

TOWN OF HAMPDEN  
MASSACHUSETTS

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Joanne Fiore, Clerk



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Joseph Dolben  
Cornelius Flynn  
John Matthews  
Judge Robert Howarth  
James Quackenbush  
Associate Member: Richard R. Green

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

**Approved 8/28/13**

**Attending Members:** Cornelius Flynn  
John Matthews  
Charlie Dolben  
Judge Robert Howarth  
James Quackenbush

**The meeting was called to order at 6:22 PM by Cornelius Flynn.**

**Approval of Minutes** – Mr. Dolben made a motion to approve the June 26, 2013 Regular Board Meeting Minutes. Judge Howarth seconded. All in favor so approved.

**278 Scantic Road, Karen Debney, In-Door Riding Arena & Horse Barn Discussion**

Karen Debney of 278 Scantic Road, Mike Mocko, Environmental Consultant, and Bruce Jackson, of Morton Buildings presented the plans for an indoor riding arena and horse barn for 14 new stalls. This will provide a total of 18 stalls (which includes the four stalls in the existing two barns). Mrs. Debney owns 64 acres of which 40 are wooded and 24 are open pasture land. She previously met with the Conservation Commission and received their approval as they are 100 feet from the wetlands. Mrs. Debney explained that she currently sends the manure off-site; however, she will probably purchase a composter due to the increase in the number of stalls. Concerning deliveries, she now purchases shavings by the bag (about 1 ½ bags/week for the four stalls); however, she has a trailer and purchase shavings to accommodate the additional stalls. Hay will be delivered twice a year. Mrs. Debney indicated she will provide lessons and has no plans for horse shows. Electricity, septic, and also handicap accessibility to the bathroom needs to be installed.

**The Regular Meeting was closed at 6:50 PM in order to proceed with the scheduled public hearing.**

**The Regular Meeting resumed at 7:08 PM.**

**128 Wilbraham Road, Review Status/Provide Updates of Hampden Country Club**

Mr. Flynn alerted the audience that Mr. Jonathan Murray and Mr. Guy Antonacci of Hampden Country Club are attending the meeting for a site plan review. Mr. Murray began with a status of the country club beginning with the side of the road where the 11<sup>th</sup> hole is located. He indicated that the bulk of the work is completed. As far as the 12<sup>th</sup> hole, the bulk head and tee box needs to be completed. They plan to complete the berm on the 8<sup>th</sup> hole and seed. The fairway and bridge work needs to be completed. It is about 85-90% completed.

Mrs. Dorothy Simonds of 148 Raymond Drive indicated to the board that she had sent a letter to Mr. Antonacci concerning the berm as it blocks their view to the country club and blocks airflow. Mr. Murray indicated that the berm separates the country club from residents. It eliminates golf balls in the residents' yards and separates them from the country club. Mr. Stephen McMahon of 88 Raymond Drive indicated it looks terrible. Lynn Zenolli of 142 Raymond Drive is concerned that the berm will affect water flow. Charles LeClerc of 156 Raymond Drive indicated that Hampden Country Club removed the natural berm; however, Mr. Murray indicated that they removed the dead trees for liability and dead trees don't provide a buffer.

The Board requested Hampden Country Club provide a master plan reflecting the berm as it exists today and indicate what changes they intend to do. They also requested they provide some options for the residents of Raymond Drive concerning the berm before they proceed any further.

The Planning Board also requested that HCC include on the master plan what the flow of the cart path was and how they plan to change it. This needs to be presented to the board before they proceed with any paving.

Mr. Murray indicated both bridges will have curbing and railing for the carts and a restroom will be installed in the lower half of the course near the 3<sup>rd</sup> hole. This will need to be included on the master plan along with any changes to the maintenance garage. Mr. Murray mentioned that they do not require additional irrigation systems.

Mr. Murray also discussed re-establishing the existing tunnels. They plan to install 12' X 12' box culverts to eliminate crossing the road. The plans are to complete the south culvert first. They would need to redirect traffic for one week, but construction will take about 1 ½ months to complete. Plans are to have this tunnel completed this year (by Thanksgiving). Construction on the north culvert is planned for spring 2013. A soft opening of the country club is planned for the spring/summer 2014 with both tunnels completed. Mr. Flynn indicated lights be installed at the tunnel openings. Mr. Murray stated that the tunnels can accommodate a maintenance truck and two carts (two-way traffic). The Planning Board indicated that a public hearing is not required for the tunnels.

Mr. Murray also provided a status for the other side of the road beginning with the 16<sup>th</sup> and 17<sup>th</sup> holes which are just about completed. They have installed a waterfall between the 18<sup>th</sup> and 1<sup>st</sup> holes. The 18<sup>th</sup> hole remains the same and it is the farthest along. The 1<sup>st</sup> and 10<sup>th</sup> holes have not been started yet. The 9<sup>th</sup> hole still needs the t-box raised and the green moved towards the tree line. They would like to add a chip/putt area.

Mr. Murray updated the board on the proposed plans for the lodge. They will have to apply for a site plan review. They would like to get the foundation in by year-end. Due to the size of the lodge, it will require to be steel construction. On the first floor will be the pro shop, restaurant, bar, snack shop and kitchen. There will be golf simulators and bag storage. On the second floor there will be locker rooms (men and women), message area (spa), fitness area, and an office. This is exclusive to country club members. There will be two elevators – one, freight; another, personnel. They would like to bring the pool and tennis courts back to the club. In the future, HCC plans to propose a separate banquet facility open to the public. According to Jonathan Murray, they have sufficient parking for existing plans and future plans. A Ridgeline/Hillside Review will be required. The Country Club plans to build a 12" X 12" shed to incorporate a pumping station to irrigate from below upwards for vegetation.

The Planning Board Members reiterated they need to apply for a site plan review as previously requested and must include on the Master Plan the items indicated (berm, cart plans, tunnels, buildings, etc.) with anticipated target dates. This will be updated as changes occur to the original plan.

**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, August 28, 2013.

Submitted by: Joanne Fiore, Clerk