

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, March 9, 2016**  
**Regular Meeting**

**Approved 3/23/16**

**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 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).

**1) 500 Main Street, Bill Arnold – Discussion on Use (Residential and Commercial)**

Mr. Arnold discussed with the Board his interest in purchasing 500 Main Street. He asked for the history of the property. He also discussed the possibility of split use of the building where he would have business on the first floor and possibly living area on the second floor. Mr. Matthews stated this would have to be addressed with Town Counsel

**2) 113 Wilbraham Road, Greathorse – Discussion**

Jonathan Murray of Greathorse discussed with the Board plans for 113 Wilbraham Road (property is part of 128 Wilbraham Road and zoned Golf Recreational). He indicated they would like to keep the garage and breezeway part of the existing house and rebuild/renovate the remaining portion of the house. They would like to use this house as a cottage whereby the basement would be used as a limited snack bar with bathroom facilities for members and the first floor as a cottage with no access to the basement other than from the outside.

**3) Discussion, Wireless Communications Bylaw Amendment**

Sofia Williams of Shatz, Schwartz and Fentin, P.C. provided her review of the proposed Solar Bylaws and Zoning Bylaw Amendment. This will be forwarded to Town Counsel for review.

**Adjournment** – Having no further business, the meeting adjourned at 8:40 PM. The Planning Board's next scheduled meeting is Wednesday, March 23, 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