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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, March 23, 2016 Regular Meeting

Approved 4/13/16

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

Staff: Joanne Fiore, Adm. Assistant

Genera

Call to Order – John Matthews called the meeting to order at 7:06 PM.

Mail –

Bills – Payroll signed.

Approval of Minutes – Phillip Schneider made a motion to approve the March 9, 2016 Regular Meeting Minutes. Judge Howarth seconded the motion. All in favor so approved (4-0).

1) 131 Somers Road , Site Plan Review for Home Occupation, Mancuso Tree Service

Guy Mancuso attended the meeting for a Site Plan Review for Mancuso Tree Service. Mr. Mancuso indicated he owns 27 acres of land on Somers Road where his business is located. He stated his main business is snowplowing; however, he also sells firewood which is usually processed at the job site. His equipment is stored off-site. Judge Howarth made a motion to approve the site plan for a home occupation at 131 Somers Road. Phillip Schneider seconded the motion. All in favor so approved (4-0). Judge Howarth also made a motion to approve the use of the property to process no more than 50 cords of wood. Phillip Schneider seconded the motion. All in favor so approved (4-0).

Other Business

122 East Longmeadow Road – Mr. Fred Shea addressed the Board concerning his tenant at 122 East Longmeadow Road, East Longmeadow Power Equipment. He explained his tenant would like to become a U-Haul Truck Dealer, and Mr. Shea indicated that he U-Haul requires three vehicles (trucks) to be on-site at the dealership. Mr. Shea also asked if the U-Haul trucks can be used as advertisement. John Matthews stated he would have to run this by Town Counsel. Mr. Shea also asked if the existing sign can be moved from the east side of the driveway to the left side. He was referred to the Building Inspector concerning this matter. The Board indicated they have no problem with this request; however, they would like the tenant to come and meet with the Board.

128 Wilbraham Road – Guy Antonacci and Jonathan Murray from Greathorse met with the Board to discuss future plans for country club. Guy stated they are renovating the house on Wilbraham Road continuing with the two bedrooms on the first floor and adding bathrooms and a snack shack to the basement. These items will be included on the next plan. Also to be included on the second floor of the teaching facility building adds five bedrooms that were permitted on the previous site plan. The footprint is 60 ft. X 32 ft. The downstairs would be three 20 foot wide bays. Two would be used for teaching, hitting out, videoing, fitting, putting lab, etc. The third bay would be for range equipment storage. Upstairs there would be a common area and five bedrooms with their own bathrooms. These would be for national members and members which included as part of their golf package.

Also discussed was the cease and desist on the learning facility. Guy through it was because the bedrooms were not ADA compliant. He stated the he thought the house on Wilbraham Road had two ADA compliant bedrooms. According to Lance Trevallion, they are not ADA compliant. Guy stated those bedrooms will be ADA compliant when they redo the house. They will meet with Lance and Wendell to go over this issue and how to finalize exactly what s required. Guy also stated they want to change the location of the cottages. Once these plans are definite, they will include this change on the plans to be submitted. John Matthews stated this should be noted at proposed future development of the cottages on the plans to be proposed. John Matthews stated he knows the Board of Health had some issues, and they should get this cleared up with Lance Trevallion. Mr. Matthews stated need to provide an updated plan reflecting the house on

Wilbraham Road/Snack Shack, the Learning Facility, the location of the cottages and the tennis courts, and anything else to be proposed. Judge Howarth asked if liqueur would be sold at the Snack Shack. Jonathan indicated it may be but will only be served by employees; and their liqueur license covers the entire property. Mr. Matthews indicated he was not sure if they amend the existing permit or they have to apply for a new permit. John Matthews indicated they will be meeting with the lawyers to get this decided. After the lawyers meet on Monday, March 28, it will be decided the course of action to proceed with the updated plans.

Letter from Al Joyce of Bedrock Financial, LLC Regarding Ridgeline/Hillside Review, Lots 3, 4, and 5 Mountain Road

Mr. Joyce is requesting a decrease in the limit of clearing between the above referenced lots. Mr. Matthews will send a letter indicating that a 15-foot tree buffer between the abutting lots is sufficient, and the buffer does not have to go all the way to the front of the property line as long as there are some trees between the two adjacent properties.

Adjournment – Having no further business, the meeting adjourned at 8:20 PM. The Planning Board's next scheduled meeting is Wednesday, April 13, 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