

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, March 27, 2013
Town House

Approved 4/10/13

Attending Members:

John Matthews
Charlie Dolben
James Quackenbush
Judge Robert Howarth

Absent:

Cornelius Flynn

The meeting was called to order at 7:08 PM by Vice Chairman, John Matthews.

Approval of Minutes – Mr. Quackenbush made a motion to approve the February 27, 2013 Regular Board Meeting Minutes. Judge Howarth seconded. All in favor so approved.

Flood Insurance Rate Map – Conference Call/C. Bailey, Flood Hazard Mapping Coordinator

A conference call was set up with Colleen Bailey of the MA DCR Flood Hazard Management Program, to discuss the revised Section 6.91 of the Zoning Bylaws and also the Floodplain Map. The town must adopt the floodplain management regulations by July 16, 2013. According to Colleen, there were no changes to the flood zones from the 1978 map. The flood insurance rate map was updated and is more precise and accurate due to being digitized (image-based map). FEMA will adopt this as their “base” map. Colleen indicated banks are being more “conservative” with their assessment of the maps. The town must also adopt the recommended changes to their bylaws for the Floodplain and Wetland Districts also by July 16, 2013. The town received a letter of determination dated January 16, 2013 from FEMA. Selectman Villamaino was asked to join the meeting to be briefed on the floodplain insurance rate map.

Mr. Dolben motioned to replace Section 6.9 of the Zoning Bylaws in its entirety with the changes requested by FEMA and the State, and we will propose to the Selectmen to sponsor the warrant article at the Spring Town Meeting. Judge Howarth seconded. All in favor so approved.

Discussion – Nonconforming Residential Structures, Zoning Bylaw Section 4.3.2 – The Planning Board reviewed Attorney Martel’s response to Attorney L. Jed Berliner’s question concerning Section 4.3.2 of the bylaws. Mr. Quackenbush motioned to forward a copy of Attorney Martel’s letter to the Zoning Board of Appeals for their consideration and take any action they deem necessary for any non-conforming use. Judge Howarth seconded. All in favor so approved.

Discussion – Warrant Articles – Mr. Matthews motioned to change both lines in Section 6.1 and Section 6.2 to be identical including both R-4 and R-6. Mr. Howarth seconded. All in favor so approved.

Other Business Items and Correspondence for Review

Temporary Moratorium on Medical Marijuana Treatment Centers – The board reviewed the memo forwarded on March 18, 2013 from the Board of Selectmen concerning the moratorium bylaw on medical marijuana facilities and discussed the location of this in the “Limited Industrial District”. The board indicated this will be addressed at the Fall Town Meeting.

Associate Planning Board Member – The board has an interested person for the position to be discussed with the Chairman.

Adjournment – Having no further business, Mr. Quackenbush 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, April 24, 2013.

Submitted by: Joanne Fiore, Clerk