

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, August 22, 2012
Town House

Approved 9/12/12

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

The meeting was called to order at 7:05 PM by Cornelius Flynn.

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

308 Somers Road – ANR – Stephen Carabetta– Applicant did not attend. Item be included on September 26, 2012 agenda for Board approval.

484 Main Street – TSMA Auto Trade, LLC – Used Car Dealer License – Mr. Talal Mhanna along with Mr. Patullo (owner of 484 Main Street) appeared before the Planning Board to discuss a letter Mr. Mhanna received from the Massachusetts Department of Revenue dated August 2, 2012. This letter was a result of a MASS DOT on-site inspection of TSMA Auto Trade LLC which indicates that Mr. Mhanna does not qualify for Dealer registration and plate due to the fact he is selling retail – craigslist & cars.com but, is filing his application as a wholesale dealer which is not allowed. Therefore, the board has agreed to amend the license to include the following:

*In accordance with the provisions of Chapter 140 and Chapter 422 of the Acts of 2002 of the General Laws with amendments thereto **TSMA AUTO TRADE LLC** is hereby licensed to buy and sell second-hand motor vehicles at **484 Main Street, Hampden, MA 01036** on premises described as follows:*

This license is non-transferable without Planning Board approval. No physical repairs of cars on premise. All physical buying or repairing of cars to be done off-site (i.e. auction). TSMA AUTO TRADE LLC is allowed (1) one vehicle to be displayed for sale on the eastern property line in a designated parking space during designated business hours.

Mr. Patullo has agreed to allow the designation of (1) parking space to display the vehicle for sale. Mr. Flynn called for a motion to approve the amendment to the license for TSMA Auto Trade LLC. Judge Howarth motioned. Mr. Dolben seconded. All in favor so approved.

108 RockaDundee Rd – Site Plan Review – Home Occupation

Mr. Raymond Legary appeared before the Board to obtain information pertaining to a home occupation at his residence. Mr. Legary would like to run a machine shop out of his existing garage which he plans to build an addition. The Board indicated to Mr. Legary that the building cannot be visible to his neighbors and suggested he read the Hampden Bylaws pertaining to Home Occupation.

Mr. Legary manufactures vibratory feeding systems. He makes one-of-a-kind parts using Bridgeports and lathes. He also performs welding and assembling. Mr. Legary indicated that there should be no additional traffic – maybe a UPS delivery once a week. All equipment will be stored in the garage. He will have a dumpster. His hours of operation will be 8 AM to 5 PM, Monday through Friday. He will be the only employee.

Mr. Legary will need to obtain additional information pertaining to sufficient power at his residence to accommodate the shop requirements. The Board suggested he speak with the Building Inspector and will have to apply for a Special Permit. As this meeting was not a “true” Site Plan Review but rather a meeting to obtain additional information on a Home Occupation/Machine Shop, the Board requested to credit back the \$25 Site Plan Review fee.

Judge Howarth excused himself from the meeting at 8:20 PM

Other Business Items

ANR Checklist – The Planning Board reviewed a “Draft” of the ANR Checklist to be provided to applicants submitting ANR’s. This checklist will include submittal requirements and plan contents. Suggested changes will be incorporated and included for approval at the September 26th Planning Board meeting.

Clean-up of Bylaws – R-4/R-6 District & Home Occupation – To be discussed at the September 26th meeting.

Planning Board Schedule – Starting in October, the Planning Board will resume their meetings on the 2nd and 4th Wednesday each month.

Crum & Sons Landscaping – 63 Raymond Drive – Mr. Crum called the Planning Board to discuss land litigation issue. Judge Howarth suggested allowing him to finish the season and add to the Agenda for November. Mr. Crum will need to provide a plan on what he is going to do.

Mail – Reviewed

Adjournment – Having no further business, Mr. Dolben made a motion to adjourn at 8:35 PM. Mr. Quackenbush seconded the motion. VOTE: All in favor so adjourned. The Planning Board’s next scheduled meeting is Wednesday, September 12, 2012.

Submitted by: Joanne Fiore, Clerk