

TOWN OF HAMPDEN
MASSACHUSETTS

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Joseph Dolben
Cornelius Flynn
John Matthews
Judge Robert Howarth
James Quackenbush

MINUTES OF THE HAMPDEN PLANNING BOARD
Wednesday, October 26, 2011
Town House

Approved 11/9/11

Attending Members: Cornelius Flynn
John Matthews
Joseph Dolben
Judge Robert Howarth

Members Absent: James Quackenbush

Also Present: Deb House

The meeting was called to order at 7:37 PM by Chairman Cornelius Flynn.

Approval of Minutes – Mr. Dolben called for a motion to approve the minutes of the October 12th Regular Board Meeting as submitted. Judge Howarth seconded the motion. VOTE: All in favor so voted.

Audit/Site Plan Review of Main Street Businesses

Northeast Energy – Mr. & Mrs. Joseph Mascaro, owners of Northeast Energy, provided an updated site plan for Northeast Energy. Neil Flynn explained to the Mascaro's the Board was made aware of their business when their son mentioned Northeast Energy at his site plan review. The Board indicated that a site plan review was never scheduled for this business. Mr. Mascaro indicated he has a fuel oil company in the only industrial area in town. He has (2) oil trucks and (2) more trucks on the property which are used as spare parts. He plans to remove these spare part trucks. Mr. Flynn indicated to the Mascaro's that they are storing fuel oil within 100 feet of the river. He explained the site plan review process to them and what is expected in their business plan (hours of operation, employees, number of vehicles, parking spaces, etc.). He informed them they must formally come in for a site plan review if they want to keep the business there. A letter will be sent from the Planning Board to the Zoning Enforcement Officer, Lance Trevallion, informing him of our plan of action with Northeast Energy.

McLadden's – Mr. Edward Kennedy and Attorney McEwan attended the meeting to discuss the need for a site plan review if McLadden's plans to utilize more of the space within the building than the previous business, Black Horse Tavern.

Mr. Kennedy indicated McLadden's worked with the Building Inspector and the Board of Selectmen concerning the liqueur license. He had no formal update as to what was developing at McLadden's.

Mr. Matthews indicated that McLadden's must provide the number of seats in the restaurant and should have come in for a site plan review. Mr. Flynn told Mr. Kennedy that McLadden's can use only the space Black Horse Tavern had or they need to set up a site plan review. Mr. Kennedy will alert McLadden's to set up this appointment with the Planning Board. Mr. Matthews indicated that we need to establish the parking spaces once they explain or meet with the Board. The number of parking spaces per seat is reflected in Section 7.5411 of the Bylaws.

ANR – 77 Howlett Hill Road – Mr. Fred Markham – Mr. Fred Markham and Paul Smith, Surveyor, presented an ANR for Howlett Hill Road (Deed 16924, Page 576). Mr. Dolben made a motion to approve the ANR, and Judge Howarth seconded. All in favor so approved.

Valley Vision Updates – Judge Howarth reviewed the Valley Vision Update and New Memorandum of Agreement (MOU). He recommended to the Board of Selectmen to sign this document. Original document returned to the Board of Selectmen for their signature.

Mail – Reviewed.

Adjournment – Having no further business, Judge Howarth made a motion to adjourn at 8:43 PM. Mr. Dolben seconded the motion. VOTE: All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, November 23, 2011.

Submitted by: Joanne Fiore, Clerk