

TOWN OF HAMPDEN
MASSACHUSETTS

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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, September 25, 2013
Town House

Approved 10/9/13

Attending Members: Cornelius Flynn
John Matthews
Charlie Dolben
James Quackenbush

Absent: Judge Robert Howarth

The meeting was called to order at 7:02 PM by Cornelius Flynn, Chair.

Approval of Minutes – Mr. Dolben made a motion to approve the August 28, 2013 Planning Board Regular Meeting Minutes with the noted exceptions:

112 E. Longmeadow Road – Discussion with Building Inspector - to be amended by adding the comment, "John Matthews asked if it is alright to drive over crossing lots?"

128 Wilbraham Road, Site Plan Review, Hampden Country Club - to be amended due to the Master Plan not in agreement with the presentation of the Hampden Country Club.

Mr. Quackenbush seconded the motion. All in favor so approved.

307 Scantic Road, Richard Dion, Discuss side setback/variance for shed – Mr. Dion attended the meeting to discuss options for placement of a shed at 307 Scantic Road. An ANR was approved for Mr. Dion on April 10, 2013 for 303 and 307 Scantic Road. He plans to move from 303 to 307 Scantic and due to the topography and septic tank location, he needs a variance for placement of the shed. After review of Mr. Dion's request, the Planning Board indicates they cannot approve this request under the bylaws requirements and recommends Mr. Dion meet with the Zoning Board of Appeals.

11 Raymond Drive – Site Plan Review for Home Occupation – "Annabella Sweets" – Francesca Cianflone, Anthony Cianflone and wife attended the Planning Board Meeting to apply for a Site Plan Review to conduct a small cookie business at 11 Raymond Drive. According to the application, they will be baking small cookie orders in the home kitchen. Mrs. Cianflone indicated she met with the Board of Health and was told to first meet with the Planning Department. Mrs. Cianflone plans to bake cookies primarily for family and close friends on special occasions/holidays. She would like to see how business goes and possibly fill orders on Facebook. There will be no deliveries to the residence and no additional traffic generated. No sign will be displayed and it would not be apparent there is a business located at the location. Her daughter-in-law, Meaghan Cianflone, will be helping with the cookie orders. The Planning Board indicated that if anything changes from what was presented, they must come back to the Planning Board.

211 South Road – ANR – Sherry Himmelstein & Kenneth Bernstein– Sherry Himmelstein presented plans for the division of land located on South Road owned by both her and Kenneth Bernstein, plans prepared by Smith Associates Surveyors, Inc. dated September 20, 2013. The property is in excess of 130 acres of land. The plans reflect three lots--lots A and B meet the zoning requirements for the R-6 District. Lot C is to be made subject to development and conservation restrictions and no further subdivision of property is to be permitted. Mr. Dolben made a motion to approve the ANR as presented. Mr. Quackenbush seconded the motion. All in favor so approved.

41 Mountain Road – ANR – Nancy H. Robinson – John Maseck presented plans for Nancy Robinson, owner of property located at 41 Mountain Road. Plans prepared by R. Levesque Associates, Inc. dated September 5, 2013. Plans indicate Lots A & B which comply to the zoning requirements for the R-6 District. Mr. Maseck indicated that Lot A which is 8.4 acres would be put up for sale. Mr. Dolben made a motion to approve the ANR as presented as it meets the zoning bylaw requirements. Mr. Quackenbush seconded the motion. All in favor so approved.

308 Somers Road – Discussion – Extension of Existing Special Permits – The board discussed the extension of the special permits for the common driveway and estate lot which were approved in 2011. Also discussed was a complaint that Lance Trevallion, Building Inspector, received from Neil R. Downey indicating that more than one load per hour was being removed, the loader arrives at 7:15 AM, and the first load out is at 7:45. Lance Trevallion indicated that he spoke to Mr. Carabetta concerning the complaint, and Mr. Carabetta stated that he would remedy the situation. The board indicated that these permits meet the extension criteria, and that Mr. Carabetta would have to come back to the board in 2017.

Discussion pertaining to Medical Marijuana Bylaw - The discussion concerning the Medical Marijuana Bylaw has been tabled to the October 9, 2013 meeting.

Discussion pertaining to Hampden Country Club - Paul and Theresa Bechard of 125 Wilbraham Road addressed the Board with their concerns concerning the 100 foot buffer zone around their house. Mr. Flynn indicated we are in the Site Plan approval process. He also asked that a letter be sent to Hampden Country Club indicating as the board has not approved the submitted site plan, their attendance is requested at the Planning Board's next scheduled meeting which is October 9, 2013. The letter will serve as notification to Hampden Country Club that any further construction on the premises without prior approval from the Planning Board is done at their own risk

Adjournment – Having no further business, Mr. Dolben made a motion to adjourn at 9:53 PM. Mr. Quackenbush seconded the motion. All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, October 9, 2013.