

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, January 9, 2013
Town House

Approved 1/23/13

Attending Members: Cornelius Flynn
John Matthews
Charlie Dolben
James Quackenbush

Absent: Judge Robert Howarth

The meeting was called to order at 7:20 PM by Chairman, Neil Flynn.

Approval of Minutes – Mr. Matthews made a motion to approve the minutes of the December 12, 2012 Regular Board Meeting. Judge Howarth seconded. All in favor so approved.

Public Hearing – Request for Estate Lot Special Permit, Parcels 23 & 24 (Lot 51) South Road

Due to illness, Judge Robert Howarth was not able to attend the public hearing. As James Quackenbush is an abutter close to the 300' outer perimeter of the subject property, there was not a quorum. Therefore, Cornelius Flynn asked those attending the hearing if they would agree to allow Mr. Quackenbush to vote on the request for an estate lot special permit. As all abutters did not agree to this due to a conflict of interest, Mr. Flynn asked for a motion to continue the hearing at the next scheduled meeting. Mr. Dolben made a motion to continue the Public Hearing on January 23, 2013. Mr. Matthews seconded the motion. All in favor so approved.

Mr. Paul Smith, of Paul S. Smith Land Surveying, presented a corrected ANR to the board for their approval for the above property. This correction pertained to the 3.69 parcel owned by Russell W. Morton which should have been labeled 51-B. This was merely a typographical error on the plans. Mr. Matthews made a motion to sign the corrected ANR as presented. Mr. Dolben seconded the motion. All in favor so approved.

162-170 Wilbraham Road, ANR – Mark Casey – Mr. Mark Casey presented plans to convey a small parcel of his property, 170 Wilbraham Road, to Keith Isham of 162 Wilbraham Road. Mr. Matthews made a motion to approve the ANR as presented. Mr. Quackenbush seconded the motion. All in favor so approved.

Scantic Meadows – Extension of Development Agreement and Letter of Credit – Mr. Ed Speight requested an extension to the Development Agreement between Ed Speight & Co., Inc. and the Town of Hampden. He presented a Seventh Amendment to the Development Agreement for their approval which will be coterminous with the Letter of Credit both expiring January 24, 2014. Mr. Dolben made a motion to approve the Seventh Amendment to the Development Agreement. Mr. Matthews seconded the motion. All in favor so approved. Mr. Speight indicated that the Letter of Credit will be delivered within a few days. Once received, the Planning Board will provide Mr. Speight with signed copies of both documents.

Hampden Country Club – Mr. Jonathan Murray and Guy Antonacci both of Hampden Country Club attended the board meeting to present an overview of future plans for Hampden Country Club. They first discussed the proposal of a maintenance garage (approximately 100 X 200' and 18 feet high) to be built behind the Villaino residence on Wilbraham Road and behind the houses on Raymond Drive. Mr. Murray indicated they intend to stay away from the property line. The garage will be visible from the course and only the top of the building will be visible from the residents of Raymond Drive; however, it will not be visible from Wilbraham Road. They plan to acquire access to the garage from Raymond Drive (paper street). The garage will be used to store truck deliveries of fertilizers (once a month), top dressing, and sand. There will be about 20 employees in and out of the garage. The board indicated a public hearing would be required for the maintenance garage. Another access to the maintenance garage they looked at was from Wilbraham Road.

Mr. Murray indicated they will be proposing a plan to redesign the tunnels for the golf carts to run under Wilbraham Road. They will be either 10 X 10' or 10 X 12'. They are about 80 percent complete with the design, and would have to work on these from June through August when school is out.

Guy Antonacci indicated that they plan to take down the existing club house and build a new 22,400 square foot club house which will include locker rooms, a work-out area, and spa will in the basement of the building; the first floor will include banquet facilities for 500 people.

Another project they plan to propose to the Planning Board is the building of 19th Hole Club House Facility which will include a restaurant and bar for club members, and Pro Shop and cart storage below. They would also like to add a lodge which will be used as a bridal suite.

Mr. Murray and Guy Antonacci indicated that there is still need for excavation work on Holes #1 and #10. Mr. Murray indicated that the parking lot will need to be expanded, and that they are planning on opening the country club in 2014.

The above proposals were presented for informational purposes only. All proposals will require formal approval by granting authorities which may include town meeting.

Warrant Articles – R4 & R6 Districts and Home Occupation – The Board has discussed and prepared verbiage to revise Section 6.1 under Use Regulations. The Planning Board Clerk will type up a draft of Section 6.1 and provide to the Board for their review.

Conflict of Interest Law On-Line Training – The Planning Board Clerk reminded those members of the board that need to complete the Ethics Training to provide her with a printed Certificate of Completion. She will e-mail the web-site in order to complete the training.

2014 Budget Preparation – The Planning Board Clerk will provide Mr. Flynn with the 2013 appropriated funds figures in order to prepare the 2014 budget.

Adjournment – Having no further business, Mr. Quackenbush made a motion to adjourn at 9 PM. Mr. Dolben seconded the motion. VOTE: All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, January 23, 2013.