.
2. Lot #4 (8.13 Acres) should be noted as a non-buildable lot without further action from the Hampden Planning Board.

Once these changes are made to the Site Plans, Mr. Dolben gives the Chairman, Cornelius Flynn, the authority to sign the ANR.

Mr. Carabetta will have to go to the Board of Appeals for a variance for 30 ft. versus 100 ft. from the property line. The Board recommended that Mr. Carabetta apply for a Special Permit for a sub-standard lot and Zoning Board of Appeals approval all at once. Mr. Carabetta will have to appear before the Planning Board on his application for a Special Permit for the Estate Lot.

Cumberland Farms – Mr. Dennis Proto, Sr. Real Estate Area Manager for Cumberland Gulf Group of Companies attended the meeting and provided an updated site plan of the Cumberland Farms site on Main Street. He indicated the building has been vacant since 2007. He is trying to sell the property and has entertained many offers; however, there are many environmental issues that exist. He indicated there are issues with the septic tank and well; the property has been contaminated due to the gas station; and there is an old 250 gallon oil drum buried on the property that needs to be addressed. Mr. Flynn indicated that maybe he should approach the Selectmen to see if the town has use for the property.

Audit/Site Plan Review of Main Street Businesses

Northeast Automotive – Mr. Joseph F. Mascaro, owner of Northeast Energy, attended the meeting and provided an updated site plan of the business located at 224-A Main Street. Mr. Mascaro indicated the hours of operation are Monday through Friday, 9 AM to 5 PM, and limited Saturday operation by appointment only. Mr. Mascaro indicated he performs mostly Department of Transportation inspections and light mechanic work. Mr. Matthews indicated that there is a maximum of (6) cars per the Used Car Dealer's License. Mr. Mascaro indicated the trailers on the property are used for parts and for cars. Mr. Mascaro indicated about 10-20 abandoned cars are dropped there by the Police Department per year. He could possibly have about 15 cars on the lot at one time both abandoned and customer cars left for service. Mr. Matthews confirmed with Mr. Mascaro that there are no cars within 25 feet of the river.

Mr. Matthews also questioned the oil trucks on the site. Mr. Mascaro indicated that this is a different business on the property under the name of Northeast Energy in which the office is shared. Mr. Matthews indicated the Board will schedule a site plan review for Northeast Energy. Mr. Matthews indicated they will look into whether it is allowed under the by-laws to have two businesses operating on the site.

There was also discussion pertaining to the disposal of hazardous materials. Mr. Flynn indicated this must be contained. He needs a license, and it must be inspected. Mr. Flynn asked Mr. Mascaro if any changes are planned for the business, and he indicated none at this time.

James L. Kibbe – Mr. Kibbe appeared before the Board in order to obtain their recommendation to the Hampden Board of Appeals for the renewal of Special Permit. This permit allows the removal of excess material for agricultural improvement at approximately 229 Somers Road behind the field opposite Martin Farms Road. Mr. Kibbe indicated that Bradway is removing small amounts. The Planning Board will forward their recommendation to Board of Appeals.

Massbuilder Article – The Board reviewed the article and indicated it concerns permits in existence between August 15, 2008 and August 15, 2010. Mr. Speight has been granted a couple extensions already.

Next Meeting – As there will not be a quorum for the September 28, 2011 meeting, Mr. Dolben made a motion to cancel the meeting. Judge Howarth seconded. All in favor so voted. The next scheduled meeting is October 12, 2011

Mail – Reviewed.

Adjournment – Judge 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