

**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  
M. Paige Gore  
Edward Loiko

Associate Member: Richard R. Green

**MINUTES OF THE HAMPDEN PLANNING BOARD**  
**Wednesday, July 29, 2015**  
**Regular Meeting**

**Approved 8/12/15**  
**Amended 10/14/15**

**In Attendance:** John Matthews, Chair  
Judge Robert Howarth  
M. Paige Gore  
Phillip Schneider (abstained from Item #1 on Agenda)  
Edward Loiko

**Town Counsel:** Atty. Dave Martel, Counsel for Hampden Planning Board

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

**General:**

**Call to Order** – Judge Howarth called the meeting to order at 7:50 PM.

**Mail** –

**Bills** – Payroll signed.

**Approval of Minutes** – M. Paige Gore made a motion to approve the April 8, 2015 Regular Meeting Minutes. Phill Schneider seconded the motion. All in favor so approved (3-0). Those in favor include John Matthews, Phill Schneider and M. Paige Gore.

M. Paige Gore made a motion to approve the April 8, 2015 Public Hearing Minutes for Case 2015-D, application of Christopher E. and Songae Hagen of 50 Woodland Drive. Richard Green seconded the motion. All in favor so approved (4-0). Those in favor include John Matthews, Phill Schneider, M. Paige Gore, and Richard Green, Associate Member.

Phill Schneider made a motion to approve the May 13, 2015 Regular Meeting Minutes. M. Paige Gore seconded the motion. All in favor so approved (3-0). Those in favor include Judge Howarth, M. Paige Gore, and Ed Loiko.

Richard Green made a motion to approve the May 13, 2015 Public Hearing Minutes for Case 2015-E. Judge Robert Howarth seconded the motion. All in favor so approved (4-0). Those in favor include Judge Howarth, M. Paige Gore, Edward Loiko and Richard Green, Associate Member.

Judge Howarth made a motion to approve the May 27, 2015 Regular Meeting Minutes. Phill Schneider seconded the motion. All in favor so approved (3-0). Those in favor include John Matthews, Judge Howarth, and Phill Schneider.

**John Matthews alerted the applicants the meeting is being recorded.**

**1) Continuance – Discussion /Review of Conditions for Special Permit with Site Plan Approval for Greathorse (formerly Hampden Country Club), Case 2014-K**

Judge Howarth presided on this item as John Matthews did not attend the previous meetings. Atty. Frank Fitzgerald, Counsel for Hampden Country Club, updated the Planning Board on the status of the berm. He stated the berm has been removed, 16 trees have been planted, and they will be completed in accordance with the Special Permit. Mr. Matthews reviewed each Condition for the Special Permit, Case 2014-K, for the operation of a commercial golf course within the Golf Recreational District. The applicant’s response has been noted next to each Condition:

- Condition #1. The Country Club confirmed compliance with this condition.
- Condition #2. The Country Club confirmed this item will be complied in accordance with the Special Permit Condition. Per the Country Club, it will take about (6) weeks to complete the plantings.  
*Note: Correction to statement made by John Matthews regarding Condition #2a, the arborvitaes will not be maintained to 20 feet . They will be allowed to grow and mature naturally.*
- Condition #3. The Country Club confirmed this item has been complied with and the golf cart path shall be 75 feet from the residents property line.
- Condition #4. This item has been closed in the previous public hearing (Case 2015-E).
- Condition #5. The Country Club is working on this item.
- Condition #6. The Clubhouse cottages are mute at this time.
- Condit on #7. The Construction of the Clubhouse Cottages – This item is mute at this time.
- Condition #8. Dealing with Clubhouse Cottages - This item is mute at this time.
- Condition #9. John Matthews indicated if all plantings have been completed in compliance with the Special

Permit prior to the November 2015 informational meeting, the Country Club should notify the Planning Board to schedule this meeting earlier.

John Matthews stated the Board has confirmed progress has been made. He stated what has happened in the past, stays in the past and the Board will move forward and will put their faith in Greathorse and the community. The screening has not been completed, and a timeline was never set as to when the screening had to be completed by. Atty. Miranda, Counsel for Paul and Theresa Bechard of 125 Wilbraham Road, disagrees.

