

Town House

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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

HAMPDEN PLANNING BOARD PUBLIC HEARING MINUTES – Warrant Article Wednesday, April 12, 2017 Town House

Approved 06/07/17

John Matthews, Chair, opened the Public Hearing at 7:05 PM. Judge Howarth stated that due to Edward Loiko not able to attend the hearing (therefore not having a quorum of 5), he spoke with Town Counsel. Town Counsel indicated under state law, the Selectmen have adopted a policy to allow a member to use communication by phone. Once this is adopted, this applies to all Town Boards by state statute. This fulfills the requirement for a quorum for this public hearing. The Hampden Planning Board is holding a Public Hearing for all persons interested in the proposed amendment to the Hampden Zoning Bylaw. The Zoning Bylaw Amendment will be included as a warrant article at Annual Town Meeting. Judge Howarth stated no members of the town attended the hearing just the Board Members in attendance.

Members Present: John Matthews, Chair; Judge Robert Howarth, Phillip Schneider (via conference call), and Richard Green.

Introduction of Board Members: Mr. Matthews introduced the Planning Board Members.

Statement of Authority: Mr. Mathews read the Statement of Authority.

Legal Notice: Mr. Matthews read the following legal notice: The Hampden Planning Board will hold a Public Hearing on Wednesday, April 12, 2017, at 7 PM in the Town House, 625 Main Street, Hampden, MA, for all persons interested in proposed amendments to the Hampden Zoning Bylaws to be recommended at Annual Town Meeting on May 8, 2017 for a vote.

The proposed amendments pertain to the following: In Section 4, CONTINUANCE OF EXISTING USES, ADD 4.5 Any Change of Use in Section 4 within any District shall require a Special Permit.

AMEND Definition 2.112 Sales Yard; AMEND Section 6.0 TABLE OF USE REGULATIONS to include 4.33 Motorized Vehicle Sales; ADD to Definitions 2.891 Motorized Vehicle and renumber Section 2 as required. ADD new Section 7.18 MOTOR VEHICLE SALES.

A copy of the full text of these amendments may be seen in the Town Clerk's Office during regular business hours. For the Board, John Matthews, Chair, Hampden Planning Board. Published March 23 and 30, 2017. Hampden/Wilbraham Times.

The Board agreed to remove from the warrant the proposed amendment to Section 4 - (4.5) Any Change of Use in Section 4 within any district shall require a Special Permit.

Reports from Other Agencies: Board of Health reported they have no issue with the proposed changes.

Applicant's Presentation/Board Questions: None

Audience Questions/Comments: None

Decision: Judge Howarth made a motion to approve the proposed amendment to the Hampden Zoning Bylaws. Richard Green seconded the motion. All in favor so approve (4-0). The Public Hearing adjourned at 7:14 PM.

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

Submitted by: Joanne Fiore, Adm. Assistant