

TOWN OF HAMPDEN  
MASSACHUSETTS

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Planning Board  
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Joseph Dolben  
Cornelius Flynn  
John Matthews  
Judge Robert Howarth  
James Quackenbush

**MINUTES OF THE HAMPDEN PLANNING BOARD**  
**Wednesday, November 14, 2012**  
**Town House**

Approved 11/28/12

**Attending Members:**

Cornelius Flynn  
John Matthews  
Charlie Dolben  
Judge Robert Howarth  
James Quackenbush

**The meeting was called to order at 7 PM by Chairman, Neil Flynn.**

**Approval of Minutes** – Mr. Quackenbush made a motion to approve the minutes of the October 24, 2012 Regular Board Meeting. Judge Howarth seconded. All in favor so approved

**63 Raymond Drive/Crum & Sons Landscaping/Follow-Up Meeting** – Mr. William Crum updated the board on the land court litigation for the right-of-way (50' X160'). He indicated that a pre-trial conference is scheduled for December 16, 2012 and expects to end up with the driveway property due to adverse possession. Mr. Crum will contact the Planning Department once this is settled. Mr. Matthews made a motion to continue this indefinitely. Judge Howarth seconded. All in favor so approved.

**284 Glendale Road Site Plan Review – Barn Construction** – Mr. & Mrs. Ferrindino presented plans to build a 28' X 32' barn at 284 Glendale Road. The Planning Board will send a memo to the Building Inspector indicating that if required, they would approve the construction of the barn.

**385 Mountain Road/Olga K. Morton Property** – Mr. Paul Smith, surveyor, attended the meeting representing Olga K. Morton. He presented plans dated October 19, 2012 for an ANR on Mountain Road. In June 2012 Mr. Morton divided this property into three lots; however, plans were never filed with the Registry of Deeds. Therefore, he presented revised plans dividing the same property into two parcels. Mr. Dolben made a motion to approve the ANR. Judge Howarth seconded. All in favor so approved.

**South Road - ANR– Parcels 23 & 24 – Olga K. Morton & Russell W. Morton** – Mr. Paul Smith, surveyor, attended the meeting to brief the board on the proposed ANR. The board scheduled the ANR for the November 28, 2012 meeting.

**119 Allen Street, Bethlehem Baptist Church – Informational Meeting** – Pastor Brian MacLeod of Bethlehem Baptist Church and Gary Weiner of Ecotec Environmental Associates, Inc. met with the board to provide an update on the proposed plans for Bethlehem Baptist Church. Gary has filed for a Special Permit in the Water Supply Protection Overlay District, Section 6.11 of the Hampden Zoning Bylaws. Gary indicated the Conservation Commission has approved the plans. The church will face Allen Street and will have two driveway entrances. It will provide 600 seats and will have adequate parking (200 spaces required, however, 375 spaces will be provided). The Planning Board suggested installing a fence around the retention basin. Plans for the proposed layout, septic system, grading, utilities, grading and specifications were provided. J. S. Pechulis/Land Development Services, Inc. provided a traffic report for the proposed church. Pastor MacLeod indicated that programs for about 90 children will also take place at the church. The public hearing is scheduled for Wednesday, December 12, 2012, at 7 PM.

**385 Wilbraham Road – ANR** – Mr. Stephen Lynch presented ANR plans dated August 10, 2012 transferring Parcel B-1 (3,907 Sq. Ft.) from Katherine Robar and Stephen M. Lynch to Amy G. St. Germain. Amy St. Germain is purchasing Parcel B-1 as her septic system is located on the Robar/Lynch property near their well. This will allow the septic system to be on her property located at 395 Wilbraham Road. Mr. Dolben made a motion to approve the ANR. Judge Howarth seconded. All in favor so approved.

**Site Plan Reviews** – The site plan reviews for businesses located on E. Longmeadow Road Northwest to Allen Street will be scheduled in January.

**Planning Board Schedule for December** – The December 26, 2012 Planning Board Meeting will be cancelled.

**Adjournment** – Having no further business, Mr. Dolben 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, November 28, 2012.