

## Town House

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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  
Edward Loiko  
Richard R. Green

### MINUTES OF THE HAMPDEN PLANNING BOARD Regular Board Meeting Wednesday, March 22, 2017

#### Approved 4/12/17

**In Attendance:** John Matthews, Chair  
Robert Howarth  
Phillip Schneider  
Edward Loiko  
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 22, 2017 Regular Meeting Minutes. Rick Green seconded the motion. All in favor so approved (4-0). Richard Green abstained from the vote.

Judge Howarth made a motion to approve the March 8, 2017 Regular Meeting Minutes. Richard Green seconded the motion. All in favor so approved (4-0). Edward Loiko abstained from the vote.

#### 1) South Road – Discussion Regarding Small Pig Farm

Mr. Kevin Barbeau met with the Board to discuss a free-range pig farm on South Road (Portion of Map 3, Block 24, Lot 0, known as Parcel A). Mr. Barbeau lives in Connecticut and this property abuts it. He plans to have a maximum of 50 pigs on 20+ acres. Fourteen acres of his land and the balance of his neighbor's in CT. The pigs will be kept in a pen with a cement floor. It will be rotational grazing. He plans to build a 24' X 30' loft building which will be for storage of feed and equipment. The pigs will not live in the barn. This is an accessory use to a home located in CT. A memo will be sent to the Building Inspector stating the Board is in support of the petition and this is an acceptable use of the property; and a Building Permit can be issued. Judge Howarth made a motion to approve the request. Phillip Schneider seconded the motion. All in favor so approved.

#### 2) Demolition Delay Bylaw – Discussion

Connie Witt, Betty Howarth, and Will D'Angelo met with the Board to discuss the proposed amendment to the Town General Bylaws to add a Demolition Delay for Structures of Historical or Architectural Significance. This bylaw will preserve and protect significant buildings within the Town which have distinctive features of the architectural, cultural, economic, political or social history of the town. Connie stated only 340 properties would be subject to a Demolition Delay Bylaw. A procedure will be established for the demolition delay of any significant building. Phil Schneider stated he feels it is wrong to prohibit current owners of homes not to be able to make changes. Connie Witt stated it is only a delay for six months before demolition.

#### 3) 421 Glendale Road – ANR

Lori Fisher, representing the buyer of 421 Glendale Road, presented to the Board plans to bring the property back to its original state prior to ANR dated August 1, 2016. Lori Fisher will send a letter to the Planning Board indicating whether or not the previous ANR was filed at the Registry of Deeds. Judge Howarth made a motion to approve the ANR as presented. Richard Green seconded the motion. All in favor so approved.

#### 4) 31 Crestwood Lane, Home Occupation, SweetSass Boutique

Rebecca Tarsi of 31 Crestwood Lane met with the Board to discuss an on-line clothing business, SweetSass Boutique, providing clothing apparel for women and children. Ms. Tarsi indicated there may be a UPS delivery once a week, inventory will be kept in the basement of her home, no sign is required, and she is the only employee. Ed Loiko made a motion to approve the Site Plan Review the Home Occupation, SweetSass Boutique, located at 31 Crestwood Lane. Phill Schneider seconded the motion. All in favor so approved.

#### 5) Review of Revised Preliminary Plans – Highland Circle

Mr. Graham of Graham Construction has forwarded to the Board a second revision to the plans for the Highland Circle subdivision. The Board has reviewed the revised plans and will request he prepare Definitive Plans as specified in the Subdivision Rules and Regulations, Paragraph 4.3 Definitive Plan. A letter will be mailed to Mr. Graham indicating this.

6) Overlay District Proposal – Discussion with Greathorse

John Drost of Fitzgerald Attorneys at Law, representing Greathorse, met with the Board to discuss the status of the "Recreational Development Overlay District" RDO District. John Drost provided a draft of the proposed bylaw and indicated he has been in touch with Mike Schneider, Town Council. John stated Mike would like more detail added regarding dimensional limitations. John stated the overlay district allows flexibility for the developer to go forward while the town is protected. John also mentioned they have met with the Board of Selectmen on this matter.

Other Business

227 Mill Road – John Matthews clarified that a Special Permit will be required for the Solar Facility on Mill Road. Therefore, the check received for the Site Plan will be applied towards the Special Permit Fee. They will have to go through the Special Permit process.

Having no further business, the meeting adjourned at 9:20 PM. The Planning Board's next scheduled meeting is Wednesday, April 12, 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