

## 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, June 14, 2017

#### Approved 07/26/17

**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 7:02 PM.

Mail

Bills – Payroll signed

Approval of Minutes – Judge Howarth made a motion to approve the 04/26/17 Regular Board Meeting Minutes. Ed Loiko seconded the motion. All in favor so approved (5-0).

#### Agenda Items:

##### 1) 380 Chapin Road – Site Plan Review/Encore Presentations

Steven Elliot of 380 Chapin Road presented to the Board his plans for a home occupation, Encore Presentations. Mr. Elliot has been a disc jockey for over 20 years. He caters to mostly weddings, but occasionally performs at community and private venues. Mr. Elliot indicated there will be no functions at his home, no sign is required, no noise generated, and no additional traffic. Richard Green made a motion to approve the home occupation, Encore Presentations, at 380 Chapin Road. Robert Howarth seconded the motion. All in favor so approved (5-0).

##### 2) 484 Main Street – Site Plan Review/Safe Auto Sales

Felix Perez presented to the Board site plans for a used car business, Safe Auto Sales, at 484 Main Street. He explained the business is web-based, and there will be (1) designated parking space for the business. Mr. Perez stated no repairs will be performed on-site, and would like an office to meet with potential customers and filing of necessary paperwork to complete business transactions. The Planning Board voted to approve the use for a used car dealer business at 484 Main Street with the following conditions:

- 1) One Parking Space for car
- 2) All repairs performed off-site

##### 3) Scantic Meadows – Kibbe Lane – Discussion

Tom Speight met with the Board to discuss three issues:

- 1) Release of Covenants – John Matthews stated the Board is waiting for Town Counsel's response.
- 2) Granite Curbs versus Cape Cod Berm – Mr. Speight wanted confirmation that the Cape Cod Berm is agreed upon by the Highway Dept. and the Planning Board to replace the previous plans reflecting granite curbs. John Matthews stated that Mark Langone, Highway Supervisor, prefers the Cape Cod Berm.
- 3) Paving of Kibbe Lane – Discussion on Sami Coat. Both the Town Engineer and Highway Supervisor recommend the SAMI coat. John Matthews wants to make sure Kibbe Lane is completely installed no later than July 31, 2017.

##### 4) Medical Marijuana - Discussion – Hershman Asif

Hershman Asif and representatives from Green Harbor Dispensary addressed the Board to discuss a possible medical marijuana dispensary in Hampden. They discussed the districts the dispensary would be allowed according to the bylaw. Mr. Mukesh Patel, CFO, of Green Harbor indicated two other dispensaries in the state and are licensed for one more. Mr. Patel indicated they will come back to the board after they gather more information to present.

#### Other Business

- The Board unanimously voted to elect John Matthews as Chair; Phil Schneider as PVPC Representative; and Ed Loiko as CPA Representative.
- The Board voted on the following summer schedule: June 28, July 26 and August 23, 2017.
- A Letter will be sent to Greathorse regarding the use of homes on Raymond Drive.

Having no further business, the meeting adjourned at 8:45 PM. The Planning Board's next scheduled meeting is Wednesday, June 28, 2017.

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

Submitted by: Joanne Fiore, Adm. Assistant