

Town House

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TOWN OF HAMPDEN MASSACHUSETTS



Planning Board

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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, August 12, 2015 Regular Meeting

Approved 09/09/15

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

General:

Call to Order – John Matthews called the meeting to order at 7:03 PM.

Mail –

Bills – Payroll signed.

Approval of Minutes – Judge Howarth made a motion to approve the July 29, 2015 Regular Meeting Minutes with changes as noted:

Under Condition 2a, indicate correction of statement concerning arborvitaes to grow and mature naturally and not maintained at 20 feet.

Correction from Bob Anderson of 106 Raymond Drive to Bob Ingerson of 160 Raymond Drive on Page 2, Paragraph 3

Under Item #7, replace “he indicated” to John indicated and add “per Dana” to the same sentence. Paige Gore seconded the motion. All in favor so approved (3-0). Those in favor include John Matthews, Judge Howarth and M. Paige Gore.

The June 17th Regular Meeting Minutes, June 17th Public Hearing Minutes and July 29th Public Hearing Minutes tabled to August 19 Administrative Meeting for approval.

1) 57 Allen Street, Site Plan Review/Home Occupation – Rozell's Landscaping

Joshua Rozell of 57 Allen Street presented site plans for a landscaping business (Home Occupation) at 57 Allen Street. He indicated he has been in business since 2008. He would like approval for his landscaping business at this location. He indicated he has one employee that he will pick up on his way to jobs. He will store equipment in the garage, and in the future would like to build a larger garage in the rear of the property. Disposal of leaves, grass, and wood chips will be dumped off-site. John Matthews stated if he plans to expand his business to include splitting firewood, he would have to meet with the Board. Judge Howarth made a motion to approve the Site Plan for Home Occupation at 57 Allen Street. Phillip Schneider seconded the motion. All in favor so approved (4-0).

2. 229 Somers Road – Continuance/Discussion of Special Permit (Case 2013-C)

John Matthews, Bob Howarth, Phil Schneider and the Building Inspector, Wendell Hulbert, met with Alana Chain of Altus Power America at the solar facility for a site visit on Monday, August 17. Alana provided an update stating the vegetation was planted on a two foot berm to add to the basins to capture water. The vegetation is starting to grow in the gravel pit. She stated once the work is completed, the entrance road to the facility will be paved.

John Matthews believes the screening of the solar facility has been accomplished. He stated the arborvitaes are 6' tall planted on a 2' berm. The vegetation planted to obscure the facility has been accomplished. Concerning the closing of the gravel pit, it was noted in the June 17, 2015 Regular Meeting Minutes, Mr. & Mrs. James Kibbe agreed that the gravel pit is no longer operational or in existence as they did not renew the Special Permit.

Alana discussed the outcropping of the ledge. She stated covering the ledge with vegetation probably would not work as the rain would wash it away and it needs topsoil to grow. She stated grass is growing to cover or mask that area. Mr. Austin McKeon of 28 Potash Hill Lane asked why one section of the area has been addressed and not the other. Alana explained they are in a mitigation process with the DEP which started in June. She stated there is an allocation of land that is bare for a reason. Mr. McKeon asked what the process is for compliance of conditions. John Matthews stated the Building Inspector issues a Certificate of Compliance. The building permit remains open. Alana stated she has hired a civil engineering group to address the storm water issue. The ledge on the left was loamed and that looks good. and over the next couple of years that will grow in good. Mr. McKeon stated he is very appreciative of the Planning Board in accommodating his concerns. John Matthews stated the Board will continue with site visits.

Michael and Beverly Smith of 67 Martin Farms Road asked if the plantings will be maintained. Alana stated the arborvitaes will overgrow the plantings, and they will mow the front of the facility every two weeks.

3. Chapin Road – ANR

ANR plans prepared by Paul S. Smith Land Surveying dated June 27, 2015 were submitted to the Board for their approval. The applicant was Bedrock Financial, LLC of East Longmeadow, MA, for property on Chapin Road (Map 04-Block 005-Lot 001). The ANR was approved by the Board.

4. 129 Thresher Road/Jason Broom – Discuss combining of neighboring property

Abby Sullivan and Jason Broom discussed their proposal for a possible ANR for their property on Thresher Road, lots 29, 30 and 31. They would like to combine lots 29 & 30, and also take 1 acre from the rear of lot 31 to combine to make one large parcel totaling 6.54 acres. The lots are pre-existing, non-conforming. The Board will forward this request to Town Counsel for review.

5. Amend Solar Bylaw

Discussion tabled to next Board meeting.

6. Elect Board Positions

Bob Howarth made a motion to re-elect John Matthews as Chairman of the Planning Board. Phillip Schneider seconded the motion. All in favor so re-elected (3-0).

Phillip Schneider made a motion to re-elect Judge Robert Howarth as Co-Chairman of the Planning Board. M. Paige Gore seconded the motion. All in favor so re-elected (3-0).

Other Business

The Board will hold an Administrative Meeting on Wednesday, August 19, at 7 PM to approve meeting minutes only.

Adjournment – Having no further business, the meeting was adjourned at 8:30 PM. The Planning Board's next scheduled meeting is Wednesday, August 19, 2015.

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

Submitted by: Joanne Fiore, Adm. Assistant