

## 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

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

### HAMPDEN PLANNING BOARD PUBLIC HEARING MINUTES – CASE 2018-C Amendment to Hampden Zoning Map Wednesday, April 11, 2018 Town House

#### **Approved 4/25/18**

Robert Howarth opened the Public Hearing at 6:25 PM and announced the hearing was being recorded. This hearing was scheduled to see if the Town will vote to re-zone from Residential 4 to Business, a parcel of land, together with all improvements thereon, located on the Westerly side of Somers Road, owned by Michael Sicbaldi, and described as follows:

**Members Present:** Judge Robert Howarth, John Matthews, Edward Loiko and Richard Green.

**Introduction of Board Members:** Judge Howarth introduced the Planning Board Members.

**Statement of Authority:** Judge Howarth read the Statement of Authority.

**Legal Notice:** The reading of the Legal Notice was waved as copies were distributed to the audience.

**Reports from Other Agencies:** The Tax Collector reported there are no outstanding taxes. Per Lori McCool of the Board of Health, the use of the property will determine whether or not the well would be considered a public water supply; and the new use may require upgrade or changes to the septic system. The Historical Commission is concerned about the house on the parcel and will comment at the Public Hearing. The Fire Department has no adverse opinion regarding this change.

**Applicant's Presentation/Board Questions:** Frank Fitzgerald of Opal Real Estate Group, commercial broker representing Michael Sicbaldi, spoke on his behalf. He has been receiving calls regarding the zoning of this property. On the Geographic Information System, it is zoned residential; however, at one point up to forty feet was zoned business. Most calls are people looking for business use. He states it should be zoned in line with the surrounding property. Mr. Sicbaldi stated he thought about doing this a while back, and they were rebuked. As everything around is business zoned, it makes sense as this is the business area of the town.

**Audience Questions/Comments:** Connie Witt of 477 Main Street and Chair of the Historical Commission addressed the Board. Connie wanted to provide comments before future development on the property. She stated they would like to see the house at 16 Somers Road be preserved. She believes the only weeping European Birch in the town is located on the property. Mr. Sicbaldi agrees with her as this house was his parents' home since 1935, and it was built in the 1800s. Connie would hate to see the house come down. Both Mr. Fitzgerald and Mr. Sicbaldi stated those looking at the property are interested in converting the house to an office upstairs and a coffee shop or antique shop on the first floor. Connie stated there is a lot of history here as one of the first homes built in town was on that property. Connie stated they have no legal standing but would love to provide their input. She provided her comments to the Board.

Dr. Penny Peck, owner of the Veterinary Clinic, is in favor of the zone change. She is interested in purchasing a portion of the land to extend her parking lot and hopefully extend her building at some point. If she did, she would keep it as nice as what she has now and keep with the flavor of the town. She looked at the house, and said it was beautiful. It does require a great deal of finances to restore it to usable condition for an office. If she could purchase the whole parcel, she would preserve the house.

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**Decision:** Richard Green made a motion to recommend approval of the change of the zone from Residential 4 to Business for the property known as 16 Somers Road as stated in the written documentation attached (Legal Notice for Case 2018-C). John Matthews seconded the motion. All in favor so approved (4-0).

Judge Howarth declared the Public Hearing closed at 6:35 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