

Town House

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TOWN OF HAMPDEN MASSACHUSETTS



Planning Board

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

MINUTES OF THE HAMPDEN PLANNING BOARD

Regular Board Meeting
Wednesday, March 14, 2018

Approved 4/11/18

Board Members: Phillip Schneider, Chair
Judge Robert Howarth
John Matthews
Edward Loiko
Richard Green

Adm. Assistant: Joanne Fiore, Adm. Assistant

General:

Call to Order – Phillip Schneider called the meeting to order at 6:36 PM.

Mail

Bills – Payroll signed

Minutes – Judge Howarth made a motion to approve the 2/14/18 Meeting Minutes. Ed Loiko seconded the motion. All in favor so approved (5-0).

1) Discussion “Use of Air Brakes” at the Wilbraham, Somers, Allen & East Longmeadow Road Intersection

Richard Green asked a letter be sent to the Board of Selectmen regarding “Jake” Brakes at the above-noted intersection. He has been hearing complaints regarding this matter from residents living in this area.

2) 16 Somers Road – Discussion with Michael Sicbaldi Regarding Rezoning Property

In attendance was Michael Sicbaldi and Frank Fitzgerald of Opal Real Estate representing Michael Sicbaldi to discuss the rezoning of 16 Somers Road. Richard Green stated in an effort to “clean-up” the zoning in this area, the Board is recommending this parcel be zoned Business to keep it conforming to the parcels that surround it. As this parcel will be rezoned to Business, the use on the land also changes. As there are currently tenants in the house that resides on the property, once there is a change of ownership, this causes the residents to relocate not the rezoning of the parcel. Frank Fitzgerald stated the rezoning will improve the marketability of the parcel for possible professional offices, sandwich shop, etc. Phillip Schneider explained to Mr. Sicbaldi that as the surrounding area is all business, the Board recommends this parcel be zoned Business not Commercial. A public hearing will be scheduled and then this Article will be included on the Town Warrant for Annual Town Meeting.

Other Business

- 3/9/18 from Tom Speight regarding the letter of Credit – Tom forwarded an e-mail to the Board requesting whether the Town would accept an insurance bond (backed by an insurance company rather than a bank) to go with their Agreement, or does it have to be a letter of credit drawn on a bank. John Matthews raised the issue what happens if they default on the Agreement, and now the town is in litigation with an Insurance Company and incurs associated Legal Fees. This question will be forwarded to Town Counsel for a response. Also discussed was the balance on the letter of credit along with the process for street acceptance.

- Letter to DJ’s Automotive – Regarding process for approval of his proposed plans for 106 East Longmeadow Road.

Having no further business, Judge Howarth made a motion to adjourn. Edward Loiko seconded the motion. The meeting adjourned at 7:15 PM.

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

Submitted by: Joanne Fiore, Adm. Assistant