

Town House  
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Joanne Fiore, Adm. Assistant

**TOWN OF HAMPDEN  
MASSACHUSETTS**



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

John Matthews, Chair  
Joseph Dolben  
Judge Robert Howarth  
Phillip Schneider  
Mark Casey  
Associate Member: Richard R. Green

**MINUTES OF THE HAMPDEN PLANNING BOARD**  
**Wednesday, May 28, 2014**  
**Regular Meeting**

**Amended 8/13/14**

**In Attendance:** John Matthews  
Charlie Dolben  
Judge Robert Howarth  
Phillip Schneider  
Mark Casey

**Representatives for the HCC Buffer Committee attended to record the meeting of the Planning Board. Richard Green has excused himself from the Regular Meeting at 8 PM.**

**General:**

**Call to Order** – John Matthews, Chair, called the meeting to order at 8 PM.

**Mail** –

**Bills** – Payroll signed and WB Mason Invoice

**Approval of Minutes** – Mr. Dolben made a motion to approve the May 14, 2014 Regular Board Meeting Minutes. Judge Howarth seconded the motion. All in favor so approved (5-0). Mr. Dolben made a motion to approve the Minutes to the Public Hearing, Case 2014-D, for David G. Converse, 66 Glendale Road. Judge Howarth seconded the motion. All in favor so approved (5-0). Mr. Dolben also made a motion to approve the Minutes to the Public Hearing, Case 2014-E, for Kurt Sears, 50 Potash Hill Lane. Judge Howarth seconded the motion. All in favor so approved (5-0).

**CPC Representative** – Mr. Dolben will remain the CPC Representative.

**PVPC Appointments** – The Planning Board voted to appoint Mr. Phillip Schneider as PVPC Commissioner. Mr. John Matthews will remain the Alternate Commissioner. A letter will be sent to update their files.

**1) 51 Burleigh Road - ANR – Joseph A and Donna R. Dolben**

Mr. & Mrs. Dolben presented plans dated April 27, 2013 prepared by Paul S. Smith Land Surveying of 319 Shaker Road, East Longmeadow, MA. The plans reflect 5 lots with a common driveway servicing both the Estate Lot #1 which is 8.01 Acres and Lot #2 which is 10.14 acres. Also reflected are three additional lots. Mr. Dolben indicated that his house resides on Lot #1. Mr. Casey made a motion to approve the ANR plans as presented. Judge Howarth seconded the motion. Voting unanimously (4-0) to approve the plans was John Matthews, Chair; Judge Robert Howarth, Phillip Schneider, and Mark Casey. (Reference Public Hearing Case 2014-G).

**2) Lot 51 South Road (now 391 South Rd) – Mr. Rick Kosokowski - Informational**

Mr. Rick Kosokowski attended the meeting along with his son-in-law, Edward Muska, who purchased Lot 51 on South Road from Russell Morton. Mr. Kosokowski expressed his concerns pertaining to the 3 acre parcel just south of his son-in-law's property. Mr. Kosokowski stated Mr. Russell Morton indicated to them he

would like his son, Ryan Morton, to live there as Russell Morton owns the property. The concern Mr. Kosokowski has is if Ryan Morton does live on this parcel, will he be able to run his tree service out of that property. Ryan Morton currently has a business, Timber Heights Tree Service, at his current address where he has wood chippers, trucks, etc. He wants to know if this business will be allowed on South Road property. The board indicated that this would be considered a home occupation and would require a Special Permit. Mr. Kosokowski also addressed his concerns over the driveway.

**3) 2 Somers Road – Mike Cimmino – Site Plan Review for Green House**

Mr. Cimmino did not show up for the Site Plan Review.

**Other Business:**

None

**Adjournment** – Having no further business, the meeting was adjourned at 8:40 PM. The Planning Board's next scheduled meeting is Wednesday, June 25, 2014.

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

cc: Assessor's Office  
Building Dept.  
Conservation Commission  
Highway Dept.  
Moderator  
Selectmen  
Zoning Board of Appeals  
Office Files

Submitted by: Joanne Fiore, Adm. Assistant