

TOWN OF HAMPDEN
MASSACHUSETTS

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Joseph Dolben
Cornelius Flynn
John Matthews
Judge Robert Howarth
James Quackenbush

**HAMPDEN PLANNING BOARD
PUBLIC HEARING MINUTES/STEPHEN CARABETTA/ESTATE LOT
Wednesday, October 26, 2011
Town House**

Approved 11/9/11

Chairman Cornelius Flynn opened the Public Hearing at 7:07 PM.

The hearing was scheduled on the application of Stephen Carabetta, 308 Somers Road, Hampden, MA, for a Special Permit under Section 7.2.4 of the Hampden Zoning Bylaws for a substandard frontage lot. The property located at 308 Somers Road, Hampden, MA, is owned by Stephen Carabetta.

Members Present: Cornelius Flynn, Chairman; John Matthews, Joseph Dolben, Judge Robert Howarth and Deb House, Associate Member. James Quackenbush was absent.

Introduction of Board Members: Mr. Flynn introduced the Planning Board members.

Statement of Authority: Mr. Flynn read the Statement of Authority.

Legal Notice: The Legal Notice was read by Mr. Flynn.

Report from Other Agencies: The Tax Collector reported that the account is current.

Applicant's Presentation/Board Questions: Mr. Stephen Carabetta presented his proposal to the Board. He indicated the property is located at 308 Somers Road and is requesting approval of an 8 acre estate lot as buildable.

Mr. Matthews confirmed with Mr. Carabetta that only one house is allowed on that lot.

Mr. Dolben asked where he plans to put the house on the lot, and Mr. Carabetta indicated he would like to put the house within the minimum 100 feet side setback. Mr. Dolben suggested Mr. Carabetta meet with the Conservation Commission first. If they don't approve of the placement of the house within the 100 foot side setback, then he should go to the Zoning Board of Appeals.

Audience Questions/Comments: In attendance was Catherine Roissing, William Samble, Michael Allegrezza, Anthony Mascaro and Richard Jonelis, abutters to the subject property within 300 feet of the outer perimeter. Also attending was Jim Smith.

Mr. Samble questioned the location of a pin and the 15 degree discrepancy between his plan and Mr. Carabetta's and that he would be losing property based on Mr. Carabetta's plans. Mr. Matthews indicated to Mr. Samble that this would have to be taken up with Land Court. The Board is making their decision based on the plans presented by the Certified Surveyor. Judge Robert Howarth indicated that this is not the issue before the Board.

Mr. Allegrezza questioned the Board as to why he was notified of this hearing. Mr. Flynn explained all abutters must be notified that are within 300 feet of the outer perimeter of the subject property. Mr. Dolben also explained to Mr. Allegrezza this is your opportunity to inform the Board of any issues they may not be aware of that could affect the decision.

Mr. James Smith feels the Board should wait on approving the estate lot until the issue with property line is cleared up. Mr. Matthews explained that if that property line is wrong, then Mr. Carabetta needs to reapply for a Public Hearing to make up the (8) acres in another area.

Decision: Mr. Matthews made a motion to approve the (8) acre estate lot as buildable. Judge Robert Howarth seconded the motion. All in favor so approved.

Judge Howarth made a motion to close the Public Hearing at 7:35 PM. Mr. Matthews seconded the motion. The vote was unanimous.

Submitted by: Joanne Fiore, Clerk