

## 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, January 24, 2018

Approved 02/14/18

**BOARD MEMBERS:** John Matthews, Chair  
Robert Howarth  
Phillip Schneider  
Edward Loiko

**Adm. Assistant:** Joanne Fiore, Adm. Assistant

#### **General:**

Call to Order – John Matthews called the meeting to order at 6 PM.

Mail

Bills – Payroll signed

Minutes – A motion was made by Robert Howarth to approve the January 10, 201 Regular Board Meeting Minutes. Phillip Schneider seconded the motion. All in favor so approved (4-0)

John Matthews stated to the Board that due to his many outside commitments, he will be unable to continue as a member of the Planning Board and the Ridgeline/Hillside Committee. He indicated his last day as Chairman and Member of the Planning Board will be January 24, 2018 (as referenced in his 1/23/18 e-mail to the Planning Board and Board of Selectmen).

Judge Howarth made a motion to elect Phillip Schneider as Chairman of the Planning Board. Ed Loiko seconded the motion. All in favor so approved (3-0).

#### **1) Proposed Solar Project on Mill Road**

Alana Chain of Altus Power presented to the Board plans for a proposed ground-mounted solar energy system at 220 Mill Road in Hampden. The applicant for this project is Park Avenue Solar Solutions of Greenwich, Connecticut. The proposed project will occupy approximately 7 acres of land and consist of around 1,500 kilowatts (DC) of solar modules. This project will be similar to the facility on Somers Road. They will be leasing the property. It will be a post-driven system with an 8-foot chain link fence around the facility. Alana asked the Board the following items:

- 1) Is a Special Permit required. The Board indicated a permit will be required.
- 2) Section 6.924 – The Flood Plain District – As they are just driving posts into the property, do they need to go to the ZBA?
- 3) Decommissioning Plan
- 4) Provide financial assurance (bond) to cover the costs to remove and decommission the project.

John Mathews stated all the property involved must be under one ownership. There is no allowance for split lands. Alana Chain stated they will be using Weston & Sampson as the Engineers for the project.

John also indicated signage is required for the project as reflected in the bylaw.

#### **Other Business**

- 1/16/18 E-Mail from Board of Selectmen Regarding Legal Fees – The Board discussed this e-mail and a motion was made by Judge Howarth that the Planning Board may at its discretion assess legal costs against an applicant for legal or engineering services. Phillip Schneider seconded the motion. All in favor so approved (4-0).

**Other Business – Continued**

- Tom Speight stopped in to give the Board an update regarding the letter of credit for the Scantic Meadows subdivision. He stated they are working on another financial set-up, and they did not find out the letter of credit had expired until after the town. They plan to complete the project once the financials are worked out. Their attorney is retiring, and they are looking for a replacement.

Having no further business, the meeting adjourned at 6:55 PM.

The Planning Board's next scheduled meeting is Wednesday, February 14, 2018.

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

Submitted by: Joanne Fiore, Adm. Assistant