

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, October 9, 2013
Town House

Approved 10/23/13

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

Absent: James Quackenbush

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

Approval of Minutes – Mr. Dolben made a motion to approve the August 28, 2013 Planning Board Regular Meeting Minutes as amended. Mr. Matthews seconded the motion. All in favor so approved. Mr. Dolben made a motion to approve the October 9, 2013 Regular Meeting Minutes as amended. Mr. Matthews seconded the motion. All in favor so approved.

Hampden Country Club – Jonathan Murray from Hampden Country Club attended the meeting per the Board's request to discuss the site plans for the country club. Mr. Bechard of 125 Wilbraham Road attended to discuss the buffer strip around his property, the cart path running along his property used by maintenance vehicles, and the tee box near his property line. Mr. Murray indicated he will change the cart path which is used by irrigation trucks and service vehicles. According to the bylaws, the buffer strip shall be densely treed to help reduce the hazard of misdirected golf balls to the neighbors. Mr. Murray and Mr. Bechard agreed to have the country club plant "dense trees" around his property. The country club will decide on the choice of trees to be planted. Mr. Murray indicated the country club is fully utilizing their property. Mr. Murray will provide revised plans to the Planning Board at their next meeting reflecting the following items:

1. Draw in the Cart Paths
2. Reflect on the plans the "densely treed" area along the berm on Raymond Drive and around the house located at 125 Wilbraham Road including the dimensions.
3. Movement of the tee box with dimensions reflecting distance from property line.
4. Indicate direction of play or flow of course on site plans.

A resident from Pinewood Drive attended the meeting to discuss the berm. Mr. Murray indicated that Hole #12 will be completed on Monday (Oct. 14th). He indicated that the berm will be 6 feet +/- on the property line or a foot from the property line. It will be seeded with wild flowers/fescue. The country club will maintain it. Dorothy Simonds of 148 Raymond Drive addressed her concerns with the berm and the cart paths being in the 100 foot buffer strip. She indicated that the berm is on or within a few feet of her property line and the cart path is approximately 50 feet from the property

line. The Planning Board indicated that Hampden Country Club can “densely tree” the area behind the Raymond Drive residents to redirect golf balls without taking down the berm. There is no bylaw that states that Hampden Country Club cannot put up a berm with the “densely treed” area.

The Planning Board indicated this is their interpretation of the “buffer zone”. Once the action items are included on the plans and the Planning Board members vote on it, the appeal process can begin. The Board agreed to allow the building permit to pour the foundation prior to the plans being approved.

Medical Marijuana Bylaw – The Board requested the Planning Assistant contact PVPC to find out if any towns comparable to Hampden have enacted or adopted the Medical Marijuana Bylaws.

Other Business Items – Mr. Matthews requested a discussion of the Common Driveway bylaws be added to the next meeting agenda.

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