

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/BRUCE AND JOANNA STRANGE-40A OAK KNOLL DRIVE
Wednesday, January 14, 2015
Town House

Approved 2/11/15

John Matthews, Chair, opened the Public Hearing at 7:45 PM.

The Public Hearing was scheduled on the application of Bruce and Joanna S. Strange of 3 Harness Drive, Wilbraham, Massachusetts, for a Special Permit as required under Section 6.1.1 of the Hampden Zoning Bylaws to construct a 30' X 60' outbuilding for personal use on property located at 40A Oak Knoll Drive owned by Bruce and Joanna S. Strange. The applicant is requesting Special Permit Approval as required under Section 6.1.1 of the Hampden Zoning By-Law because the footprint of the proposed 30' X 60' outbuilding 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 Inspector, Lance Trevallion, provided the following comment to the Planning Board, "As long as the use of the building is not commercial in nature, he has no objections." The Board of Health reported this is not applicable to their department.

Applicant's Presentation/Board Questions: Mr. Edward Loiko spoke on behalf of Bruce and Joanna S. Strange. Mr. Loiko explained to the Board the outbuilding would be used to store cars, for a work-out area, and also as an In-door golf facility. He stated there would be no commercial use of the building. Mr. Loiko will provide revised plans indicating the new location of the outbuilding as per the Building Inspector.

Audience Questions/Comments: None

Decision: Judge Howarth made a motion to approve the application for a Special Permit to construct a 30' X 60' outbuilding at 40A Oak Knoll Drive with the following conditions: 1) Access to outbuilding is from the existing driveway at 40A Oak Knoll Drive and 2) Building is not to be used for commercial or residential use. Mr. Schneider seconded the motion. Voting in favor to grant the Special Permit (5-0) was John Matthews, Chair; Judge Robert Howarth, Phillip Schneider, Mark Casey, and M. Paige Gore.

Mr. Matthews declared the Public Hearing closed at 8:05 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