

TOWN OF HAMPDEN  
MASSACHUSETTS

Town House  
625 Main Street  
Hampden, MA 01036

Fax: (413) 566-3513  
E-mail: [planning@hampden.org](mailto:planning@hampden.org)

Joanne Fiore, Clerk



Planning Board  
625 Main Street  
Hampden, MA 01036  
Tel: (413) 566-2151 Ext. 109

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

**MINUTES OF THE HAMPDEN PLANNING BOARD**  
**Wednesday, October 23, 2013**

**Approved 11/13/13**

**In Attendance:** Cornelius Flynn  
John Matthews  
Charlie Dolben  
Judge Robert Howarth

**Absent:** James Quackenbush

**Chairman Flynn called the meeting to order at 7 PM.**

**1. Approval of Minutes**

Mr. Dolben made a motion to approve the September 25, 2013 Planning Board Regular Meeting Minutes. Judge Howarth seconded the motion. All in favor so approved.

**2. Ames Road, ANR, Land of Robert & Gloria Skinner**

Roger Woods of Roger Woods & Company presented Plans dated 10/9/13 for property owned by Robert and Gloria Skinner. Plans reflect Lot 1 to include 69,285 sq. ft. located in the Town of Wilbraham, and 7, 933 sq. ft. of land located in the Town of Hampden. Approvals requested from both towns as the town line runs through the property. Mr. Dolben made a motion to sign the plans as presented. Judge Howarth seconded the motion. All in favor so approved (4-0).

**3. 211 South Road, Revised ANR, Land of S. Himmelstein**

Sherry Himmelstein presented to the board revised ANR plans for her property located at 211 South Road. Sherry explained to the board her reasons for the revised ANR along with future plans for a common driveway. After review of the plans, the Board indicated that the plans do not conform to the Zoning Table 7.2. The plans will need to be revised and presented to the Board for approval. Sherry Himmelstein also indicated that she would like to do a little "vista" clearing and cut down a few trees. John Matthews, Chairman of Ridgeline/Hillside Committee, will meet with her to discuss.

**4. Joe Martins – Mov'n Up – Home Ownership & Financing Workshop**

Mr. Martins presented his information to the Board pertaining to the process of buying a home and financing. The Board will forward this information to the Selectmen's Office.

**5. 25 Potash Hill Lane, ANR, Property of James D'Agostino**

Mr. D'Agostino presented ANR plans prepared by R. A. Foresi Associates dated October 1, 2013. He indicated that he wants to sell one acre of his property to his neighbor. Having no issues with the plan, Mr. Dolben made a motion to sign the ANR as presented. Judge Howarth seconded the motion. All in favor so approved (4-0).

## **6. Hampden Country Club**

Jonathan Murray and Guy Antonacci of Hampden Country Club presented to the Board revised Site Plans for Hampden Country Club. The revised plans include the four items requested of the Board at the October 9, 2013 Planning Board Meeting:

1. Draw in the Cart Paths on Site Plan
2. Reflect on Site 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 for 125 Wilbraham Road.
4. Indicate direction of play or flow of course on site plans.

The plans reflect two scattered rows of 5-6 ft. Evergreen trees(31 total) planted along the 8<sup>th</sup> Fairway on top of the berm and two scattered rows of 5-6 ft. Evergreen trees (31 total) along the 7<sup>th</sup> Fairway on top of the berm to reduce the hazard of misdirected golf balls to the neighbors. The berm along Pinewood Drive is held up with Conservation concerning setbacks.

Mr. & Mrs. Bechard of 125 Wilbraham Road indicated that the tee box that exists on their property doesn't need to be removed. Jonathan indicated that all other tee boxes are removed from the Bechard's property along with the cart path. Hampden Country Club will plant 5-6 ft. Arborvitae on back corner of their property as reflected on plans. A three-rail fence will be installed right up to the property line along with the trees. Jonathan Murray indicated they will confirm the pins are correct. Many residents from Raymond Drive attended the meeting to express their opinion concerning the berm behind their property.

Mr. Dolben made a motion to approve the plans as presented to the Planning Board with the following conditions:

1. Hampden Country Club to plans 5-6 ft. Arborvitae on back corner of property as reflected on plans. A three-rail fence will be installed where there are no Arborvitae being planed. A gate will be installed to access the septic tank.

Voting in favor: Cornelius Flynn, John Matthews, Charlie Dolben

Voting Opposed: Judge Robert Howarth

## **7. 41 Mountain Road**

Sue Robinson attended the Planning Board meeting to discuss the ANR she recently had signed by the Planning Board Chair, Cornelius Flynn. Sue indicated that her mother would like to keep the garage located on Lot A as her mother uses the garage. The Board indicated that she must provide a revised mylar and three copies removing the comment, “existing garage to be removed”. She can just drop them off for John Matthews to sign as there is no need to come back to another meeting. Charlie Dolben made a motion to approve the plans as discussed removing the comment. Judge Howarth seconded the motion. All in favor so approved (4-0).

**8. Review Zoning Notices from Other Towns**

The Board reviewed the notices.

**9. September Building Permits**

The Board reviewed the September building permits.

**10. Common Driveway**

Discussion tabled to next meeting.

**New Business:**

1. Sample - Model Bylaw Medical Marijuana – The Planning Board requested the Planning Assistant contact PVPC to find out if any towns comparable to Hampden have enacted or adopted the Medical Marijuana Bylaws. PVPC provided a sample bylaw for the Board's review. This item tabled to the November 13, 2013 meeting.

**Adjournment** – Having no further business, Mr. Dolben made a motion to adjourn at 8:40 PM. Judge Howarth seconded the motion. All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, November 13, 2013.