

TOWN OF HAMPDEN
MASSACHUSETTS

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

**HAMPDEN PLANNING BOARD
PUBLIC HEARING MINUTES/ROBINSON, NANCY
Wednesday, February 26, 2014
Town House**

Approved 3/12/14

Mr. Matthews opened the Public Hearing at 7:04 PM and alerted Susan Robinson that the Public Hearing is being recorded by the HCC Buffer Committee Representative.

The Public Hearing was scheduled on the application of Susan Robinson of 236 Three Rivers Road, Wilbraham, MA 01095, for a Special Permit as required under Section 7.2.4 of the Hampden Zoning Bylaws for a Substandard Frontage Lot. The property is located at 41 Mountain Road, Hampden, MA 01036 and owned by Susan Robinson.

Members Present: John Matthews, Joseph Dolben, Judge Robert Howarth and Richard Green.

Introduction of Board Members: Mr. Matthews introduced the Planning Board members.

Statement of Authority: Mr. Matthews read the Statement of Authority.

Legal Notice: The Legal Notice was read by Mr. Matthews.

Reports from Other Agencies: The Tax Collector reported that the account is current. The Board of Health Agent reported the size of the lot provides adequate acreage for a perc test to determine the possibility of placement for a septic system and well.

Applicant's Presentation/Board Questions: Susan Robinson presented her proposal to the Board. She explained that she would like to establish (1) estate lot for the building of (1) home on the lot. She presented plans prepared by R. Levesque Associates, Inc. dated September 5, 2013; and Revised October 29, 2013 and January 7, 2014.

Audience Questions/Comments: None.

Decision: Richard Green made a motion to approve the Special Permit as presented. Judge Howarth seconded the motion. The vote was unanimous (4-0) to approve the Special Permit.

Judge Howarth made a motion to adjourn the Public Hearing at 7:10 PM. Charlie Dolben seconded the motion. All in favor, the meeting was adjourned.

Submitted by: Joanne Fiore, Adm. Assistant