

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, October 28, 2015
Regular Meeting

Approved 11/18/15

In Attendance: John Matthews, Chair
Judge Robert Howarth
Phillip Schneider
Edward Loiko

Staff: Joanne Fiore, Adm. Assistant

General:

Call to Order – John Matthews called the meeting to order at 7:05 PM.

Mail –

Bills – Payroll signed.

Approval of Minutes – Phillip Schneider made a motion to approve the October 14, 2015 Regular Meeting Minutes. Judge Howarth seconded the motion. All in favor so approved (3-0). Those in favor included John Matthews, Judge Howarth, and Phillip Schneider.

1) Stony Hill Road, S. W. Andwood Construction, Discussion on Solar Facility

Mr. Joe Pellegrino spoke on behalf of Steve Andwood as lease of the property. He provided an update on the construction of the solar facility. Mr. Matthews asked how high the panels will be, and Mr. Pellegrino stated about 14 feet at the highest part of the panel. Mr. Matthews asked how far the panels will be from the property line. Mr. Pellegrino indicated 20 feet from the Greenleaf side; 150 feet from the conservation land; and 20+ feet from 61 Stony Hill Road. He stated the fence will be 8-10 feet from the property line, and the panels will be 10-12 feet from the fence. They will plant 8 foot arborvitae with a 6 foot fence with slats. Mr. Pellegrino mentioned as the trees grow they will provide better screening but won't impair the facility. John Matthews asked what plans they have for 61 Stony Hill Road. Mr. Andwood stated he purchased the property, installed a new septic for a four bedroom home, and has a tenant moving in as of November 1. Mr. Pellegrino addressed the concern of expanding the facility to this property and stated you cannot combine properties per MA General Law. Mr. Andwood indicated that they were simply storing panels there to hide them from view as they are expensive and felt they would be safe there. Mr. Pellegrino stated they are looking at turning the facility on as of December 31, 2015.

Mr. Matthews asked Mr. Pellegrino to provide an updated plan reflecting the changes from the original plan. Many residents asked questions and expressed their concerns concerning the height of the panels in relationship to the height of the fence and trees. Mr. Matthews asked Mr. Pellegrino to provide information on how high the arborvitae can go without shading the solar panels. Mr. Pellegrino agreed and will provide the analysis to the Board.

The following names, addresses, and phone numbers of those concerned citizens will be provided to Mr. Pellegrino in order to meet with each individually to address their concerns.

Marty Artioli	42 Greenleaf Drive	(413) 566-4983
Anna Biermann	39 Stony Hill Road	(413) 566-1005
Pat Pantuosco	18 Greenleaf Drive	(413) 566-8998
Chet Kapinos	41 Greenleaf Drive	(413) 566-8896
Steve Parastatidis	34 Greenleaf Drive	(413) 478-2824
Joan Shea	24 Greenleaf Drive	(413) 566-8224

2) Discussion – Proposed Bylaw Regarding Private Drainage into Catch Basins

This discussion tabled to the November 18 meeting. The Board has composed possible wording to amend the existing bylaws pertaining to the town's practice of not allowing private drainage into the town's catch basins. This will be forwarded to Town Counsel for review. This will also be added to the Agenda for the November 18th Regular Meeting.

Other Business Items

- Amend Solar Bylaw for Annual Town Meeting 2016 – Schedule Public Hearing for January 2016
- Amend Table of Use for Solar Systems – Use Allowed by Special Permit from Planning Board. Need to clarify the type of approval required).
- Discussion Regarding Communication Towers – Possible Change to the Bylaw

Adjournment – Having no further business, the meeting adjourned at 8:30 PM. The Planning Board's next scheduled meeting is Wednesday, November 18, 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