

TOWN OF HAMPDEN  
MASSACHUSETTS

Town House  
625 Main Street  
Hampden, MA 01036

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

Approved 10/24/12

**MINUTES OF THE HAMPDEN PLANNING BOARD**  
**Special Meeting**  
**Thursday, October 18, 2012**  
**Town House**

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

**Absent:** Charlie Dolben

**Guest:** Mark J. Beglane, Esq., Bacon Wilson, P.C.

**The meeting was called to order at 7:45 PM by Chairman, Cornelius Flynn.**

**Highland Circle – Site Plan Review** – Attorney Mark J. Beglane addressed the board to discuss Warrant Article #15, Hampden Heights Road Clarification. After meeting with the Advisory Board, he was advised to meet with the Planning Department in order to discuss plans prepared by Heritage Surveys, Inc. (dated May 16, 2012 for the subdivision of Lot 39 as shown on Land Court Plan dated #29815D) that reflects Lot #41 (8,319 square feet) referenced in Warrant Article #15. After discussion, the board agreed on the following Amendment to Warrant Article #15:

***AMENDMENT TO WARRANT ARTICLE #15***

*Reconstruction and covering of the cul de-sac (and/or its equivalent) is  
subject to the approval of the Planning Board.*

The Planning Board is in agreement with the recommendation as long as they can add the above noted Amendment to Warrant Article #15.

The reason for the Amendment is to allow Michael Cimmino (2) building lots upon Special Permit. Attorney Beglane will notify Michael Cimmino of the Planning Board's recommendation.

**Adjournment** – Having no further business, Mr. Matthews made a motion to adjourn at 8:40 PM. Judge Howarth seconded the motion. VOTE: All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, October 24, 2012.

Submitted by: Joanne Fiore, Clerk