

Town House  
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Joanne Fiore, Adm. Assistant

## TOWN OF HAMPDEN MASSACHUSETTS



Planning Board  
625 Main Street  
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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, April 13, 2016** **Regular Meeting**

#### **Approved 5/11/16**

**In Attendance:** John Matthews, Chair  
Judge Robert Howarth  
Phillip Schneider  
M. Paige Gore  
Ed Loiko

**Staff:** Joanne Fiore, Adm. Assistant

#### **General**

**Call to Order** – John Matthews called the meeting to order at 7:30 PM.

**Mail** –

**Bills** – Payroll signed.

**Approval of Minutes** – Judge Howarth made a motion to approve the March 23, 2016 Regular Meeting Minutes. Phillip Schneider seconded the motion. All in favor so approved (4-0). Those in favor include John Matthews, Judge Howarth, Phillip Schneider and Edward Loiko.

#### **1) South Road, ANR, Assessor's Parcel 24 – Off South Road @ State Line, Russell Morton**

Russell Morton presented plans dated April 4, 2016 prepared by Paul S. Smith Land Surveying, 319 Shaker Road, East Longmeadow, MA. These plans create Parcel "A" which will be 9.82 acres and indicated "Not a Building Lot" and also moves the iron pin 22.57 feet beyond the stone wall benchmark (behind parcel 5 located in the State of Connecticut). Judge Howarth made a motion to approve the ANR. Phillip Schneider seconded the motion. All in favor so approved (4-0). Those in favor include John Matthews, Judge Howarth, Phillip Schneider and M. Paige Gore. Edward Loiko abstained from the vote.

#### **2) Chapin Road, Lots 1, 2, & 3 – Al Joyce – Discussion on Ridgeline and Hillside Review**

The Board reviewed the March 23, 2016 from Al Joyce of Bedrock Financial, LLC, regarding Lots 1, 2, & 3 on Chapin Road requesting a waiver of the requirement to run the utilities underground. A motion was made by Judge Howarth to deny the request for overhead utility service. A letter will be sent to Mr. Joyce referencing Section 6.1092 of the Ridgeline and Hillside District Bylaws and stating that the utilities for these three new residences shall be constructed and routed underground.

#### **3) 39 Bennett Road, Site Plan Review for Home Occupation, Donald J. Blais**

Mr. Blais addressed the Board concerning a home occupation. He indicated he has started Don Blais Trucking and would like to run his office out of his home located at 39 Bennett Road. He stated he may bring his 10 wheel tractor home occasionally; however, he is planning to have a parking space at the lumber yard. Edward Loiko made a motion to approve the home occupation. Phillip Schneider seconded the motion. All in favor so approved (5-0).

#### **4) 548 Main Street, Mike Connors from Casa Bella, Discussion**

Mr. Connors addressed the Board. He is owner of Casa Bella, and would like to place a walk-in freezer behind the building. He stated there was a freezer there with the previous owner. Mr. Matthews asked if the freezer would be fenced in and is there a lock on the unit. Mr. Connors stated there will not be a fence around it, and there is a release mechanism on the inside of the unit so no one can get locked into the unit. Mr. Matthews asked if the unit is noisy. Mr. Schneider stated if the unit was inside the building, the compressor would be outside anyway. Mr. Connor's indicated no additional noise is generated. No vote is required by the Board.

**5) 128 Wilbraham Road, Greathorse, Discussion**

Atty. Frank Fitzgerald stated they are here for a Site Plan Review and provided a revision (dated 4/6/16) to the site plans. He stated everything they are discussing tonight is within the confines of the Special Permit. Guy Antonacci presented the site plans and reviewed the changes being proposed. The changes discussed are indicated below:

**SHEET 1 CHANGES**

- 1) Platform tennis courts have been added.
- 2) Squash courts have been proposed but Greathorse has not made a final determination.
- 3) Basketball court has been added
- 4) Clubhouse Cottage location has changed.
- 5) Employee building has been added.

**SHEET 2 CHANGES**

- 6) Marked area for Clubhouse Cottages has been removed (see item 4 above).

**SHEET 3 CHANGES**

- 7) Path on the left and top of 9<sup>th</sup> green added.
- 8) Removed maintenance building addition.

**SHEET 4 CHANGES**

- 9) Removed reference to Berm by 13<sup>th</sup> tee (this was never installed).
- 10) Removed seasonal restroom by the 3<sup>rd</sup> tee.

The Planning Board will perform a Site Visit on June 16, 2016 to verify the cart path has been completely grassed, and there are no signs of the dirt cart path or vehicle traffic wearing away the grassed area.

There was discussion concerning the house on Raymond Drive owned by Greathorse and whether or not it has to be densely treed. Per Guy Antonacci, 15 trees were planned to be planted, however, there is no chance of misdirected golf balls in that area. Judge Howarth asked indicated that it should be densely treed.

**Adjournment** – Having no further business, the meeting adjourned at 8:15 PM. The Planning Board's next scheduled meeting is Wednesday, April 27, 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