

Approved February 8, 2006

**Minutes of Regular Meeting
January 25, 2006
Town House 7:00**

Members in Attendance: Melissa Reeves, Joseph Kruzal and John D. Flynn

Members Absent: Joseph "Charlie" Dolben, Chair, Robert E. Majkut and Anthony Bongiorno, Associate Member

Meeting Called to order at 7:00

Bills: Clerk payroll 65.12 @ 10.43 = \$679.20 leaving \$3400.60 approved

Minutes- Minutes from January 11, 2006 tabled until next meeting as no one present was at the last meeting.

Scantic Meadows- It was agreed by all, the amount for the escrow account would be \$3000.

50 Martin Farms Road Drainage - John Flynn reported to the Board for their information an e-mail received from Craig Krejci, 50 Martin Farms Road, he has water in his basement and has talked to Dana Pixley, Highway Superintendent, about the street drainage pipe as an issue. The water has been a problem since the storm event in October. Dana has found sand and roots clogging the street drainage pipe from station one to station two. He also mentioned a drainage problem across the back of his yard.

Flynn said this may be an issue to have Tony da Cruz look at, at some point. Joseph Kruzal added we have received more water this year than ever. To be discussed at a later meeting.

Smart Growth- Nothing much to report; In-law apartments were discussed at the last meeting. The next meeting is February 8 in the auditorium.

Shadow Wood- The back taxes still have not been paid. Colony Reality, LLC is coming to the next meeting with Gary Weiner, Ecotec Environmental, to have the mylar signed by the Board. Flynn talked to Don Schmidt with the State and asked if this procedure is allowed. Schmidt stated it is common procedure to do when land sells that is in the planning stages of development as long as nothing has changed in the bylaws or rules.

Tall Pines- Flynn told the Board he had received a phone call from Gordon Phelps reporting there was digging on the Tall Pines property. Flynn called Weiner and Weiner said they were doing the rest of the perc test along with Lorri McCool Board of Health agent for Hampden.

An escrow account for engineering and legal fees incurred from this project should be set up. The Board felt the amount should be \$1800. There is a bill from Dave Martel regarding the covenant work and this bill will be paid out of the escrow account.

Michael Kane- Michael Kane owns property map and lot numbers 2-4, 2-15, 7-23, 7-28 and 7-32. He came to the Board for information and to have an ANR signed. He explained to the Board he would like to sell this property and get out from under the financial burden this land puts him in. His plan is to create an ANR for 30 acres ± on the backside of the property with frontage in Somers CT. on Stafford Road. This property is business zoned. Melissa Reeves said a subdivision requires road access from Hampden. Dave Palmberg, William Palmberg & Son, LLC- Land Surveyors, 178 Maple Street, Enfield, CT stated this is an ANR and it is business zoned so does not require street frontage in Hampden. Flynn said the insurance company may feel differently about that. The Hampden Fire Department may not service this piece of land. The insurance does not cover the trucks going into CT.

Palmberg explained this parcel has 189'± frontage in CT.

Michael Kane explained he is looking for the best use for this property. He was thinking doing two parcels and this would stop developments from going in. He stated he originally came before the Board for advice on what would be best for the Town with this land. Flynn stated the large lot on the Hampden side might make a good location for cluster zoning, maybe a PURD. Kane said was not looking to do a big subdivision and the town would not like that. Flynn said the town appreciates PURD's. There is a need in town for such housing.

Palmberg said they have done everything correct to have the ANR signed. The Board looked at the plan and all the land was not included on the mylar so they must bring it back and redo it showing the entire parcel. In the meantime, Flynn suggested Kane talk to a few people regarding more options he might have with this parcel before the ANR is signed and closing the open space he has on the back of the property.

551 Main Street- Gary Lambert, Landmark Reality, came to the Board looking for what the use is for the house on 551 Main Street. The house is up for sale and they would like to clarify how to list the house either as a two family or as a single family with an in-law apartment.

Flynn stated there are no two family zoning in Hampden. There are a few two families that pre-date the zoning.

Flynn asked if his property has been rented lately. Lambert said it was rented up until a few months ago. Flynn asked if there is a single meter or are the utilities included in the rent. Lambert said he thinks the utilities are included in the rent.

Flynn stated since there is only one meter and one service to the house and it has been rented with the last two years it is a pre-existing accessory apartment use and it is grandfathered, but it is not a two family. If the use is not exercised for two years then the use goes away.

Lambert thanked the Board for their time.

Sidewalk Committee- no update

Southwood- Flynn asked the Selectmen to leave room on the warrant for a word change to PURD Bylaw. Changing the age requirement is what the Board would like to do.

The Board would like to have the Public Hearing the same night as the Advisory Hearing for the Warrant Articles. One of the residents from Southwood asked if they would have to change their covenant to meet the same age requirements as the town. Flynn said they would not be obligated to but it would be a good idea to have it done sometime in the future, maybe when they went for another change.

Joseph Kruzel made a motion to adjourn. Flynn seconded it. The vote was unanimous to adjourn.

Meeting adjourned 8:38

Submitted by: Jane M. Budynekiewicz