

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 28, 2012
Town House

Approved 4/11/12

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

Members Absent: Cornelius Flynn, Chairman

The meeting was called to order at 7:02 PM by John Matthews

Approval of Minutes – Mr. Quackenbush made a motion to approve the minutes of the March 14, 2012 Regular Board Meeting. Judge Howarth seconded. All in favor so approved.

53 Acres on Glendale Road – Alice Kempf, Realtor, RE/MAX, and perspective buyer, James Wawrzyk, of 53 +/- acres of land located on Glendale Road, attended the meeting to obtain information concerning Mr. Wawrzyk's future plans for the property. Mr. Wawrzyk explained that he would like to put the land back into agricultural status, possibly for a vineyard or the production of a hay crop, as the proper paperwork to keep the land in agricultural status was never processed. He explained that when the land was sold Andrei and Beth Guidette, there was a quitclaim deed with covenants to the land providing access to a barn, riding track, pasture land, and reasonable amount of surrounding land, to operate a horse farm for twelve years and two months. Mr. Wawrzyk explained if he purchases the property, he would like to install a driveway giving him access to the property without utilizing the easement to travel over the existing driveway granted in the quitclaim deed. The Board indicated to him that he would have to meet with Dana Pixley of the Highway Department. Mr. Wawrzyk also would like to build his own barn as he does not have rights to the existing barn. He eventually would like to build a single family residence on the property. The Board suggested Mr. Wawrzyk look into MGL 40A and Chapter 61, 61A or 61B. They suggested he speak with an attorney. Mr. Wawrzyk will do additional research on this matter and come back to the Board with a more detailed plan.

Update – Zoning Map Request – John D. Flynn is working on making the changes to the zoning map .pdf file.

Update – Criteria for Used Car License – John Matthews presented his list of criteria that will include the information the Board of Selectmen has requested in order to issue Used Car Licenses. This list will be provided to applicants with their site plan review application.

Update - 2013 Planning Board Budget Pertaining to GIS Funding – Mr. Dolben updated the Board concerning his conversation with Dawn Barnes of the Assessor's Office. He indicated that the Planning Department is included in the GIS with Cartographic Associates. A meeting is scheduled for April 3 with Cartographic Associates which he will attend. Mr. Dolben will also discuss the training budget at this meeting.

Bibeau Oil – Public Hearing – Mr. Matthews indicated that this will be updated at the next Planning Board meeting.

Mail – Reviewed.

Adjournment – Having no further business, Mr. Dolben made a motion to adjourn at 8:40 PM. Judge Howarth seconded the motion. VOTE: All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, April 11, 2012.

Submitted by: Joanne Fiore, Clerk