

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, February 24, 2016 Regular Meeting

**Approved 3/9/16**

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

**Genera**

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

**Mail** –

**Bills** – Payroll signed.

**Approval of Minutes** – Judge Howarth made a motion to approve the February 24, 2016 Regular Meeting Minutes. M. Paige Gore seconded the motion. All in favor so approved (4-0). Those in favor included John Matthews, Judge Howarth, M. Paige Gore, and Edward Loiko.

**1) 308 Somers Road, Stephen Carabetta, Special Permit, Section 7.8 Earth Removal**

Stephen Carabetta met with the Board to request a one year repetitive petition for earth removal at 308 Somers Road. He presented plans dated December 31, 2015 prepared by Anderson Associates reflecting the proposed common driveway and four lots. Mr. Carabetta stated he met with the Zoning Board of Appeal on February 23, and the Special Permit was approved with the condition that the removal of surplus earth shall be carried out in compliance with a plan to be approved by the Planning Board. Mr. Carabetta explained that the new plans take the driveway out of conservation land, and a variance will not be required. Mr. Carabetta will apply for a special permit with the Planning Board for an estate lot and a common driveway.

**2) 500 Main Street, Bill Arnold, Discussion on Possible Use - Rescheduled for 3/9/16 Meeting.**

**3) 182 Ames Road, Gary Phelps, Discussion Possible ANR**

Mr. & Mrs. Phelps are interested in purchasing property at 182 Ames Road and wanted some direction on what is allowed to be built on the property. The Board referred them to the Zoning Bylaws, specifically Table 7.2, and recommended they hire a surveyor.

**Other Business**

Used Car Dealer License – Discussion – Review of Bylaws for Westfield provided by PVPC – The Planning Board requested information from Pioneer Valley Planning Commission concerning Used Car Dealer Bylaw guidelines. PVPC indicated the only town that has incorporated used car dealer bylaws in their zoning that they are aware of is Westfield. A copy of the bylaw was provided for the Board's review.

Mr. Matthews updated the Board concerning Country Auto on Main Street. He stated that Mr. Robert Fois of Country Auto met with the Zoning Board of Appeals for either a Special Permit or a Variance. Mr. Matthews indicated that our current bylaws will have to be amended to reflect approval for the use for a used car dealer be with the Planning Board and not the Zoning Board of Appeals as it is currently. The ZBA indicated they are in agreement with this change. Mr. Matthews also stated the Table of Use for Sales Yard will also have to be amended for the Fall Town Meeting.

**Adjournment** – Having no further business, the meeting adjourned at 8 PM. The Planning Board's next scheduled meeting is Wednesday, March 9, 2016.

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

Submitted by: Joanne Fiore, Adm. Assistant