

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, January 25, 2012
Town House

Approved 1/8/12

Attending Members: Cornelius Flynn
Charlie Dolben
John Matthews
James Quackenbush

Members Absent: Judge Robert Howarth

The meeting was called to order at 7:00 PM by Chairman Cornelius Flynn.

Approval of Minutes – Mr. Matthews called for a motion to approve the minutes of the January 11, 2012 Regular Board Meeting. Mr. Quackenbush seconded. All in favor so approved.

Scantic Meadows Update – Ed Speight - Mr. Ed Speight attended the meeting to provide a six-month letter of credit extension for the completion of the construction remaining to Kibbe Lane, the road serving the Scantic Meadows subdivision. Mr. Speight also signed the Fifth Amendment to Development Agreement dated February 25, 2004.

Stephen Carabetta – Site Plan Review – Gravel Removal – Mr. Carabetta attended the meeting with Mr. Ronald Huot, Engineer for Anderson Associates Land Surveyor, to present his plans for gravel removal on 308 Somers Road. He would like to remove 35,000 cubic yards of fill. Mr. Carabetta has not contracted with anyone at this time. The Board indicated that this is a large amount of fill to be removed and will require a great deal of trucking. The Board referred Mr. Carabetta to the Zoning Board of Appeals in order to obtain a permit for this amount of gravel to be removed. Mr. Matthews asked if the gravel will be screened. The Board also indicated that crushing the gravel is not permitted according to the bylaws. Mr. Carabetta will need to gather additional information for the Zoning Board of Appeals such as number of trucks per day, hours of operation, traffic considerations due to the seasonal issues, exit route, etc. Mr. Carabetta's next step would be to meet with the Zoning Board of Appeals.

Site Plan Reviews – Templates – Mr. Flynn raised the issue about preparing a template for site plan reviews especially for home occupations. He feels this would avoid applicants appearing before the board without the necessary documentation or information. The Planning Board

Clerk with draft a list of items to be included in the template for the Board's review. Once this list is finalized, it will be provided to applicants.

Used Car Licenses – Checklist – The Planning Board Clerk sent a memo to the Board of Selectmen requesting the criteria for used car licenses in order for the Planning Board to prepare a checklist for site plan reviews. Once this is received, the Planning Board will prepare the checklist.

2013 Planning Board Budget – Mr. Flynn notified the Board Members that the 2013 budget will be level funded. Charlie Dolben will check with Norm Charest as far as GIS funding for training.

CPA – Mr. Dolben updated the Board on the Conservation Land Acquisition. He had been speaking with Sherry Himmelstein pertaining to land owned by Russ Morton on Mountain Road. Mr. Dolben will speak further with Sherry Himmelstein concerning this matter.

Mail – Reviewed.

Adjournment – Having no further business, Mr. Dolben made a motion to adjourn at 8:24 PM. Mr. Matthews seconded the motion. VOTE: All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, February 8, 2012.

Submitted by: Joanne Fiore, Clerk