

## Town House

625 Main Street  
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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

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

### MINUTES OF THE HAMPDEN PLANNING BOARD

Special Board Meeting  
Wednesday, February 21, 2018

Approved 4/11/18

**BOARD MEMBERS:** Phillip Schneider, Chair  
Robert Howarth  
John Matthews  
Richard Green

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

#### **General:**

Call to Order – Phillip Schneider called the meeting to order at 6:04 PM.

Mail

Bills – Payroll signed

Minutes

**1) 16 Somers Road (Lot 39) Zone Change – Discussion** – Board discussion regarding the rezoning of property located at 16 Somers Road (known as Hampden Nurseries) owned by Michael J. Sicbaldi, LLC. If the property is to be rezoned to Business, the Board will need to confer with Town Counsel regarding the rental home located on the property. Richard Green made a motion that the Planning Board request a spot on the Annual Town Meeting warrant, and further to that, the Planning Board will schedule a Public Hearing with regards to Parcel #39, 16 Somers Road, Hampden. Judge Howarth seconded the motion. All in favor so approved (4-0).

**2) Highland Road Subdivision – Discussion** – The Board reviewed the subdivision plans for the proposed Highland Road Subdivision. The Board referenced Section 4.3 of the Rules and Regulations governing the Subdivision of Land. Transmittals will be sent to the various departments for their feedback regarding this subdivision plan. The applicant will also have to apply for Ridgeline/Hillside Review. Also discussed was the Bond to be put in place with escalation costs built in. The cistern reflected on the plan is for only 12,000-gallon tank. The board is requested a 30,000-gallon cistern. The Board will send a letter to Mr. Graham of Graham Construction to meet with Phillip Schneider to review the Board's concerns regarding the plans and also the process for submitting Definitive Plans.

Having no further business, Richard Green made a motion to adjourn. Bob Howarth seconded the motion. The meeting adjourned at 7:35 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