

**Town House**

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Joanne Fiore, Adm. Assistant

**TOWN OF HAMPDEN  
MASSACHUSETTS**



**Planning Board**

625 Main Street  
Hampden, MA 01036  
Tel: (413) 566-2151 Ext. 109

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

**MINUTES OF THE HAMPDEN PLANNING BOARD**  
**Wednesday, December 10, 2014**  
**Regular Meeting**

**Approved 01/14/15**

**In Attendance:** John Matthews, Chairman  
Judge Robert Howarth  
Phillip Schneider  
Mark Casey  
M. Paige Gore  
**Staff:** Joanne Fiore, Adm. Assistant

**General:**

**Call to Order** – John Matthews, Chair, called the meeting to order at 7:16 PM.

**Mail** –

**Bills** – Payroll signed.

**Approval of Minutes**

Mr. Schneider made a motion to approve the November 19, 2014 Regular Board Meeting Minutes. Mr. Casey seconded the motion. All in favor so approved (5-0)

Mr. Matthews made a motion to approve the November 19, 2014 Public Hearing Minutes (Case 2014-L – LoriBeth Sterling) contingent upon the change on Page 1, Section, “Applicant’s Presentation/Board Questions” from “new accessory building” to “recently renovated accessory building”. Judge Howarth seconded the motion. All in favor so approved (5-0).

Judge Howarth made a motion to approve the October 8, 2014 Regular Board Meeting Minutes. Mr. Casey seconded the motion. All in favor so approved (5-0).

Judge Howarth made a motion to approve the September 24, 2014 Public Hearing Minutes (Case 2014-J – The Greenhouse). M. Paige Gore seconded the motion. All in favor so approved (5-0).

Judge Howarth made a motion to approve the September 24, 2014 Public Hearing Minutes (Case 2014-I – Solar Energy Facility on Stony Hill Road). M. Paige Gore seconded the motion. All in favor so approved (5-0).

**1) 577 Glendale Road, Connery Auto**

Mr. Michael Connery addressed the Board concerning the Used Car Dealer License for Connery Auto. He is requesting the license be changed from his name to his father’s name, Edward Connery. Michael Connery indicated that his father has put more into the business and feels the license should be in his name. He stated they have been located at 577 Glendale Road for 10 years and have not had any complaints from their neighbors. They were previously located at 21 North Road. Judge Howarth made a motion to approve the change in the name on the license from Michael Connery to Edward Connery. Phil Schneider seconded the motion. All in favor so approved (5-0).

**2) 28 Somers Road, Mac's Auto Sales**

Mr. Frances McMahon addressed the Board concerning the relocation of his business, Mac's Auto Sales, due to the demolition of the building at 28 Somers Road. Mr. McMahon plans to move his business to 32 Somers Road. He plans to use the basement at this location for his office. Mr. McMahon indicated no cars will be displayed, and there are no changes to the conditions of the license. Judge Howarth made a motion to approve the change in business location from 28 Somers Road to 32 Somers Road. M. Paige Gore seconded the motion. Voting in favor was: John Matthews, Chair; Judge Howarth, Mark Casey, and M. Paige Gore. Motion passed (4-0). Mr. Schneider abstained from the vote.

**3) End of Potash Hill Lane – Discussion, Michael Kane**

Mr. Michael Kane addressed the Board concerning land he owns at the end of Potash Hill Lane. He stated that currently he is farming the land, and there is also a gravel pit on two acres of the land. He has been marketing the property to find a good fit for the land. Also attending the meeting was Tom Clark, Realtor for Connecticut Commercial Realty; Leonard Van Wingerden, President, Grower Direct Farms of Somers, CT; and Ryan Horn, Sales Executive, Grower Direct Farms, interested parties to the property. Mr. Van Wingerden addressed the Board concerning his family business, Grower Direct Farms. Mr. Van Wingerden indicated to the board he is interested in the property. He stated they would like to expand their crops to include tomatoes, peppers, cucumbers and lettuce. They currently grow flowers, vegetables and herb plants. He stated this is a good location as it across the street from their other site. It is also not visible from the street as it is buffered by trees. He has access from Connecticut (Stafford Road entrance). He indicated there will not be any commercial vehicles travelling down Potash Hill Road or Martins Farms Road. The egress and ingress will be from Connecticut. He stated that it would be a great use for the property as no services would be required by the Town, and it would raise the value of the property. Mr. Van Wingerden indicated their biggest customers are Home Depot and Wal-Mart. Mr. Kane stated he wanted to update the board on his plans so there are no surprises. The Board stated that a Public Hearing would be required if they plan to proceed with their plans.

**4. Changes/Additions to Zoning Bylaws**

- a) Buffer Strip – John Matthews will handle this change to the bylaws.
- b) Solar Energy System and Restaurant and Banquet Facility Hall – Phillip Schneider and M. Paige Gore will work on the wording for this bylaw.

**Other Business**

1) Public Hearing for the Hampden Police Station – The question was raised as to whether both Phillip Schneider and Richard Green have to recuse themselves from this Public Hearing. Per John Matthews, they have to recuse themselves.

**Adjournment** – Having no further business, the meeting was adjourned at 8:35 PM. The Planning Board's next scheduled meeting is Wednesday, January 14, 2014.

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