

TOWN OF HAMPDEN
MASSACHUSETTS

TOWN HOUSE
625 MAIN STREET
HAMPDEN, MA 01036
E-mail: health@hampden.org



PLANNING BOARD
Tel: (413) 566-2151 ext. 109
Fax: (413) 566-2010

Approved May 22, 2013

MINUTES OF THE HAMPDEN PLANNING BOARD
Wednesday, April 24, 2013
Town House

Present: Cornelius Flynn, Joseph Dolben, Robert Howarth, John Matthews, and James Quackenbush.

Guest: John D. Flynn, Donna Collins, Dorothy Simonds, Fran Simonds, Evelyn Chmura and Terry Dangleis

7:00 pm Meeting opened

Minutes: John Matthews made a motion to approve the minutes from April 10, 2013 Regular Meeting. James Quackenbush seconded. All in favor so approved. The Board voted to recommend favorable action at Town Meeting Warrant Article 23 (Flood Plain Change), Warrant Article 24 (Home Occupation), and Warrant Article 25 (R-4 and R-6 Districts).

Associate Member: John Flynn, Selectman came to the Planning to suggest appointing Richard Green as the Associate Member to the Planning Board. John Flynn made the motion it was seconded by Joseph Dolben. Vote: So voted all in favor.

36 Ridge Road: Robert Howarth; as an abutter, recused himself and left the room. Donna Collins came before the Board wanting to update her site plan review and to move forward with her Home Occupation Special Permit for a Yoga Studio in an Accessory Building on her premises. Donna explained to the Board her intended hours of operation as well as class size, stating at this time there is no charge for classes. She told them it stated on her website the classes are free of charge. She will be opening a studio on Boston Road in the fall and the majority of her classes will be held in that building. The Hampden studio will be then used for very small classes and private lessons. She anticipates running classes seven (7) days. Discussion about time went back and forth. Donna told the Board all parking could be accommodated in her driveway. There would be no extra lighting on the premises to bother neighbors. John Matthews made a request that Donna come back for a Special Permit Hearing. Neil Flynn asked she present the Board with a business plan, to include but not limited to; hours of operation, class size, employees, traffic parking and signage. The instructions are to review the Special Permit criteria and provide the Board with those criteria in writing at the Special Permit Hearing. The Board told Donna to contact the Clerk and apply for the Permit.

148 Raymond Drive: Fran and Dorothy Simonds, from 148 Raymond Drive along with Evelyn Chmura, 128 Raymond Drive, and Terry Dangleis, 136 Raymond Drive came in front of the Planning Board to ask if the Board had any knowledge of what the Hampden Country Club has for plans moving forward. There are many rumors floating around regarding the intentions of the Country Club but Dorothy was asking if they have applied or talked about and plans to the Board. Neil Flynn asked the group if any of them had spoken or emailed the owners of the Country Club. None of the people present had tried to contact them as in the past they have not been receptive to the residents of Raymond Drive. Neil explained that the Planning Board had gone to a lot of trouble working out a system for the two (2) groups (residents of Raymond Drive and the representatives of the Country Club) to talk together. To date there have been no complaints about how this system is working and asked these residents if they could try this method first then if they receive no response to then come back to the Board for help. The residents

agreed to this. Mrs. Simonds did ask the Board if they had any talks with the Country Club regarding an access road between Terry Dangleis's property and Evelyn Chmura's property. The Board stated they had no knowledge of this work. There were questions from the group about ownership of this easement between these two (2) houses. The Board suggested they check with the Registry of Deeds to see who owns his property. Evelyn Chmura had tree limbs hanging over onto her property and she is concerned they will fall as she has small grandchildren that play in her yard. Neil again suggested she email the Country Club. If she receives no answer then come back to the Planning Board. The group was concerned because the dust had started up again and again the Planning Board suggested the group email the Country Club. The group thanked the Planning Board for their time.

James Quackenbush asked if the Clerk would have the plans and information on the berms out for the next Planning Board Meeting.

The Planning Board asked if the Clerk could contact the Selectmen's office and be put on the list for the meeting with the Country Club for the tunnel crossings on Wilbraham Road.

Adjourned 8:20 pm

Next Meeting May 8, 2013

Respectfully submitted

Jane M. Budynkiewicz
Board of Health Coordinator