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Joanne Fiore, Adm. Assistant

TOWN OF HAMPDEN  
MASSACHUSETTS



Planning Board  
625 Main Street  
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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, January 14, 2015**  
**Regular Meeting**

**Approved 2/11/15**

**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 7:04 PM.

**Mail** –

**Bills** – Payroll signed.

**Approval of Minutes**

Mr. Matthews alerted the audience that the meeting is being recorded by Paul Bechard of 125 Wilbraham Road, Hampden.

**1) 50 Woodland Drive, Christopher Hagen, Discussion on Home Occupation**

Mr. Christopher Hagen addressed the Board concerning obtaining a Used Car Dealer License at his residence. He explained he would like to purchase high-end vehicles, perform minor maintenance work on them (change oil, brake job) on the vehicle and ship to a dealer in South Korea. If any major work is required on the vehicle prior to shipping, it will be done off-site. He explained in order to purchase the vehicles at auction, he requires a used car dealer license. He indicated no sign will be displayed at his residence. The Board stated he will need to apply for a Special Permit for a Home Occupation in an Accessory Building.

**2) Atty. Mark Beglane & Mike Cimmino – Discussion – Highland Circle and S. Monson Road**

Atty. Mark Beglane presented to the board preliminary plans prepared by Heritage Surveys, Inc. for Michael Cimmino's property located at the end of Highland Circle. This subdivision plan would require Special Permits for (2) Estate Lots and (1) Common Driveway. The plans reflect a proposed revised cul-de-sac, and John Matthews indicated that he will need to speak with the Highway Department concerning this proposed plan. Also discussed was Lot A (2.212 acres) is to be conveyed to William and Linda Bond and combined with Lot 40 owned by them.

***The Planning Board's Regular Meeting was suspended at 7:44 PM in order to hold Public Hearing Case 2015-A, Special Permit Request for Bruce & Joanna Strange.***

***The Planning Board's Regular Meeting was resumed at 8:06 PM.***

**Approval of Minutes** – Mark Casey made a motion to approve – the December 10, 2014 Regular Meeting Minutes. Phillip Schneider seconded the motion. All in favor so approved (5-0).

Mr. Matthews made a motion to approve the Minutes to the Public Hearing for Case 2014-M (Jarrett Thomas). M. Paige Gore seconded the motion. All in favor so approved (5-0).  
Minutes to 01/14/15 Regular Planning Board Meeting

Hampden Country Club – Approval of Minutes - The Planning Board Regular Meeting reconvened with Associate Board Member, Richard Green, as Phillip Schneider and Mark Casey recused themselves from action on this item. Judge Howarth made a motion to approve the Minutes to the Public Hearing for Hampden Country Club on October 22, 2014 and Reconvened on November 3, 2014 and November 12, 2014 with one change to the minutes on Page 6, to add the word “Permit” to the last sentence in the second Paragraph from the bottom. Richard Green seconded the motion. All in favor so approved (4-0). Those voting in favor were John Matthews, Judge Howarth, M. Paige Gore and Richard Green.

***The Regular Meeting of the Planning Board was suspended at 8:15 in order to hold Public Hearing Case 2015-B, Special Permit Request for the Hampden Police Station.***

***The Regular Meeting of the Planning Board reconvened at 8:45 PM. Mr. Paul Bechard turned off the recording of the meeting.***

### **3. Changes/Additions to Zoning Bylaws**

a) Buffer Strip - Judge Howarth made a motion to change the current definition for Buffer Strip from “A portion of land set aside to separate the remainder of other districts from residential districts. Buffer strips shall be landscaped or left natural as required by the Planning Board and may not be used for parking areas, circulation of traffic, or for accessory buildings.” to “A portion of land set aside to separate other districts from residential districts. M. Paige Gore seconded the motion. All in favor so approved (5-0).

b) Procedures for Review of Special Permits and Site Plans – Judge Howarth made a motion to remove, “and Zoning Board of Appeals,” in Section 10.72, Paragraph #3.a. M. Paige Gore seconded the motion. All in favor so approved (5-0).

c) Restaurant and/or Banquet Facility – M. Paige Gore made a motion to change within the Definitions, Section 2 of the Bylaws, 2.107 Restaurant to: 2.107 Restaurant and/or Banquet Facility and add the following sentence to the existing definition an additional sentence to read: “Banquet facility may not have normal business hours.”

d) Solar Energy System – to be discussed at January 28, 2015 Planning Board Meeting.

**Other Business** - None

**Adjournment** – Having no further business, the meeting was adjourned at 9:19 PM. The Planning Board's next scheduled meeting is Wednesday, January 28; 2014.

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

Submitted by: Joanne Fiore, Adm. Assistant