

## 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, May 11, 2016 Regular Meeting

**Approved 6/8/16**

**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 PM.

**Mail** –

**Bills** – Payroll signed.

**Approval of Minutes** – M. Paige Gore made a motion to approve the April 13, 2016 Public Hearing Minutes for 308 Somers Road, Stephen Carabetta, Case 2016-C. Judge Howarth seconded the motion. All in favor so approved (4-0). Those in favor include John Matthews, Judge Howarth, Phil Schneider and M. Paige Gore (Ed Loiko was recused). M. Paige Gore made a motion to approve the April 13, 2016 Regular Meeting Minutes. Judge Howarth seconded the motion. All in favor so approved (5-0). Those in favor include John Matthews, Judge Howarth, Phillip Schneider (recused from Item #5), M. Paige Gore and Edward Loiko.

#### **1) 122 East Longmeadow Road – Hampden Power Equipment - Discussion**

Tom Vaillancourt, owner of Hampden Power Equipment, addressed the board concerning becoming an authorized dealer /renter for U-Haul. Mr. Vaillancourt explained he would like to have a 10 ft. box and 15 ft. box trucks and a couple car trailers for rent on his property. He will store the vehicles on site. The hours of operation would be Monday through Friday, 10 AM to 4:30 PM and Saturday 9 AM to 1 PM. This coincides with his existing power equipment business. Phil Schneider asked about the sign. Mr. Vaillancourt stated there is a sign there already, but he would like to move it to the other side of the driveway and update it. Fred Shea, landlord of the property, explained the reason they want to move the sign west across the driveway is due to the box truck of Hampden Sign frequently parked in front of the sign. This will allow a better view of the sign. Mr. Shea stated they would park a small U-Haul box cube van down by the road during the day and move it to the back of the building at night. Mr. Matthews stated Mr. Vaillancourt should speak to the Building Inspector concerning the parking of the truck in the front on the road during the day. The Board stated after he speaks to the Building Inspector concerning the sign, Mr. Vaillancourt should schedule a Site Plan Review with the Planning Board. He should provide a plan showing the existing buildings and where they plan to store the vehicles on the site.

#### **2) 169 Scantic Road – Discussion Regarding Proposed “Accessory Building, Dan O’Brien**

Dan O'Brien of Smith Associates Surveyors, Inc. and Joe Trosky owner of 169 Scantic Road attended the meeting to discuss the construction of an outbuilding to store a tractor and other equipment required to maintain his property. Mr. Trosky explained he has an 800 foot long driveway on his estate lot. Mr. O'Brien explained he has two leach fields on the property, and the proposed location of the outbuilding will allow driveway access to skirt the leach field and meet the building on its northerly side. As the setbacks of the proposed building location do not conform to the Zoning Bylaws, Mr. Matthews explained he will require a variance through the Zoning Board of Appeals. There was also discussion of a Special Permit required through the Planning Board for the size of the outbuilding if it does not conform to the bylaws.

#### **3) 24 Stony Hill Road, Discussion Regarding Possible Home Occupation (Paint, Sip, Fun)**

Erin (Rhindress) Gagne, property owner, did not appear for the meeting.

#### **4) 28 North Monson Road, Discussion Regarding Accessory Building**

John Matthews, owner of property located at 28 North Monson Road, addressed the Board to discuss the addition of a 14 ft. X 14 ft. accessory building (shed) on his property located at 28 North Monson Road. Mr. Matthews explained the size of the building will be 698 feet over what is allowed within the Zoning Bylaw, Section 6.11, Subparagraphs 1 and 2. Therefore, the Board indicated a Special Permit will be required. Mr. Matthews will apply for the Special Permit.

**Other Business:**

- 308 Somers Road – An additional copy of approved plans from 4/13/16 hearing was signed for the Board files.
- Elect Board Members – Judge Howarth made a motion to elect John Matthews as Chair to the Board. Phil Schneider seconded the motion. All in favor so approved (4-0).
- Ed Loiko made a motion to elect Judge Robert Howarth as Co-Chair to the Board. M. Paige Gore seconded the motion. All in favor so approved (4-0). Phil Schneider volunteered as PVPC Representative. John Matthews volunteered as CPA Representative.
- The Board decided to keep the Summer Schedule as is with meetings on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of the month.
- Solar Discussion – John Matthews updated the Board on his attending the Monson Planning Board meeting and the amendments they are making to their Solar Bylaw.

**Adjournment** – Having no further business, the meeting adjourned at 8:57 PM. The Planning Board's next scheduled meeting is Wednesday, May 25, 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