

Town House

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TOWN OF HAMPDEN MASSACHUSETTS



Planning Board

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John Matthews, Chair
Judge Robert Howarth
Phillip Schneider
Edward Loiko
Richard R. Green

MINUTES OF THE HAMPDEN PLANNING BOARD Regular Board Meeting Wednesday, September 27, 2017

Approved 10/11/17

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 7:07 PM.

Mail

Bills – Payroll signed

Approval of Minutes – Robert Howarth made a motion to approve the 9/13/17 Regular Board Meeting Minutes. Phillip Schneider seconded the motion. All in favor so approved (4-0). Those voting in favor included John Matthews, Robert Howarth, Phillip Schneider and Edward Loiko.

1) 151 Ames Road, Janis & Wayne Goodwin – Discussion Re: ANR/Common Driveway and Sub-standard Frontage Lot

Nancy Warren along with Janis & Wayne Goodwin met with the Board to discuss a preliminary subdivision plan for land located on Ames Road. They presented plans to subdivide a one-acre parcel along with an estate lot on this property along with a common driveway. After much discussion, the Board stated they should discuss this with a land surveyor who is familiar with the Subdivision Rules and Regulations and the Zoning Bylaws.

2) 229 Somers Road, Mark Kibbe – Discussion Re: Installation of Propane Tank

Mr. Mark Kibbe met with the Board to discuss the installation of a 500-gallon propane tank at 229 Somers Road for personal use and also resale of propane. Mr. Kibbe stated the gas company proposed this to him, and he was just investigating whether or not it was allowed. After discussion, the Planning Board referenced the Zoning Bylaws in which the commercial sale of propane is not allowed in a residential district.

3) 280 Chapin Road, ANR

Mr. Nancy Willoughby of 284 Chapin Road presented to the Board ANR plans. The plans reflect Parcel B (5,050 sq. ft.) to be conveyed from Bedrock Financial, LLC, Trustee to Paul Willoughby, and become an integral part of adjoining land, Map 9, Parcel 11. Plans prepared by Roger Woods & Co. dated 9/20/17. Richard Green made a motion to approve the ANR plans as presented. Ed Loiko seconded the motion. All in favor so approved (5-0).

4) Discussion Regarding Recreational Development Overlay District

The Board will invite the Board of Assessor's to their next meeting scheduled for October 11th to discuss the impact of the Recreational Development Overlay District. An invitation will be sent to the Assessor's. The Board also stated this proposed amendment will have to be reviewed by Town Counsel and other town departments.

Other Business

- 227 Mill Road – Susan Alston and husband met with the Board to discuss the placement of poles at 227 Mill Road where the Solar Facility is being installed. Mrs. Alston indicated the original Photo Simulation of the Proposed Solar PV Project did not reflect additional utility poles. However, she recently received a revised Photo Simulation reflecting 6 additional utility poles along Mill Road. Richard Green recalls the discussion at the Public Hearing regarding the addition of utility poles on Mill Road where Eversource indicated they would be able to do it with the existing infrastructure. The Planning Board will send a letter to Eversource regarding this matter for clarification.
- Letter to Mr. Jack Arute – A letter will be sent to Mr. Jack Arute of 91 Oak Knoll Drive indicating the Planning Board has spoken with both the Building Inspector and the Conservation Commission regarding The Farm at Greathorse, LLC. The letter will state as there is not a Change of Use for their property, the Planning Board has no grounds for action and considers this a closed matter until Greathorse presents to the Board any future Change of Use for this land.

Having no further business, the meeting adjourned at 9:10 PM. The Planning Board's next scheduled meeting is Wednesday, October 11, 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