

Town House

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TOWN OF HAMPDEN MASSACHUSETTS



Planning Board

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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, October 14, 2015 Regular Meeting

Approved 10/28/15

In Attendance: John Matthews, Chair
Judge Robert Howarth
M. Paige Gore
Phillip Schneider (Recused for Item #2 - 128 Wilbraham Road Status Meeting)

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 amend the July 29, 2015 Regular Meeting Minutes by adding to Item #1, the last sentence, "Ed Loiko seconded the motion. All in favor so approved (3-0)." M. Paige Gore seconded the motion. All in favor so approved (4-0). Judge Howarth made a motion to approve the September 9, 2015 Regular Meeting Minutes. M. Paige Gore seconded the motion. All in favor so approved (4-0).

1) 548 Main Street, Diana's Pawfessional Grooming, Discussion/Grooming Class

Diana Rios of Diana's Pawfessional Grooming addressed the Board to discuss adding services to her business plan. Ms. Rios would like to provide Hands-on Grooming Training which would include a 12-week training course for one student at a time, Monday through Friday, 9 AM to 3 PM. She will hold this training four times a year at the most or as needed. Ms. Rios indicated that only a certificate is required for grooming training. Judge Howarth made a motion to approve the additional service to her business plan. Phil Schneider seconded the motion. All in favor so approved (4-0).

2) 128 Wilbraham Road, Greathorse, - Status Meeting

Frank Fitzgerald, Counsel to Greathorse, addressed the Board to provide an update regarding the plantings on the former berm. To date they have planted 210 trees, and they are evaluating further plantings. They committed to 217 trees.

John Matthews asked if the trees have been planted per the plan and if there is a variety of trees. Atty. Fitzgerald stated they are planted per the site plan. Atty. Fitzgerald addressed the concern of various residents in which trees have not been planted behind their property. Richard Green stated he noticed about four houses in the middle of the street where there are no new trees planted. He stated there are mature trees there, but no new plantings. Atty. Fitzgerald stated they made a judgment call in that area since mature trees already exist there, however,, they are willing to take a look at that area for safety issues or the hazard of misdirected golf balls. Mr. Phillip Schneider, speaking as a resident, stated the Board did specify the trees in that area. Those residents that indicated there are no new plantings behind their property are:

88 Raymond Drive – Dunn (Current Owner – Previously McMahon)
112 Raymond Drive - Pecia
118 Raymond Drive - Bortolussi
122 Raymond Drive - Jasiewicz

Atty. Fitzgerald stated they will take a look at those four addresses.

John Matthews asked if any flowering trees were planted. Atty. Fitzgerald stated they don't believe they would be relevant to helping the situation. Atty. Fitzgerald stated the plan itself reflects a row of trees with another row 30 feet behind them. He stated that didn't make any sense, so they moved the trees in closer than what the plan indicates.

Judge Howarth asked if the cart path has been removed and Greathorse stated it has been removed. A resident stated the cart path has not been removed; they pulled up the ground stone that was paving about a foot of it backfilled it with dirt. There have been dump trucks back and forth on the path daily. Guy Antonacci stated they were cleaning up the tree work at the end of the road. Judge Howarth asked how long that will last.

Per Greathorse, this should be completed by the November 18th status meeting. John Matthews stated that all communication should come from Greathorse directly. Atty. Fitzgerald stated they will be back in November for the status meeting.

After Greathorse representatives left, Art Booth stated there is an area near Vinnie Villamaino's house where they are making greens or tees for professional length golfers within the buffer zone. Richard Green stated when they did a site visit there; they were establishing various places for small turf farms to replace areas on the course. Another resident asked if the 75 foot buffer zone will be discussed on November 18. She stated they are 50 feet from her property line. Dump trucks are going up and down and asked why can't they use Pinewood Road as a right-of-way?

John Matthews stated all questions concerning the status of Greathorse be forwarded to the Planning Board by mail or e-mail. He stated there will be a 15 minute schedule for each item on the Agenda. He stated that all questions be forwarded in advance, which they will be forwarded to Greathorse so they can prepare in advance.

Phillip Schneider made a motion to increase the allocated time for the Greathorse status meeting on November 18th to 45 minutes. Judge Howarth amended the motion to an open-ended discussion. Phillip Schneider seconded that motion. Vote: (3-1) Those in favor were Judge Howarth, Phillip Schneider and M. Paige Gore. John Matthews voted against the motion.

3) Review Amendment to Solar Bylaw

The Board received a memorandum dated September 22, 2015 from Rose Crowley of Doherty, Wallace, Pillsbury and Murphy, P.C. reviewing the amendment to the Town's Solar Zoning Bylaw. The Planning Board will schedule a Public Hearing on November 18, 2015 for the Amendment to the Solar Bylaw.

4) Revise Planning Board Meeting Schedule for Remainder of 2015

The Board revised the schedule for the remaining meetings for 2015. It was decided to change the November 11 meeting to November 18; cancel the November 25th and December 23rd meetings. There will only be one meeting in December scheduled for the 9th.

5) Review Final Revision of Zoning Bylaw

Judge Howarth made a motion to approve the Final Draft of the Hampden Zoning Bylaws. Phillip Schneider seconded the motion. All in favor so approved (4-0).

6) 100 Allen Street, Police Station – Review of Revised Site Plans

The Building Committee provided updated site plans for the Hampden Police Station. John Matthews indicated there was a significant change in the site plans pertaining to the pathway to the Senior Center. He stated there will no longer be a pathway to the Senior Center which was to be used in the case of an emergency for the use of the showers. John asked if the showers were removed from the new building. Per Richard Green, there were originally 6 showers and now there are only 2 showers. John Matthews indicated that originally the residents were told differently and that now we are not going to cut the trees down and there will no longer be a pathway to the Senior Center.

Richard Green stated the expense to cut a pathway to the Senior Center was going to be a culvert pipe and a big expense to do it. So they removed it from the plans to bring the project in on budget. He believes the path will eventually end up there over time. Per Phil, when they went from 8,000 sq. ft. to 5,800 sq. ft. They eliminated the 3 male and 3 female showers which made it community use. By definition, community use would cost about \$5,000 more, and this is not in the budget. Per Mr. Green, the meeting room had to be made smaller. Richard Green stated that if we have to declare an emergency, those showers would be used.

John Matthews stated he wants to do due diligence pertaining to the changes to the Site Plan. Mr. Green stated they will hold another meeting for the public to alert them of the changes and for community questions and he believes that over time these things that they eliminated will work back into the plans. Like the pathway would be a good project for the Boy Scouts. As the side door was eliminated and not even lit, that would not be the best entrance from the Senior Center. In the future, they would have to change the pathway to the front of the building. He also indicated that they were very careful to protect the Pine trees as if they were left alone they would be more susceptible to falling over.

John Matthews stated the changes were discussed by the Planning Board.

7) Discussion of O&M Document for 229 Somers Road, Solar Facility

The Board reviewed comments provided by Rose Crowley of Doherty, Wallace, Pillsbury & Murphy, and P.C. pertaining to the Operations & Maintenance Agreement provided to the Board for the Solar Facility at 229 Somers Road. A copy of this document will be forwarded to the Board of Selectmen. The Board will also send a memo to Alana Chan of Altus Power America stating Town Counsel has reviewed the document and find the town is not responsible for any actions relative to this agreement and accepts this agreement as presented.

Adjournment – Having no further business, the meeting was adjourned at 9 PM. The Planning Board's next scheduled meeting is Wednesday, October 28, 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