

Town House

625 Main Street
Hampden, MA 01036

Fax: (413) 566-3513
E-mail: planning@hampden.org

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, August 23, 2017

Approved 09/13/17

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 7:03 PM.

Mail

Bills – Payroll signed

Approval of Minutes – Judge Howarth made a motion to approve the 07/26/17 Regular Board Meeting Minutes. Richard Green seconded the motion. All in favor so approved (4-0). Those voting in favor include J. Matthews, R. Howarth, E. Loiko and R. Green.

John Matthews announced the meeting is being recorded.

Agenda Items:

1) 183 Stony Hill Road – Section 7.12 – Home Occupation/Site Plan Review

Mr. Richard Guillemette of 183 Stony Hill Road met with the Board regarding a Home Occupation – Professional Office in Home. Mr. Guillemette explained he is the owner and sole employee. He is a home improvement contractor. He provides home improvements/remodeling and renovations. He usually works under a General Contractor. He explained he will not have additional employees; no noise or deliveries. The Hours of Operation are 8 AM to 4 PM. He has three bays in which his truck is stored in. Richard Green made a motion to approve the Home Occupation at 183 Stony Hill Road. Judge Howarth seconded the motion. All in favor so approved (5-0).

2) Mountain Road, Lot 3-2 – Discussion John and Gail Kirsch and Bob Kirsch

John Kirsch addressed the Board regarding the above lot. He has questions with regards to a cistern and whether it is on the property. If it is on the property, is there any reason they cannot remove it if they purchase the property. John Matthews stated he doesn't believe the town put that there. The Board stated they can remove it if they proceed in purchasing the property. The other issue Mr. Kirsch brought up was regarding an access easement as. There are wetlands in the front of the property, and they want to put two houses on the property. The easement is used to get to the back of the property where there are no wetlands. He is asking can they remove trees in the easement in order to get heavy equipment back there. The Board recommended they speak with an Attorney/Surveyor and also with the Conservation Commission.

3) 16 Somers Road – Discussion with Penny Peck Re: Possible Zone

Dr. Penny Peck, Atty. Regina Perry-Abbott, Alicia Scott, and Tim Coon of Russo Associates addressed the Board to discuss the parking issue at 16 Somers Road, Hampden Veterinary. Penny Peck stated her staff is currently parking at Mike Cimmino's greenhouse. She is looking to purchase one acre of the greenhouse property as a parking lot for the veterinary clinic. She also indicated a future addition to the clinic as examining space. Dr. Peck presented a plan of the proposed lot and addition prepared by Russo Surveyors dated 8/22/17 for the Hampden Veterinary Clinic at 28 Somers Road. The issue concerning the zoning of the property needs to be clarified and research needs to be done by the Board. John Matthews stated he doesn't believe this will be accomplished in time for Fall Town Meeting.

4) 30 Burleigh Road – Section 7.12 – Home Occupation/Site Plan Review

Jennifer Bartolucci addressed the Board concerning at Home Occupation at 30 Burleigh Road. Ms. Bartolucci would like to set up an e-commerce store to purchase items such as wine related gifts, t-shirts, coffee cups, glasses, and other items. It will be a drop-shipping business using a platform called "Shopify" where she gets the orders and drops ships the orders from other vendors. Ms. Bartolucci does not deal with inventory. There will be no deliveries to the house and no employees. Everything is done on-line. No sign is required as she advertises on social media. Richard Green made a motion to approve the Home Occupation at 30 Burleigh Road. Edward Loiko seconded the motion. All in favor so approved (5-0).

5) 128 Wilbraham Road – Discussion Re: Overlay District

John Drost of Fitzgerald Attorneys at Law addressed the Board to present additional additions/changes made to the rough draft of the Recreational Development Overlay District (RDO District) proposal. The point of his attending is to let the Board know they are proceeding to move forward, and would like to create a sub-committee to obtain their thoughts to finalize the Amendment in preparation for Town Meeting. John Drost stated the process would be if a parcel is zoned one way and someone wants to develop a use there that is not allowed in that district. At Town Meeting, it would be requested that that parcel be considered as an Overlay District. Because it is an amendment of the Zoning By-law and the map is part of the By-law, all changes need to be presented at Town Meeting. Then the issue goes to the Planning Board for approval of the use in that Overlay District. At Town Meeting, the public does not know what the use would be in that Overlay District. That would not be made known until it is presented to the Planning Board and a Public Hearing is held. The Planning Board has the control to approve the use. John Matthews and Phil Schneider stated he would be on the sub-committee. They will have to speak to Town Counsel regarding having three members meeting on the sub-committee. This may conflict with the Open Meeting Laws. They will speak with Town Counsel on this matter. John Matthews stated this proposal of the RDO District does not just apply to Greathorse.

Other Business

Scantic Meadows – John Matthews approved the change on Page 3 of 11 to the Scantic Meadows Subdivision Plans. An additional Note (#11) was added revising the berm from granite to a Cape Cod berm.

Having no further business, the meeting adjourned at 9 PM. The Planning Board's next scheduled meeting is Wednesday, September 13, 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