

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, November 13, 2013

Approved 1/8/14

In Attendance: John Matthews
Charlie Dolben
Judge Robert Howarth
Richard Green, Associate Member

Absent: James Quackenbush
Cornelius Flynn

Before the meeting began, the Members of the HCC Buffer Committee presented a letter dated November 13, 2013 addressed to the Hampden Planning Board c/o Neil Flynn, Chairman indicating the members of the HCC Buffer Committee be allowed to tape this and future open meetings of the Planning Board until their concerns regarding the buffer have been resolved. After John Matthews read the letter to the board, the regular meeting items were addressed as indicated below.

John Matthews called the meeting to order at 7 PM. Mr. Matthews introduced Rick Green, Associate Member, to the Planning Board.

Approval of Minutes

Mr. Dolben made a motion to approve the October 23, 2013 Planning Board Regular Meeting Minutes. Judge Howarth seconded the motion. All in favor so approved. Rick Green abstained from the vote as he was not in attendance at this meeting.

1. 211 South Road – Revised ANR – Sherry Himmelstein

John Matthews alerted Sherry Himmelstein that the meeting was being recorded by the HCC Buffer Committee. Sherry Himmelstein presented revised plans dated 10/24/13 prepared by Smith Associates Surveyors, Inc. Sherry updated the board on the limited development proposal creating three lots. The revision to the plans concerned Lot B1. The size of this lot was 26,946 square feet and was increased to 27,013 square feet to comply with the bylaws. Charlie Dolben made a motion to approve the ANR as presented. Judge Howarth seconded the motion. All in favor so approved.

2. Mountain Road – ANR – John Mastronardi – Mr. Mastronardi to reschedule.

3. Glendale Road – ANR – Karnig Zeroogian

John Matthews alerted Mr. Zeroogian that the meeting was being recorded by the HCC Buffer Committee. Mr. Zeroogian presented plan of land on Glendale & Hollow Roads prepared by Smith Associates Surveyors, Inc. dated/revised 11/7/13. Mr. Zeroogian indicated that Wilbraham does not leave the gate open, and they have the keys for the gate. Rick Green will contact Bob Weitz or Ed Miga at the Town Hall in Wilbraham to address this issue. Charlie Dolben made a motion to approve the ANR as presented. Judge Howarth seconded the motion. All in favor so approved.

4. Hampden Country Club – Follow-Up

John Matthews read an e-mail received from the Atty. Miranda who represents the HCC Berm Committee requesting the Rules and Regulations for both the Board of Appeals and the Planning Board. The process was discussed pertaining to the request for copies per the Massachusetts Public Records Law.

5. Letter from M. Shwartz Concerning 112 E. Longmeadow Road

The Planning Board received an e-mail from Maryanne Shwartz and Dennis Daniels of 119 East Longmeadow Road concerning the parking of a truck overnight and weekends in a residential area and also the truck left running without supervision. A copy of this e-mail will be forwarded to the Zoning Enforcement Officer. John read the May 7, 2013 letter from Lance Trevallion to Mr. Panetta of Hampden Sign Company concerning his tenant, All Waste Removal, parking a commercial box truck which is in violation of the provisions of the Site Plan approval. Also discussed was Attorney Martel's e-mail dated August 2, 2013. Rick Green indicated he had a discussion with Fred Shea of Hampden Power Equipment concerning u-turns on the property. The Planning Board will request Lance Trevallion to speak with Fred Shea concerning 1) the crossing of lots to park a truck, 2) the u-turn issue, and 3) the sign issue.

6. Public Records Requests, Response, Fees - Discussion

Due to the increased number of requests for copies of plans and other documentation, the process for these requests was discussed per the Massachusetts Public Records Law.

8. Medical Marijuana Bylaw - Discussion

To be discussed at next Planning Board Meeting.

Rick Green excused himself from the meeting at 7:48 PM.

9. Common Driveway – Discussion

To be discussed at next Planning Board Meeting.

The November 27, 2013 Planning Board Meeting has been cancelled. The Board's next meeting will be December 11, 2013.

Adjournment – Having no further business, Mr. Dolben made a motion to adjourn at 7:52 PM. Judge Howarth seconded the motion. All in favor so adjourned. As indicated above, the Planning Board's next scheduled meeting is Wednesday, December 11, 2013.

The HCC Buffer Committee representative turned off the tape recorder upon adjournment.