

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, March 14, 2012
Town House

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

Members Absent: John Matthews

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

Approval of Minutes – Mr. Dolben made a motion to approve the minutes of the February 22, 2012 Regular Board Meeting. Mr. Quackenbush seconded. All in favor so approved.

Crum & Sons Landscaping- 63 Raymond Drive – Site Plan Review – Mr. & Mrs. Crum attended the meeting for a Site Plan Review of Crum & Sons Landscaping located at 63 Raymond Drive. Mr. Crum has been in the landscaping business for 17 years. His hours of operation are from 7:30 a.m. to 4:15 p.m. Monday through Friday with an occasional Saturday or Sunday. He has (2) full-time seasonal employees and (2) part-time seasonal employees. His business is active 9 months a year. He does not provide plowing during the winter months. All equipment such as mowers, blowers and trimmers are stored in the accessory building which is accessed by the right-of-way. He has two rack body trucks and two trailers. All grass clippings and debris is dropped off at Shadow Valley Farm. Mr. Crum maintains his equipment on site (oil/spark plugs). The oil is brought back to the provider for recycling. Major repairs are serviced off-site. There are no signs on the property. No deliveries are made to his location. There are no cars parked on the road. No dust is created as he put down stone to prevent this. Neil Flynn indicated that the Planning Board is responding to a complaint from a neighbor. The issue of putting up a gated fence across the right-of-way to block the view of the vehicles/trailers parked there was discussed. Neil Flynn indicated that the equipment must not be visible to the neighbors. He suggested that Mr. Crum read the by-laws for a Home Occupation, Section 7.121.

Mr. Crum indicated to the board the right-of-way (about 50' X 160') is tied up in Boston Land Court for address possession. Mr. Crum thought he owned the property as he has been maintaining it for years. His attorney is waiting for a decision. This right-of-way is where Mr. Crum parks his landscaping vehicles and serves as access to the accessory building (copy of building permit provided along with plot plan for property at 63 Raymond Drive). Mr. Crum indicated that there are taxes outstanding for the right-of-way. The previous owner of the property was Mr. Keddy.

Judge Robert Howarth made a motion to review this Site Plan in six months unless something happens before such as 1) the land litigation gets resolved, 2) potentially receiving more complaints or 3) we receive a letter from Mr. Crum's attorney indicating that the land is still in litigation. This will be reviewed at the September 26, 2012 Planning Board Meeting. Mr. Dolben seconded. All in favor so approved.

Updated Zoning Map Request – Town Clerk – Mr. Dolben updated the board concerning his conversation with the Assessor's Office. According to Dawn Barnes, she thought maybe the state put our zoning on GIS. Mr. Dolben indicated there are four items to discuss with Cartographic Associates:

1. Planning Board – zoning map to be part of the GIS Project
2. Flood Plan Zoning – already in digitized form
3. Aquifer Protection – needs to be part of Conservation's layer of GIS
4. Ridgeline/Hillside – Elevations (topos) should be accessible

Charlie would like to discuss with Cartographic Associates whether the above information already exists in a format that can be brought into the GIS System; and then review the information for accuracy. Charlie mentioned that the Selectmen are handling the contract with Cartographic. A process for zoning changes will have to be set up.

Update – Criteria for Used Car License – This has been tabled for the next Planning Board Meeting scheduled for March 28th when John Matthews returns.

Update - 2013 Planning Board Budget Pertaining to GIS Funding – Charlie will update at our next meeting.

Mail – Reviewed.

Adjournment – Having no further business, Mr. Dolben made a motion to adjourn at 8:20 PM. Judge Howarth seconded the motion. VOTE: All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, March 28, 2012.

Submitted by: Joanne Fiore, Clerk