

**Minutes of Regular Meeting
February 23, 2005
Town House 7:00**

Members in Attendance: John D. Flynn, Chair, Joseph "Charlie" Dolben, Robert Majkut, Joseph Kruzel, and Associate Member: Anthony Bongiorno

Members Absent: Melissa Reeves

Meeting Opened 7:00

Minutes- The minutes from February 9, 2005 were approved as written.

Bill for Clerical presented - \$679.20 leaving \$2721.40 in account. The bill was approved.

Property on Map 21- Lot 70 – Block 0 – Beverly Turnberg approached the Board informally about this land on map 21- lot 70 on Stony Hill Road which belonged to her grandmother. Beverly and her sister would like to split the land into two large "estate" substandard frontage lots and put a house on each lot with a common driveway. Their lot was shown as 13.3 acres, and they needed "an additional" 2.7 acres to meet the estate lot requirements. However they do not have enough frontages for a special permit and Beverly was wondering if there is some kind of waiver she could get to cut down the amount of frontage. John Flynn explained the Zoning Bylaws for the Planning Board are black and white. Turnberg would need approximately 2.7 acres to meet the requirement for the substandard frontage. This problem is more of a Zone Board of Appeals issue, the Board felt. Turnberg thanked the Board for their time.

Mary Lyon- Jeffrey Roberts, Jane Shirir, with Robinson Donovan P.C., 1500 Main Street, Springfield, MA 01115, John Stothoff, Tighe and Bond, 53 Southampton Road, Westfield 01085 and Steven Levin, Wingate Real Estate Strategies, Inc., 1 Charles River Place, 63 Kendrick Street, Needham, MA 02494, came before the Board informally to see if they need any more information before the Public Hearing. Flynn expressed regret that Tighe and Bond was working on this project for the applicant, as Tighe and Bond is normally the engineer for the Town of Hampden. Now the Planning Board must find a new engineer that can work for the Town consulting on this project. Jeffrey Roberts explained that Tighe and Bond was brought into this project when the DEP had problems with the well and septic. From that point on Tighe and Bond was on the project.

The Board felt a Traffic Impact Study will be needed for this project. Historically the parking for the employees is not good. Flynn stated if the staff is going to increase so will the parking and traffic. Steve Levin explained the staffing will not increase because one of the nursing stations will be eliminated and the beds will only increase by twelve. The

visitor parking may have to double as employee parking. Flynn asked where the snow storage will be and the answer will be discussed at the Public Hearing.

An escrow account will be set up for the engineering on this project. A fee will be discussed by the Board and the Clerk will let Levin know the amount.

The group thanked the Board and left.

The Board discussed an amount for the fee for an escrow account. The fee the Board came up with was \$1000. The Board voted unanimously to request this amount from Levin. Flynn spoke to Dave Martel, Town Counsel, about hiring Ecotec Environmental as the engineering firm for the Town on the Mary Lyon project. Martel gave his approval. The Board voted and unanimously agreed to hire Ecotec for the project.

Joe Kruzal will be the point person for this project.

Scantic Meadows – The DEP has the filing and the Planning Board is awaiting the results. Harvey Smith, 69 Colony Drive came to the Board to ask about some engineering problems and if the Town Engineer is looking at them. Also, the Board is waiting for the DEP action to be resolved, so that the final plans reflect any changes before we discuss again. Joseph Dolben explained to Smith if the Board was to discuss the project then in fact it would be opening up a Public Hearing. The Board is not allowed to discuss the project for this reason. The Board will, however, look at all letters submitted and discuss them when the time is right. When the project comes back before the Board everyone involved will be notified. Flynn told Smith the Board is aware of concerns from neighbors and others and assured him Melissa Reeves has been working diligently on this project but that everyone must wait for the proper time.

PURD Property – Gary Weiner, Ecotec Environmental, 180 Denslow Road, East Longmeadow, MA came to the Board with an ANR for the Cimmino (formerly Phaneuf) property at 87 Stony Hill Road. The ANR would eliminate the property line on Lot B. The Board voted and approved unanimously to sign the ANR.

Shadow Wood – Gary Weiner, Ecotec Environmental, 180 Denslow Road, East Longmeadow, MA, came to the Board with a letter for Dolben requesting an extension of ninety days for the Shadow Wood project. The lots have decreased to seventeen lots with six estate lots. The motion was voted on and approved unanimously. The extension will be until June 17, 2005

Lantern Lane – Nothing to report.

Meeting adjourned at 8:15

Submitted by Jane M. Budynkiewicz, Clerk