

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
Edward Loiko
Richard R. Green

MINUTES OF THE HAMPDEN PLANNING BOARD Regular Board Meeting Wednesday, December 14, 2016

Approved 01/11/17

In Attendance:

John Matthews
Judge Robert Howarth
Phillip Schneider
Ed Loiko
Richard Green

Staff: Joanne Fiore, Adm. Assistant

General:

Call to Order – John Matthews called the meeting to order at 7:10 PM.

Mail

Bills – Payroll signed

Approval of Minutes – Judge Howarth made a motion to approve the following Planning Board Minutes. Ed Loiko seconded the motion. All in favor so approved:

08/24/16 - Public Hearing – Case 2016-G – Amendments to Zoning Bylaws
09/14/16 - Regular Board Meeting
10/12/16 - Regular Board Meeting
11/30/16 - Special Board Meeting
10/26/16 - Regular Board Meeting
10/26/16 - Public Hearing – Case 2016 – H, I, J, K - End of Highland Circle
10/26/16 - Public Hearing – Case 2016-L – Hampden Country Club, LLC (Greathorse)

1) 203 North Monson Road – Joseph Mascaro dba Northeast Automotive – Site Plan Review

Joseph and Ann Mascaro met with Board to discuss moving their used car dealer business (license) from 224-A Main Street to 203 North Monson Road. Their license currently indicates they may have a maximum of 6 cars: 2 on display during business hours. Mr. Mascaro stated the new location (203 North Monson Road) is Zoned Business. The Mascaro's indicated they will not be living on the property. Mr. Matthews stated this is a "Change of Use" as the property was not previously used as a car dealership.

After much discussion regarding the moving of the business, the Planning Board determined this is an acceptable use subject to ZBA approval. Judge Howarth made a motion not to have a public hearing. Ed Loiko seconded the motion. The Board voted (4-1). Those voting in favor of the motion were Judge Howarth, Phill Schneider, Ed Loiko and Richard Green. John Matthews voted against the motion.

A second motion was made to continue the Site Plan Review to the January 11, 2017 Planning Board Meeting with plans submitted for approval. Ed Loiko seconded the motion. All in favor so approved (5-0).

2) Scantic Meadows/Kibbe Lane – Amendment to the 11th Amendment to the Development Agreement

Tom, Mike, and Ed Speight along with their Attorney, Robert Fratar met with the Board. Also in attendance was Anmarie Alexander, Attorney for the buyer for Lots 4, 12 and 20. Atty. Alexander expressed her clients concern regarding the renewal of the Letter of Credit and the completion of the development.

John Matthews stated there are two issues that need to be addressed: 1) Town Counsel needs to approve the Amendment and 2) need to discuss with the Building Inspector the issuing of a Building Permit. Also, he indicated the Letter of Credit will have to be signed at the January 11, 2017 Board Meeting

Other Business

Phill Schneider proposed a definition for "Used Car Vehicle" along with the appropriate changes to be made to the Table of Uses. These changes will be proposed for Annual Town Meeting. Also discussed was the Definition 2.11.2, Sales Yard.

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