

Approved December 14, 2005

**Minutes of Regular Meeting
November 30, 2005
Town House 8:18**

Members in Attendance: Joseph “Charlie” Dolben, Chair, John D. Flynn and Joseph Kruzel, Melissa Reeves, and Anthony Bongiorno, Associate Member

Members Absent: Robert E. Majkut

Meeting Called to order at 8:18

Scantic Meadows- Tony da Cruz, Tighe and Bond, reports on site pre-construction meeting. At the time the applicant did not have an engineer this problem is now rectified.

Nov. 9, 2005 – 11 outstanding issues and a waiver request

Nov. 16, 2005- all the same issues

With the bad weather approaching it is unlikely paving could be completed. The covers on the catch basins are not what are on the plans. Until the compaction results come back, the paving will not be allowed.

Robert Cafarelli introduced Bob Donahue as the new Construction Supervisor on the project.

da Cruz would prefer to approve the sub base before the next level of the road goes down. Now the sub base must be exposed and one half dozen tests run and if they all come out good then the same must be done on the gravel layer. Cafarelli said there would not be any paving done until spring.

Dolben stated da Cruz and Donahue should be communicating.

Da Cruz went over the requests:

Low basins were withdrawn: modify sumps 1, 2, 3 – won’t recommend:
elimination of granite inlets- Dana is going to stick with granite inlets: vertical granite curves entrances – instead of vertical Dana would like them to lay on the slope.

Dolben felt we were back on track and everyone was communicating.

Norm Turnberg said he is changing the grade in the back area and using the soil on site. Flynn requested a projected topography on the back area near Martin Farms Road. Turnberg said they back filled a bit.

Dolben asked da Cruz to keep in touch with Reeves

Dolben thanked all for coming.

Southwood Mike Hyland- Hyland came before the Board to request a waiver on the over 55 age limit for the Southwood PURD. He had a letter stating he is disabled. The FAIR HOUSING ACT allows the disabled to have a live-in care taker. His wife is 52. He understands the reasoning for the bylaw but Hampden is the only town in the Commonwealth that requires both residents to be over 55. In East Longmeadow no one under 25 can live there in Wilbraham no one under 21 may live there. The American Disability Act of 1990 states he has the right to a live in care taker. Flynn has done homework on this issue. There is latitude town by town, however

the Planning Board does not grant variances. The ZBA grants variances. Hyland will have to make an appointment with the ZBA. Flynn felt Hyland has a good case.

Hyland stated his wife is not living with him she is only allowed to stay twenty (20) days a month. Dolben said it is something the Planning Board may like to re-visit and change the wording. Dolben thinks it sounds reasonable but cannot speak for the town. Dolben said call Judy Jackson and it is worth looking into for the future.

Mike Hyland thanked the Board.

Howlett Hill - tabled until future meeting

Open Space Bylaw – Connie Witt and Sherry Himelstein will come back to the Board with the wording for the change in the bylaw.

Shadow Wood – property sold in Warren but not enough to cover bills in Hampden

Zoning Maps – Flynn told Clerk to work on it with Ann in Assessor's office.

Rediker- FYI- Flynn reported the fill from the Rediker project is being given to the Town.

Tall Pines – Fees from last time were looked at. This time the fee is \$45 per unit for the 6 units being moved plus \$200 for the set fee. Flynn made a motion to accept the fees Kruzel seconded it. The vote was 4-0 to accept the fees. Vote: Yes- Kruzel, Dolben, Flynn and Reeves No- 0

Smart Growth- The next meeting for the Smart Growth Sub Committee will be Dec. 14th at 8:00

Stormwater - Kruzel asked if a Stormwater bylaw would go under the General Bylaws or under the Zoning Bylaws. Flynn felt it would be Zoning Bylaws.

Reeves made a motion to adjourn, Kruzel seconded it. The vote was unanimous to adjourn 4-0
Yes- Kruzel, Reeves, Dolben and Flynn No-0

Meeting adjourned 9:28

Submitted by: Jane M. Budynkiewicz, Clerk