

TOWN OF HAMPDEN  
MASSACHUSETT

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John Matthews, Chair  
Judge Robert Howarth  
Phillip Schneider  
Mark Casey  
M. Paige Gore  
Associate Member: Richard R. Green

HAMPDEN PLANNING BOARD  
PUBLIC HEARING MINUTES/JARRETT THOMAS-334 SOUTH RD  
Wednesday, December 10, 2014  
Town House

**Approved 1/14/15**

John Matthews, Chair, opened the Public Hearing at 7 PM.

The Public Hearing was scheduled on the application of Jarrett Thomas of 334 South Road for a Special Permit as required under Section 6.1.1 of the Hampden Zoning Bylaws to construct a 30' X 44' detached garage at 334 South Road which would create a total garage footprint area more than one-half (1/2) the ground floor area of the main dwelling.

**Members Present:** John Matthews, Chair; Judge Robert Howarth, Phillip Schneider, Mark Casey and M. Paige Gore

**Introduction of Board Members:** Mr. Matthews introduced the Planning Board Members.

**Statement of Authority:** Mr. Mathews read the Statement of Authority.

**Legal Notice:** The Legal Notice was read by Mr. Matthews.

**Reports from Other Agencies:** The Tax Collector reported that the account is current. The Building Commissioner, Lance Trevallion, indicated he has no concerns or issues with the proposed garage construction.

**Applicant's Presentation/Board Questions:** Mr. Jarrett Thomas presented to the Board his plans to construct a 30' X 44' detached garage on his property located at 334 South Road in Hampden. This detached garage will be used to store his motorcycles, plow, tractor, etc. Mr. Thomas stated there will not be a business operating in the garage. Mr. Thomas provided pictures and plans for the project.

**Audience Questions/Comments:** Mr. Bruce Perri of 340 South Road expressed to the Board his concerns over the size and height of the garage. He indicated that it is larger than more of the homes on that street and asked why it has to be that high. Mr. Thomas indicated that he would like to have 10' X 10' doors on the garage for his trailer and this requires a 12' ceiling. Mr. Matthews indicated that the garage will be below the roofline of the Thomas house.

**Decision:** Judge Howarth made a motion to approve the application for a Special Permit to construct a 30' X 44' detached garage at 334 South Road in Hampden which would create a total garage footprint area more than one-half (1/2) the ground floor area of the main dwelling. Mark Casey seconded the motion. The Planning Board voted to grant the Special Permit (5-0). Voting in favor was John Matthews, Chair, Judge Howarth, Phillip Schneider, Mark Casey and M. Paige Gore.

Mr. Matthews declared the Public Hearing closed at 8:15 PM.

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

Submitted by: Joanne Fiore, Adm. Assistant