

TOWN OF HAMPDEN
MASSACHUSETTS

Town House
625 Main Street
Hampden, MA 01036

Fax: (413) 566-3513
E-mail: planning@hampden.org

Joanne Fiore, Clerk



Planning Board
625 Main Street
Hampden, MA 01036
Tel: (413) 566-2151 Ext. 109

Joseph Dolben
Cornelius Flynn
John Matthews
Judge Robert Howarth
James Quackenbush

MINUTES OF THE HAMPDEN PLANNING BOARD
Wednesday, May 23, 2012
Town House

Approved 6/27/12

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

The meeting was called to order at 7:00 PM by Cornelius Flynn.

Approval of Minutes – Mr. Dolben made a motion to approve the minutes of the April 25, 2012 Regular Board Meeting. Judge Howarth seconded. All in favor so approved.

Summer Planning Board Schedule – The Board will meet on the fourth Wednesday of the month for June, July, August and September. This revised schedule will be posted.

South Road, Lot #50 – Mr. Joe Bonavita addressed the Board concerning Lot #50 on South Road. He is looking into possibly purchasing this property. There was a public hearing on October 22, 2008 granting (1) estate lot and a common driveway that runs between the Choquette's property (Parcel C-1) and the Craven's property (Parcel 3E); however, the special permit granted has lapsed beyond the two years from approval. Therefore, if Mr. Bonavita plans to proceed, he would have to reapply for both special permits. It was also explained to Mr. Bonavita that there is only enough frontage for one building lot. The Board indicated that there are issues outstanding that need to be cleared up. They suggested he speak with a surveyor and confirm if the plans previously submitted for the public hearing in 2008 are correct, and also include Mr. Choquette in the process.

Pine Hill Road (Scantic Meadows) – Revised Roadway – Mr. Gary Weiner asked the Board to review plans for the revised roadway design of Pine Hill Road as this item was not on the agenda. Mr. Weiner explained the plan revises the initial 300 feet of roadway grade to conform to the grade of Kibbe Lane. Kibbe Lane grade was raised and approved by the Planning Board back in July of 2006. The Board indicated that this must be reviewed by Tighe & Bond. Mr. Dolben indicated he will contact Tony da Cruz at Tighe & Bond and provide the revised plans.

36 Ridge Road/Site Plan Review – Home Occupation – Ms. Donna Collins addressed the Board pertaining to a site plan review for a home occupation at 36 Ridge Road. Ms. Collins explained she will renovate the existing pool house to accommodate individual and group and lessons (not to exceed 8 students per class). She is a certified Kripalu yoga teacher and is licensed to teach all

levels of yoga. She currently teaches at two locations. She will be the sole proprietor of this business and will not have any employees. There will be no signs, equipment or noise. The in-ground pool has recently been filled in. Ms. Collins indicated that she can provide parking for 12 cars in her driveway. She would like to conduct private lessons throughout the morning, afternoon and evening by appointment from the hours of 9:15 a.m. through 7:30 p.m. Monday through Sunday. Group lessons will be 10:30 a.m. to 12:00 p.m.; 2:30 pm to 4 pm on Monday, Wednesday and Friday; and at 9:15 to 11 p.m.; 2:30 pm to 4 pm; on Tuesday and Thursday; and 12 p.m. – 1:30 pm on Saturday and Sunday. Mr. Quackenbush referenced the by-laws that no more traffic shall be generated by such home occupation than would be normally be generated in a residential district. He indicated that group sessions consisting of 8 people will cause more traffic than usual in a residential district.

The Board referenced 7.122 of the By-laws pertaining to a Professional Office or customary home occupation use in an accessory structure is allowed by special permit with Site Plan Approval from the Planning Board. Therefore, she must go through the process for a special permit which will need to be renewed every two years.

Storm Water Rep – The Board voted unanimously to elect Mr. James Quackenbush as the Storm Water Rep.

Clean-up of By-Law Pertaining to Home Occupation – The Planning Board will recommend clean-up to wording of Section 7.12 Home Occupations of the By-Laws. These changes will be included in the October Special Town Meeting.

Clean-up of By-Laws Defining R-6 District – Section 6.11/Paragraph I – The Planning Board will recommend clean-up work to Section 6.1 Defining the R-6 District. These changes will be included in the October Special Town Meeting.

Mountain Road – Extension – Charlie Dolben updated the Planning Board concerning the Mountain Road Extension. He indicated that this is a town road, however, not maintained by the town. He alerted the board that someone is filling in a town public way and is using it as frontage. Mr. Matthews will alert the Zoning Enforcement Officer, Lance Trevallion.

Mail – Reviewed.

Adjournment – Having no further business, Mr. Dolben made a motion to adjourn at 8:50 PM. Judge Howarth seconded the motion. VOTE: All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, June 27, 2012.

Submitted by: Joanne Fiore, Clerk