Jim Clark of Raymond Drive spoke to the Board about the removal of the berm. Dorothy Simonds addressed the issue of the permit being rescinded on June 17 if the work was not completed. Richard Green stated the Board was over zealous that night in offering to do that. In a Regular Board Meeting, the Board cannot set up potential for pulling the Special Permit. He indicated that comment was made out of line and overzealous on the part of the Chair and would never prevail in Court as this has to be done in a Public Hearing. He indicated this brings the Board back to the May and November meetings. Comments indicating that the Board could stop them on June 17 for not substantially doing that work were out of line by the Board and that has been clearly stated.

Bob Ingerson of 160 Raymond Drive alerted the Board the berm is not completely down on his property-- there is about 18 inches of berm. It is raised on both his property and the country club. Atty. Fitzgerald indicated they will address this along with both 100 and 94 Raymond Drive which was brought up by Stu Fuller.

M. Paige Gore made a motion to continue this discussion to the November 2015 date which will be posted on the Regular Meeting Agenda unless the Country Club completes these items prior to that date at which time an informational meeting will be scheduled. Ed Loiko seconded the motion. All in favor so approved (3-0).

2) 229 Somers Road – Continuance/Discussion of Special Permit (Case 2013-C) - Postponed to August 12<sup>th</sup> Regular Board Meeting.

3) 40 Meadow Brook Lane – Applicant rescinded his application for a Site Plan for a Home Occupation.

4) 484 Main Street – Site Plan Review/Used Car Dealer License – Mr. Michael Sedergren addressed the Board concerning a car dealer's license for Reliable Rides Inc. to sell used vehicles via the internet. He will apply for (1) dealer plate and there will be no parking spaces required. There will only be a sign on the office door. Mr. Sedergren stated retail sales of the cars will be conducted solely through the internet, and the vehicles will be stored at several off-site storage facilities. Judge Howarth made a motion to approve the Site Plan for a Used Car Dealer License for Reliable Rides Inc. M. Paige Gore seconded the motion. All in favor so approved (5-0). Those in favor include John Matthews, Judge Howarth, M. Paige Gore, Phill Schneider and Ed Loiko.

5) 239 Allen Street – Joshua Lee Smith, outside Counsel representing National Grid, addressed the Board and presented ANR plans for 239 Allen Street (the old Grand Prix Farms property) prepared by Beals and Thomas, Inc. of Southborough, MA dated May 11, 2015. Mr. Smith stated National Grid purchased the property and the house at this location. He stated this ANR sections off the existing dwelling. The Board approved the ANR as presented.

6) South Monson Road – ANR Owned by Theresa A. Fusaro, Et Al – Daniel O'Brien of Smith Associates Surveyors, Inc. and Theresa Fusaro of East Longmeadow, MA, presented to the Board an ANR dated June 24, 2015 to create a conforming buildable lot on South Monson Road (Lot 4) and a parcel of land denoted as Parcel "A" to be divided off and combined with the land of Paul R. & Mary K. Fusaro, shown as Lot 2 to be known as Lot 2A on plan presented. The Board approved the ANR as presented.

7) Scantic Meadows/Kibbe Lane – Discussion/Report on Condition of Kibbe Lane - Mr. Speight provided the report completed by Gary P. Weiner, P.E. The Board agreed that they will work with Dana Pixley of the Highway Department on when the pavement is to be completed. Phill Schneider will respond to the Selectmen on providing bids to complete the road as the Board agreed this will be handled with Dana; and John indicated the bond does not cover what is required to complete the road per Dana. As this is the 10<sup>th</sup> year of the bond, we will notify Dana towards the end of this year. As far as the Board is concerned, the Kibbe Lane issue is closed.

#### Other Business

Austin McKeon met briefly with the Board to bring to their attention two items to keep in mind on their site visit at 229 Somers Road (Solar Facility). He asked they keep in mind Condition #1 on the Special Permit that the plantings have to be subject to Board approval and also the time of year it is when they go on the site visit--the difference between trees and weeds.

The election of Officers to the Planning Board will be tabled to the August 12 meeting.

**Adjournment** – Having no further business, the meeting was adjourned at 8:45 PM. The Planning Board's next scheduled meeting is Wednesday, August 12, 2015.

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