

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, February 8, 2012
Town House

Approved 2/22/12

Attending Members: Cornelius Flynn
Charlie Dolben
John Matthews
James Quackenbush
Judge Robert Howarth

The meeting was called to order at 7:35 PM by Chairman Cornelius Flynn.

Approval of Minutes – Mr. Matthews called for a motion to approve the minutes of the January 25, 2012 Regular Board Meeting. Mr. Dolben seconded. All in favor so approved.

Update – Criteria for Used Car License/Site Plan Review – To date, the Board is waiting for the Board of Selectmen's list of criteria to create the Site Plan Review checklist.

Letter to Zoning Board of Appeals Pertaining to S. Carabetta Gravel Removal – Mr. Flynn updated the Board concerning a request from the Zoning Board of Appeals. The ZBA requested a letter from the Planning Board approving the gravel removal at 308 Somers Road. Mr. Flynn referenced the January 25th Planning Board Minutes directing Mr. Carabetta to the ZBA as this request is not under the jurisdiction of the Planning Board. Therefore, no letter will be provided to the ZBA.

Update - 2013 Planning Board Budget Pertaining to GIS Funding – Charlie has no update at this time. He will try to provide information on funding for GIS training at our next meeting.

Request from National Grid for Updated Zoning Map – The Town Clerk has forwarded a letter received from National Grid requesting an updated Zoning Map. Mr. Flynn indicated we can provide the latest version of the zoning map we have on file in indicating the "as of" date.

CPA – Charlie updated the Board concerning his conversation with Sherry Himmelstein. He indicated that to buy all the land on Mountain Road would be beyond what the town could qualify in a grant. Sherry wants to try another access point.

Hampden Country Club – Discussion – Mr. Jonathon Murray representing the owners of the Hampden Country Club asked the Board if he could get some direction pertaining to the proper steps to take in regards to changes being made at the Country Club. He indicated they are looking at possibly opening April 1st. He gave a quick overview of what he would like to present to the Planning Board at their next meeting. He indicated 5,000 sq. ft. are required for a charging station for (72) electric golf carts they plan to purchase. They would like to tear down the cabana used for the pool and build a charging station/pro-shop/office building. This will be a wood building and vinyl sided. Mr. Murray will be added to the February 22nd Planning Board agenda for a site plan review to provide further detail such as run-off, drainage, utilities, etc. Mr. Matthews will determine if Ridgeline/Hillside Review is required.

Mail – Reviewed.

Adjournment – Having no further business, Mr. Dolben made a motion to adjourn at 8:17 PM. Mr. Quackenbush seconded the motion. VOTE: All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, February 22, 2012.

Submitted by: Joanne Fiore, Clerk