

Town House

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TOWN OF HAMPDEN MASSACHUSETTS



Planning Board

625 Main Street
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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, September 14, 2016 Regular Meeting

Approved 12/14/16

In Attendance: John Matthews
Judge Robert Howarth
Phillip Schneider
Edward Loiko

Staff: Joanne Fiore, Adm. Assistant

General

Call to Order – John Matthews called the meeting to order at 7:08 PM.

Mail

Bills – Payroll signed.

Approval of Minutes - Edward Loiko made a motion to approve the August 10, 2016 Regular Meeting Minutes. Judge Howarth seconded the motion. All in favor so approved (5-0).

Edward Loiko made a motion to approve the August 24, 2016 Public Hearing Minutes to Amend the Zoning Bylaws, Case 2016-G. Phillip Schneider seconded the motion. All in favor so approved (4-0).

1) 224 Main Street, Northeast Automotive – Discussion Regarding Relocation of Used Car Dealer License

Both Joseph and Anna Mascaro addressed the Board concerning changing the address on their used car dealer license from 224 Main Street to 245 Bennett Road. Mr. Mascaro explained the auto sales portion of the business is separate from the auto body portion of the business. He currently has (1) repair plate and (1) dealer plate. Mr. Mascaro indicated no auto work would be done at his residence (245 Bennett Road) and no cars would be on site as most of the sales are done on the internet. John Matthews asked why they want to move the used car dealer license as they have had it since 1999. The Mascaros indicated they are thinking of moving their business. John Matthews stated the Board is looking at revamping the process for used car dealer licenses so that it's in line with the Department of Transportation and the Board of Selectmen. Mr. Matthews recommended they stay at their present location or move to a commercial location.

2) 34 Somers Road – Lou's Bagel Nook

Lou Ann Lortie, Owner of Lou's Bagel Nook, updated the Board on her plans for the Bagel Nook. She is renting the location and keeping the same menu as the previous establishment. She will be open (7) days a week, and the hours of operation will be Monday through Friday, 5 AM to 1 PM; Saturday and Sunday, 7 AM to Noon. She is planning to open on October 1st. Lou Ann has been in the food industry for many years. Judge Howarth made a motion to approve Lou's Bagel Nook at 34 Somers Road. Phillip Schneider seconded the motion. All in favor so approved (4-0).

3) 140 Rock-a-Dundee Road, Site Plan Review for a Home Occupation – Nevaeh Creates

Michelle Nevaeh of 140 Rock-a-Dundee Road addressed the Board concerning a laser engraving home occupation, Nevaeh Creates. She explained to the Board the nature of her work. She performs laser engraving for many different applications ranging from artistic/crafts (such as laser designs on fabrics, glass, etc.) to volume jobs such as id's on lap tops for schools, etc. She will be sole employee. There will be no noise, smoke or dust, or odors produced. There will be no public display of goods or signs. There will be no traffic generated. Edward Loiko made a motion to approve the home occupation, Nevaeh Creates, at 140 Rock-A Dundee Road. Judge Howarth seconded the motion. All in favor so approved (4-0)

4) 34 East Longmeadow Road, Site Plan Review for a Home Occupation

Applicant did not appear.

5) 16A Somers Road – Site Plan Review for a Home Occupation, Lucky's Construction

Keith Lemelin-Bliss addressed the Board for a Site Plan Review for a home occupation. Mr. Lemelin-Bliss is renting the first floor of the home, and is requesting a home occupation for Lucky's Construction, a framing business. The property is located in the R-4 District. No other trucks will be on the property other than his pick-up truck. Edward Loiko approved the Site Plan Review for the Home Occupation, Lucky's Construction. Judge Howarth seconded the motion. All in favor so approved (4-0).

Other Business

Kibbe Lane/Discussion – Mark Langone of the Highway Department provided a copy of the evaluation done by Tighe & Bond for the Scantic Meadows Subdivision, Kibbe Lane. It was decided that the cost for this evaluation should come out of the Letter of Credit. A copy of this report will be provided to Mr. Edward Speight, Developer. Mark Langone stated that even though this road has not been accepted by the town, it will be plowed for the residents. A letter will be sent to Town Counsel regarding the status of this development.

128 Wilbraham Road, Greathorse – The Board reviewed the submitted site plans and will send a letter to Town Counsel to request he attend our next board meeting.

Glendale Road – ANR – The Chair of the Board added his signature to the previously signed mylar and supporting copies.

Having no further business, the meeting adjourned at 9:10 PM. The Planning Board's next scheduled meeting is Wednesday, October 26, 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