

## Town House

625 Main Street  
Hampden, MA 01036

Fax: (413) 566-3513  
E-mail: [planning@hampden.org](mailto:planning@hampden.org)

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, June 22, 2016 Regular Meeting

#### Approved 8/10/16

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

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

#### **General**

Call to Order – John Matthews called the meeting to order at 8:08 PM

Mail –

Bills – Payroll signed.

Approval of Minutes .

Judge Howarth made a motion to approve the May 25, 2016 Regular Meeting Minutes. Phil Schneider seconded the motion. All in favor so approved (4-0).

Phil Schneider made a motion to approve the June 8, 2016 Regular Meeting Minutes. Judge Howarth seconded the motion. All in favor so approved (4-0).

Minutes to Case 2016-D (Colleen Mancuso, 131 Somers Road, request for a Special Permit for a Home Occupation, Section 7.122) were not approved for the Board as applicant withdrew her application.

#### 1. 113 Somers Road – Discussion – Used Car Dealer License, Danny Adorno

Mr. Adorno did not appear for the scheduled meeting.

#### 2. 122 East Longmeadow Road – Hampden Power Equipment, Site Plan Review

Thomas Vaillancourt presented to the Board a plan to add U-Haul rentals to his existing services. He indicated he would start with four pieces of equipment to rent, with plans to add a few more at a later date. The Board stated he needs to speak with the Building Inspector regarding the sign and the display of a truck in front of the building. The Board approved unanimously the addition of the U-Haul rentals at this location (4-0).

#### 3. 131 Somers Road, Site Plan for a Home Occupation

Colleen Mancuso of 131 Somers Road presented her site plans for a holistic care home occupation. Mrs. Mancuso explained she will take clients by appointment only in her home for hypnosis, healing, teaching, meditation and workshop sessions. Ed Loiko made a motion to approve the home occupation. Judge Howarth seconded the motion. VOTE: 3-1. Those in favor include Judge Howarth, Phil Schneider, and Ed Loiko. John Matthews voted against the home occupation.

#### Other Business

Solar Bylaw Amendment – to be presented at Fall Town Meeting

Communications Bylaw Amendment - to be presented at Fall Town Meeting

**Adjournment** – Having no further business, the meeting adjourned at 8:45 PM. The Planning Board's next scheduled meeting is Wednesday, July 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