

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, July 25, 2012
Town House

Approved 8/22/12

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

Absent: James Quackenbush

The meeting was called to order at 7:06 PM by Cornelius Flynn.

Approval of Minutes – Mr. Dolben made a motion to approve the minutes of the June 27, 2012 Regular Board Meeting. Judge Howarth seconded. All in favor so approved.

Discussion with Assessor's Office – "Buildable" vs. "Not a Building Lot"– The Planning Board met with Bob Makuch and Dawn Barnes both of the Assessor's Office to discuss the notation of "Not a Building Lot" on ANR plans. Dawn indicated to the Board that the decisions of the Planning Board effect how she values land, and she needs to explain to the state as to why property is labeled, "Not a Building Lot." She asked that if this notation is reflected on a set of plans, there needs to be an explanation reflected such as "Special Permit process required", or "Planning Board approval required". Neil Flynn indicated that the Planning Board will come up with a process.

308 Somers Road – ANR – Stephen Carabetta – Mr. Carabetta presented to the Board revised ANR plans (ANR Plans dated 7/25/12) for property located at 308 Somers Road. The Board requested that Lot #4 be reflected as "Not a Building Lot." Mr. Carabetta will have this change made and present this ANR at the August 22 meeting for Board approval.

South Ridge Road – ANR – Morton/Luszcz/Morton – Mr. Paul Smith presented to the Board ANR plans (ANR Plans dated 6/22/12) revising lots 8D and 8E on South Ridge Road. Mr. Dolben motioned to approve the ANR as presented. Judge Howarth seconded the motion. All in favor so approved.

Jonathon Murray – Hampden Country Club – Both Jonathon Murray and Donald Antonacci attended the meeting as requested in Planning Board letter dated July 12, 2012 to discuss plans and changes to Hampden Country Club. The Zoning Enforcement Officer, Lance Trevallion, had previously sent a letter to the Hampden Country Club to stop work due to complaints of tree removal and working within the 100 foot buffer.

Mr. Murray explained to the Board that they plan to add a soil berm with wildlife plantings. Since they have received the "stop work" letter from Lance Trevallion, they have not cut down any more trees. Mr. & Mrs. Bechard of 125 Wilbraham Road attended the meeting. They indicated to the Board trees were being cut down very early on a Sunday morning that Hampden Country Club was using their property as a path for the trucks, and the septic easement was left a mess. Mr. Murray and Mr. Antonacci indicated that the only vehicles on her property were tractors, mowers and golf carts. The reason they were on her property was to remove the pine trees in order to move the tee box off their property. Neil Flynn asked how long it would take to move that tee box off their property, and Mr. Murray indicated within 12 months or early spring. Mr. Murray indicated that they plan to get everything on Hampden Country Club property which will rectify this problem. Mr. Murray also indicated that the septic is part of an easement agreement. They plan to install a vinyl fence around the easement which they will maintain.

Neil Flynn noted the issues to be resolved are to 1) fix the berm along Raymond Drive and 2) move everything off the Bechard's property. John Matthews and Lance Trevallion will set up a time to meet with Mr. Murray and Mr. Antonacci at the Country Club to review their proposal to rectify these issues. Once this is completed, the Planning Board will notify the Zoning Enforcement Officer, Lance Trevallion, everything is in compliance within the provisions of the bylaws and will recommend the "stop work" be lifted. Neil Flynn asked Mr. Murray to provide a "before & after" shot along the property lines in order to eliminate future issues. Mr. Murray mentioned that the Country Club owns the house located at 113 Wilbraham Road and will have to speak with Lance pertaining to tree removal. The Board asked if the Country Club plans to make additional changes to the existing building. Mr. Murray indicated that they have an architect designing a master plan of the old building expanding the parking lot which will be presented to the Board.

Scantic Meadows Subdivision–Tighe&Bond's Review Revised Roadway Design–Pine Hill Rd

The Board reviewed Tighe&Bond's letter concerning the revised roadway design for Pine Hill Road provided by Gary P. Weiner, P.E. (Revision dated 5/21/12 to original plans). Mr. Dolben made a motion to approve the revision. Judge Howarth seconded. All in favor so approved.

Allen Court – Meeting cancelled.

Other Business Items

ANR Checklist - A checklist will be created which will be provided to applicants submitting ANR's. This checklist will include submittal requirements and plan contents.

Clean-up of Bylaws – R6 District & Home Occupation – To be presented at the October Special Town Meeting.

Mail – Reviewed

Adjournment – Having no further business, Mr. Dolben made a motion to adjourn at 9:11 PM. Judge Howarth seconded the motion. VOTE: All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, August 22, 2012.

Submitted by: Joanne Fiore, Clerk