

Town House

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TOWN OF HAMPDEN MASSACHUSETTS



Planning Board

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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, February 8, 2017

Approved 3/8/17

In Attendance: John Matthews, Chair - Announced the meeting is being recorded.
Robert Howarth
Phillip Schneider
Richard Green

Staff: Joanne Fiore, Adm. Assistant

General:
Call to Order – John Matthews called the meeting to order at 7:12 PM.
Mail
Bills – Payroll signed
Approval of Minutes

1) 203 North Monson Road, Site Plan Review

John Matthews alerted the Mascaro's he filed a "Disclosure of Appearance of Conflict of Interest" with the Town Clerk which indicates he is a neighbor/abutter to their residential property not their business property (203 North Monson Road); and there is no appearance of favoritism or influence.

Joseph and Ann Mascaro presented to the Board their revised Site Plan for a garage, repair shop, dealer license and police towing on their recently purchased property at 203 North Monson Road. John Matthews and Phill Schneider indicated they attended the Conservation Commission Meeting on January 18th where it was stated Wetlands Natural Heritage and also Riverfront area on the property. Therefore, the Board stated the Planning Board cannot make a decision until the Mascaro's meet with the Conservation Commission.

2) 227 Mill Road – Discussion Regarding Solar Proposal, Eversource

Mark Kasinaska of Burns McDonnell and Stephen Wiehe, engineer for Weston & Sampson, Project Manager, presented plans on behalf of Western Mass Electric d/b/a Eversource Energy for a +/- 4,680 kW-DC photovoltaic (PV) system composed of approximately 13,770 panels within fenced enclosure, screened from public view at 227 Mill Road in Hampden. The project will cover approximately 18-acres within the fenced solar PV development area. Drainage patterns shall not be altered and shall match that of existing whereby surface runoff flows to the adjacent wetland resource areas.

It will take about 60 days for installation of the facility (about 2 Megawatts per month). This is a post-driven racking system. Mr. Wiehe stated they filed with the State Endangered Species, and it was determined there are Eastern Box Turtles on the land which requires leaving the fence up six inches so they can get under. They also filed with the MA Historic and heard no response, which means there are no significant historical issues identified or they would have received a letter within 30 days.

Mr. Wiehe stated they will file a Site Plan Review with Plans in order to have the proper paperwork filed on their behalf as this project will be turned over to others for processing and they want to ensure they followed the proper protocol. The Board indicated they would only be required to file for a Building Permit, however, if they want to file a Site Plan Review, that is fine. The Board will send a letter to them indicating their approval of the project.

3) 106 East Longmeadow Road – DJ's Automotive, Site Plan Review

David J. Henry presented to the Board plans for 9 Commercial Drive to be used as for automotive sales and service expanding his current business located across the street. He has purchased the property and has been cleaning up the lot. Rick Green asked if he plans to lease part of the property at any time, and if so he would have to come back to the Board.

John Matthews stated because this is a Change of Use, a public hearing would be required as it was previously an auction house and being proposed as a used car lot.

Ed Loiko made a motion to hold a Public Hearing for a Change of Use at 106 East Longmeadow Road. Robert Howarth seconded the motion. All in favor so agreed (5-0).

4) 45 North Monson Road – Site Plan Review/Home Occupation

John Matthews alerted the Board that Stephen Taylor of 45 North Monson Road lives near him but he is not an abutter. Stephen Taylor applied for a Site Plan Review for a Landscaping Home Occupation. His business, Nitro Landscaping, LLC, is a local small business providing landscaping services to residential homes in Hampden, Wilbraham, East Longmeadow, Ludlow and Springfield. Stephen is the owner and operator and has no employees. Mr. Taylor stated in the future if he expands the business, one additional employee may be hired. He has a 20' X 30' garage located 450' off North Monson Road. He has one pick-up truck and a trailer on site.

Edward Loiko made a motion to approve the Site Plan Review for a Home Occupation at 45 North Monson Road, Nitro Landscaping, LLC. Robert Howarth seconded the motion. All in favor so approved (5-0).

5) 128 Wilbraham Road – Greathorse – Proposed Addition to Banquet Facility/Dialogue Regarding Zoning

Frank Fitzgerald and John Drost of Fitzgerald Attorneys at Law, P.C. representing Greathorse along with Jonathan Murray of Greathorse addressed the Board regarding a proposed addition to the existing banquet facility and also to discuss a proposed recreational development overlay district. Jonathan Murray discussed the proposed addition to the banquet facility. He provided revised Site Plans for the 38' X 52' addition for a full basement and two floors on the east side of the building. The basement will be used for storage, the first floor for additional banquet space, and the second floor for office space. There is an impervious parking lot where storage containers and a dumpster are located. This is the location of the addition. The Building Inspector, Wendell Hulbert, will be notified of the size of the addition in order to issue a building permit. The Board accepted the revised site plan as the use remains the same. Ed Loiko made a motion to approve the requested expansion of the Banquet Facility with a 38' X 52' two-story addition with basement and two floors. Robert Howarth seconded the motion. All in favor so approved (3-0).

John Matthews asked about their plans for 113 Wilbraham Road. At this time, Jonathan stated they have no plans for the building due to a portion of the foundation having to be replaced and also there not being a frost wall on the back. So, they would have to take down the building to nothing, so they are still looking at the layout of the building.

Frank Fitzgerald discussed the proposed zoning structure that would encourage development in the Golf Recreational District that would benefit the Town with complimentary activities. They would like to work with the Town to develop a mutually agreeable zoning plan to be presented to the Residents at Town Meeting. They are suggesting putting together an Overlay District by starting this dialogue with the Town, and work with Town Counsel at the owner's expense to come up with something that gives the developer a platform for future development and gives the Town control to work for both sides. Frank stated the Select Board have the ability to determine whatever site is chosen to designate it as a suitable site as an Overlay District, and the Planning Board has Site Plan Control of the use of the site. Frank stated this is a concept and this is just a dialogue. Frank provided an example would be if the country club acquires a parcel of land suitable for the Overlay District, whatever they do on this land, they would have to come to Planning for approval. John asked within the Overlay District, would this be open to the public or members only. Frank said he doesn't have the answer to that at this time. This whole concept has to be approved at Town Meeting. Frank stated this whole issue is contingent upon the water/sewer issue happening.

Other Business

The Board discussed Used Car Dealer licenses and the proposed bylaw. Rick Green stated ZBA should be removed from the process. The Planning Board would approve the use, and the Selectmen will deal with the license. Phill Schneider has provided the proposed changes to be reviewed and approved by the Board.

Also discussed was the line to be removed from the Solar Bylaw that is not in agreement with the Table of Use.

The Board will meet for a "Special Meeting" to discuss the subdivision at the end of Highland Circle on Thursday, February 16. This meeting will be posted.

Having no further business, the meeting adjourned at 9:10 PM. The Planning Board's next scheduled meeting is Wednesday, February 8, 2016. The January 25 meeting has been cancelled.

cc: Assessor's Office
Building Department
Conservation Commission
Highway Dept.
Moderator
Selectmen
Zoning Board of Appeals
Office Files

Submitted by: Joanne Fiore, Adm. Assistant