

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, June 27, 2012
Town House

Approved 7/25/12

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

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

Approval of Minutes – Mr. Dolben made a motion to approve the minutes of the May 23, 2012 Regular Board Meeting. Judge Howarth seconded. All in favor so approved.

Mountain Road/Morton Property – ANR – Divide Lot into (3) Parcels – Neil Flynn, Chair, recused himself on this agenda item. Paul Smith, Surveyor, addressed the board on behalf of Mrs. Olga Morton. Mr. Smith explained the proposed ANR to divide the Mountain Road property into three parcels as reflected in plans dated May 31, 2012 (Deed Book 10267, Page 585). Mr. Smith explained that the Morton's were approached by Sherry Himmelstein of the Minnechaug Land Trust, to sell Parcel 3 to the Minnechaug Land Trust which would provide access to the land owned by the town. Mr. Dolben made a motion to approve the ANR subject to confirmation that all taxes have been paid and department reviews. Judge Howarth seconded the motion. All in favor so approved. Mr. Morton can pick up signed ANR on July 2, 2012.

308 Somers Road – ANR – Stephen Carabetta – Mr. Carabetta was not able to provide mylar for this meeting. Therefore, he has been rescheduled for the July 25th meeting.

310 Chapin Road – ANR – Albert & Judith Jones – Mrs. Judy Jones presented to the Board an ANR dated April 26, 2010. She indicated that she was not aware that she needed to file the plans with the Registry. She indicated to the board that this ANR creates two parcels—Parcel A, 26.542 Acres and Parcel B, 2.049 Acres. Mr. Dolben motioned to approve the ANR. Judge Howarth seconded the motion. All in favor so approved.

Other Business Items

Departmental Staff Meeting with Board of Selectmen – Mr. Matthews gave the Planning Board an update on the staff meeting on June 25, 2012. Mr. Matthews indicated that we should invite the Board of Assessor's to attend the Planning Board meeting scheduled for July 25th to discuss the issue of "Not a Buildable Lot" reflected on ANRs (Form A). Mr. Matthews also indicated that he

does not agree with changes being made once a year to the GIS System. He feels this puts us in the same predicament with Cartographics as encountered with Sewall. Mr. Matthews also alerted the board that two changes are being made to the by-laws in order to “clean-up” the verbiage pertaining to Section 6.11/Paragraph I and Home Occupation.

Development Agreement between Ed Speight & Co., Inc. and the Town of Hampden – The Board was notified that the Fifth Development Agreement between Ed Speight & Co., Inc. and the Town of Hampden will expire July 11, 2012. Therefore, Mr. Speight must provide an updated agreement to be coterminous with the current Letter of Credit on file which expires on January 24, 2013. Mr. Dolben motioned to extend the Development Agreement to January 24, 2013. Judge Howarth seconded. All in favor so approved.

Scantic Meadows Subdivision – Review of Revised Roadway Design – Pine Hill Road – Antonio da Cruz of Tighe & Bond has reviewed the revised roadway design for Pine Hill Road submitted by Gary Weiner. He will forward his review to the Board.

Hampden Country Club – Environmental Notification Form – Mr. Flynn discussed the Environmental Notification Form for Hampden Country Club Potable and Irrigation Water Expansion dated May 30, 2012.

Mail – Reviewed.

Adjournment – Having no further business, Mr. Dolben made a motion to adjourn at 8:15 PM. Judge Howarth seconded the motion. VOTE: All in favor so adjourned. The Planning Board’s next scheduled meeting is Wednesday, July 25, 2012.

Submitted by: Joanne Fiore, Clerk