

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, April 11, 2012
Town House

Approved 4/25/12

Attending Members: Cornelius Flynn, Chair
John Matthews
Charlie Dolben
Judge Robert Howarth

Members Absent: James Quackenbush

The meeting was called to order at 7:15 PM by Cornelius Flynn, Chair.

Approval of Minutes – Mr. Matthews made a motion to approve the minutes of the March 28, 2012 Regular Board Meeting. Judge Howarth seconded. All in favor so approved.

Discussions – The Sale of Used Cars in a Residential Area – The Board discussed issuing used car dealer licenses in a residential area. They indicated the Board of Selectmen is not in favor of issuing these licenses in residential districts. Mr. Matthews stated there are about 15 used car dealer licenses issued of which 5 businesses are located in a residential area. Therefore, Mr. Matthews doesn't feel it is a real problem at this time due to the small number of licenses issued to businesses located in residential areas. Mr. Dolben suggested future applicants should be reviewed individually with regards to location.

Discussion – Verification of Engineer/Surveyor Plans – The Board discussed what provisions should be taken when a plan is presented to the Planning Board to verify its accuracy. It was agreed that both the Applicant and Counsel should attend the Planning Board meeting when presenting plans.

Update - GIS Project – Mr. Dolben updated the Board concerning his findings pertaining to the Sewall Company pertaining to the maps they have been providing the town. According to Mr. Dolben, these maps have been manually changed in the past and were never digitized. He did indicate that the PVPV (Pioneer Valley Planning Commission) does have digitized zoning maps; however, they are not current. He believes these maps can be converted into GIS. Selectman John Flynn is also working on updating the .pdf file received from Sewall Company to reflect outstanding changes that need to be made until such time the GIS goes into production. A meeting with Cartographic Associates originally scheduled for April 3rd was cancelled.

Update 2013 Planning Board Budget Pertaining to GIS Training – Mr. Dolben indicated that we probably will not receive additional funds in the Planning Board budget for GIS Training.

Bibeau Oil – Public Hearing – Mr. Matthews updated the Planning Board on the Bibeau Oil Public Hearing. He indicated as there was no record of a Site Plan Review on file, the Zoning Board of Appeals should have recommended Bibeau Oil apply for a Site Plan Review through the Planning Board. The Board discussed the fact that there is a cost with doing business, and this decision gives Bibeau a complete competitive advantage. The Planning Board indicated that a precedent has been set now and believes it should have been turned back to them. The Planning Board does not agree with the decision of the Zoning Board of Appeals based on the By-Laws as they read now. The Planning Board will not approve a Commercial Business in a Residential District. They will defer to ZBA.

Mail – Reviewed.

Adjournment – Having no further business, Mr. Dolben made a motion to adjourn at 8:30 PM. Judge Howarth seconded the motion. VOTE: All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, April 25, 2012.