

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, March 8, 2017

Approved 3/22/17

In Attendance: John Matthews, Chair
Robert Howarth
Phillip Schneider
Richard Green

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 – Judge Howarth made a motion to approve the February 8, 2017 Regular Meeting Minutes. Rick Green seconded the motion. All in favor so approved (4-0).

Judge Howarth made a motion to approve the February 16, 2017 Regular Meeting Minutes. Phill Schneider seconded the motion. All in favor so approved.

1) 220 Mill Road, Stanley Witkop, Discussion Regarding Solar on Property

Stanley Witkop met with the Board to discuss the installation of solar on his property located on Mill Road. Mr. Witkop indicated at this point, he hasn't decided which solar company he will use. The Board indicated he will need to apply for a special permit if the footprint of the solar panels is more than 3,500 square feet.

2) 303 Scantic Road – Discussion Regarding Home Occupation – Plumbing Business

Jeffrey Johnson met with the Board to discuss a plumbing/heating business at his residence on Scantic Road. Mr. Johnson indicated that he needs an address to attach to his business. He has two partners in this business. There will be no work done on site and the business is secondary to the residence. Only personal tools will be stored on-site. His personal truck will be parked on the premises. No traffic will be generated. Richard Green made a motion to approve the Home Occupation/Administrative Review for a plumbing/heating business at 303 Scantic Road. Phill Schneider seconded the motion. All in favor so approved (4-0).

3) 380 Chapin Road – Discussion Regarding Home Occupation – Medical Education

Matt Stirling addressed the Board regarding a Medical Education Home Occupation at 380 Chapin Road. He stated two years ago, they applied for a special permit which was denied by the Board. Mr. Stirling indicated they recently purchased an ambulance which will be used to hold classes off-site, therefore, they would not be utilizing the proposed building as much as originally requested. John Matthews stated set hours of the classes would have to be determined. Mr. Stirling stated they are looking at two days a month from 9 AM to 5 PM. Mr. Matthews indicated they would have to apply for a Special Permit.

Other Business

- **Change of Use Bylaw** – Richard Green made a motion to approve the language to be known as 4.5 in Section 4 – Continuance of Existing Uses. Phill Schneider seconded the motion. All in favor so approved (4-0). (Attached)
- **Motorized Vehicle Sales Bylaw** – Richard Green made a motion to approve the changes as submitted. Phill Schneider seconded the motion. All in favor so approved. (Attached)

Having no further business, the meeting adjourned at 8:35 PM. The Planning Board's next scheduled meeting is Wednesday, March 22, 2017.

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

Submitted by: Joanne Fiore, Adm. Assistant