

**Minutes of Public Hearing
March 23, 2005
Town House 8:25 PM**

Members in attendance: John D. Flynn, Chair, Melissa Reeves, Joseph “Charlie” Dolben, Joseph Kruzel, Robert Majkut

Members absent: Anthony Bongiorno, Associate Member

Warrant Articles: John Flynn introduced the Board. He read the Statement of Authority. The proposed Bylaw changes as advertised in the Reminder were read as follows: The Hampden Planning Board will hold a Public Hearing on Wednesday March 9, 2005 at 7:00 PM in the Melville Room of the Town House, 625 Main Street on the application for a Special Permit and a Site Plan Review under Section 4.4 Changes, Alterations, Enlargement and Restoration of a Non-Conforming Structure filed by G & L Hampden, LLC c/o Robinson Donovan, PC, 1500 Main Street, Suite 1600, Springfield, MA 01115 for the renovation of the existing nursing home facility. Information related to this application is on file in the Clerk’s office and available for view by the public. Advertised in the Reminder February 22 and March 1. Then Flynn read the Proposed Zoning Bylaw changes, approved by the Planning Board at the 1/12/05 meeting.

Proposed change #1 – Substandard Frontage Lots

To see if the Town will vote to amend the Zoning Bylaw within Section 7.2.4, insert after “There shall be a minimum 100 foot setback from any property line.” The following:

“There shall be no more than two (2) substandard frontage lots created within any 320 feet of any frontage on any way.”

And adding the following Section 7.2.4.3:

The impact of creating more than one substandard frontage lots on adjoining land in separate ownership, so that it reads :

There shall be a minimum 100 foot setback from any property line. There shall be no more than two (2) substandard frontage lots created within any 320 feet of frontage on any way. The Planning Board, in making a decision on the Special Permit, must consider:

1. Protection of adjoining premises against any possible detrimental or offensive uses on the site, including unsightly or obnoxious appearance.
2. Convenience and safety of vehicular and pedestrian movement within the site,

- and in relation to adjacent streets, property or improvements.
3. The impact of creating more than one substandard frontage lots on adjoining land in separate ownership.

Proposed Zoning Bylaw changes, approved by the Planning Board at the 1/12/05 meeting.

Proposed change #2 – “Ladder Sign”

To see if the Town will vote to amend the Zoning Bylaw 7.6 by adding 7.622.f. to read as follows:

In the Commercial District, a single “ladder” sign shall be permitted at the entrance to the district, the purpose of which shall be to list the businesses occupying the space in the Commercial District. Each sign shall not exceed eighteen inches (18”) in length and six inches (6”) in height. Each sign shall be white background with black lettering.

Richard Jones, 10 River Park Drive, felt the purposed change number two (2) is absurd. Jones felt there is no enforcement in the town to carry out this bylaw and also why reward the businesses on Commercial Drive that do not follow any bylaws in this town. Flynn said code enforcement is the real problem in this town. Joseph Kruzel stated it is an attempt to clean up what is there now. Jones told the Board he is totally against this change and will go to Advisory to fight it and the Town Meeting so be prepared. Flynn thanked Jones for coming.

Meeting adjourned 8:39

Submitted by Jane M. Budykiewicz, Clerk