

TOWN OF HAMPDEN  
MASSACHUSETTS



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Joanne Fiore, Clerk

Planning Board  
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Joseph Dolben  
Cornelius Flynn  
John Matthews  
Judge Robert Howarth  
James Quackenbush

**MINUTES OF THE HAMPDEN PLANNING BOARD**  
**Wednesday, February 22, 2012**  
**Town House**

Approved 3/14/12

**Attending Members:** Cornelius Flynn  
Charlie Dolben  
John Matthews  
James Quackenbush

**Absent:** Judge Robert Howarth

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

**Approval of Minutes** – Mr. Dolben called for a motion to approve the minutes of the February 8, 2012 Regular Board Meeting and Public Hearing/David Buel. Mr. Quackenbush seconded. All in favor so approved.

**Updated Zoning Map Request – Town Clerk** – The Town Clerk, Eva Wiseman, met with the board to discuss obtaining an updated zoning map. She indicated that maps have not been ordered since 2007. Mr. Flynn indicated that GIS will provide a layer for the zoning, however, it is not known where this falls within the GIS project. In the interim, she has asked we order updated maps from James W. Sewall Co. The Board will also ask Norm Charest when the zoning map layer will be completed in the GIS project.

**Update – Criteria for Used Car License/Site Plan Review** – Mr. Matthews alerted the board that his meeting with the Selectmen was cancelled. He indicated he has a list he'd like to review with them, and will give an update to the Planning Board once he meets with them.

**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.

**Hampden Country Club – Site Plan Review** – Mr. Jonathan Murray of J. R. Russo and Associates Land Surveyors and Professional Engineers representing Hampden Country Club presented the site plan for the Hampden Country Club/Pro-Shop.

The proposed changes include the addition of a portico off the pro-shop. They plan to continue crossing over Wilbraham Road with the golf carts as the carts they are purchasing do not fit through the current tunnels. He also indicated the club will be "Private". Mr. Matthews indicated that a Ridgeline and Hillside review is not necessary as there is minimal construction, however, he has asked a silt fence be installed around the site. Mr. Murray indicated that tournaments will only be held on Monday and Tuesday. Mr. Murray indicated that the existing septic failed and that a new septic will be installed through the DEP; and the utilities are under ground. The Board agreed that a Special Permit is not required as the use is consistent within the golf district. Mr. Murray indicated that he plans to have the basement and first floor done by April 15<sup>th</sup>. Mr. Dolben made a motion to approve the site plan modifications as presented. Mr. Quackenbush seconded the motion. All in favor so approved.

**Mail** – Reviewed.

**Adjournment** – Having no further business, Mr. Dolben made a motion to adjourn at 8:45 PM. Mr. Quackenbush seconded the motion. VOTE: All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, March 14, 2012.

Submitted by: Joanne Fiore, Clerk