

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, February 11, 2015**  
**Regular Meeting**

Approved 2/25/15

**In Attendance:** John Matthews, Chairman  
Judge Robert Howarth  
Phillip Schneider  
M. Paige Gore

**Staff:** Joanne Fiore, Adm. Assistant

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

**General:**

**Call to Order** – John Matthews, Chair, called the meeting to order at 7:02 PM.

**Mail** –

**Bills** – Payroll signed.

**Approval of Minutes** – Judge Howarth made a motion to approve the January 14, 2015 Regular Meeting Minutes. Phillip Schneider seconded the motion. All in favor so approved (4-0).

Judge Howarth made a motion to approve the Minutes to the Public Hearing for Case 2015-A (Bruce & Joanna Strange, 40A Oak Knoll Drive). Phillip Schneider seconded the motion. All in favor so approved (4-0).

Judge Howarth made a motion to approve the minutes to the Public Hearing for Case 2015-B (Hampden Police Department). Paige Gore seconded the motion. Voting in favor (3-0) was: John Matthews, Judge Howarth, and Paige Gore.

Judge Howarth made a motion to approve the January 28, 2015 Regular Meeting Minutes. Paige Gore seconded the motion. All in favor so approved (4-0).

**1. 70 Rock-A-Dundee Road – ANR**

Dan O'Brien of Smith Associates Surveyors Inc. presented plans (dated February 2, 2015) for 70 Rock-a-Dundee Road. The purpose of the ANR is to divide out a parcel of land owned by Oscar and Claudia Elguero (Parcel A) and conveyed to and made part of the adjoining land owned by Cynthia Picknelly. Judge Howarth made a motion to approve the ANR as presented. Phillip Schneider seconded the motion. All in favor so approved (4-0).

**2. Bennett Road – Property owned by Sandra R. Schermerhorn**

Mr. Schermerhorn presented plans prepared by Sherman & Frydryk, LLC dated January 16, 2015 for the Bennett Road property owned by Sandra R. Schermerhorn. The purpose of this ANR s to divide Lot #3 (land both in Hampden and Monson) which has the required frontage in the Town of Hampden with sufficient and adequate access on North Monson Road. Judge Howarth made a motion to approve the ANR as presented. Phillip Schneider seconded the motion. All in favor so approved (4-0).

3. Changes/Additions to Zoning Bylaws for Annual Town Meeting

1) Amend Golf Recreational District – John Matthews made a motion to remove Section 6.72.4.d Payment section. Judge Howarth seconded the motion. All in favor so approved (4-0).

2) Addition of Veterinary Clinic and Veterinary Hospital to Definitions Section of the Zoning Bylaws – Judge Howarth made a motion to add the following two definitions to Section 2 of the Zoning Bylaws: Veterinary Clinic – Operates with posted business hours and not open 24 hours/day; and Veterinary Hospital – Operates 24 hours/day, 7 days/week. Paige Gore seconded the motion. All in favor so approved (4-0).

3) Amend Illumination Standard of Signs – John Matthews made a motion to amend Section 7.613.3 (Signs), Illumination Standards by removing “and shall be indirect illumination only.” and adding “The illumination of lighting shall meet the approval of the Planning Board in each application. Paige Gore seconded the motion. All in favor so approved (4-0).

4) Turnberg Property on Commercial Drive – John Matthews requested a memo be sent to Dave Martel on this matter. Memo to state that during a recent review of Commercial Drive, someone came to the Planning Board asking for a towing business in a residential (R-4) district where commercial activities are taking place; and request if the Planning Board should take appropriate action to rezone the property from Residential-4 to Commercial to bring it to compliance with the rest of the area.

5) Wind Energy Conversion System – Paige Gore and Phillip Schneider to provide verbiage for this bylaw to be included in Warrant for Annual Town Meeting

6) Decommissioning Plan for Solar Energy Systems – Paige Gore and Phillip Schneider to provide verbiage for this to be added to the Solar Energy System Bylaw.

Other Business - None

Adjournment – Having no further business, the meeting was adjourned at 8:15 PM. The Planning Board’s next scheduled meeting is Wednesday, February 25, 2015.

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

Submitted by: Joanne Fiore, Adm. Assistant