

Town House
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TOWN OF HAMPDEN MASSACHUSETTS



Planning Board
625 Main Street
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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

Regular Board Meeting
Wednesday, June 13, 2018

APPROVED 06-27-18

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

Adm. Assistant: Joanne Fiore, Adm. Assistant

General:

Call to Order – Phillip Schneider called the Regular Board Meeting to order at 6:32 PM.

Mail

Bills – Payroll Signed

Minutes Approved – Judge Howarth made a motion to approve the May 9, 2018 Regular Meeting Minutes. Edward Loiko seconded the motion. All in favor so approved (5-0). Judge Howarth made a motion to approve the April 25, 2018 Public Hearing Minutes for Case 2018-D/220 Mill Road and the Continuance Meeting Minutes of May 30, 2018 for the same case. Edward Loiko seconded the motion. All in favor so approved (5-0).

1) 224 Main Street – Site Plan Review, East Meadow Enterprises, LLC

Nicholas Turnberg, owner of East Meadow Enterprises, LLC, met with the Board regarding the location of his business at 224 Main Street. He is leasing the space from the owner, Todd Pelletier. He indicated the space will be used to store equipment in the garage, and truck and equipment will also be parked on the property (as designated on the drawing provided). All equipment maintenance will be performed in the shop. There are five trucks used for the business. He will have four employees which will park in the areas designed on the drawing provided). The normal business hours are 7 AM to 5 PM, Monday through Friday, occasionally Saturdays. Mr. Turnberg also noted that due to the nature of the business, there may be some work outside normal business hours due to emergency storm damage jobs and snow removal. There will be occasional loads of mulch delivered in the spring. He would like to add a sign under the current sign on the property for Hampden Auto Body. Richard Green made a motion to approve East Meadow Enterprises, LLC to be located at 224 Main Street. John Matthews seconded the motion. All in favor so approved (5-0).

2) 26 Chestnut Hill Road – Discussion Re: Common Driveway – Michael Andre

Mr. Andre did not appear for meeting.

3) 478 Main Street, Suite B – Site Plan Review/Scantic Brook Child Care, Sarah Blain

Sarah Blain, Owner and Director of Scantic River Child Care, Inc. met with the Board to discuss the expansion of her child care business. She explained that she would like to expand to 484 Main Street, Suite B, leasing a total of 1,100 square feet. The new space will be used for a Before and After School Program for children 2.9 to 8 years of age. She indicated a new outside fenced-in playground will be built to accommodate the increase in children. This new space is located above her current spaced located at 478 Main. This additional space will accommodate 25 children with 3 teachers. The Before School and After School Program will be open from 7 AM to 9 AM and then 2 PM to 5:30 PM. She stated the new space has two bathrooms and two exits. She needs to obtain approval from the Building Inspector and Fire Inspector. Sarah also indicated she will also require the state licenser to relicense the new space. Edward Loiko made a motion to approve the Site Plan Review for 478 Main Street, Suite B, for a Before-School and After-School Program as presented. Richard Green seconded the motion. All in favor so approved (5-0).

4) Solar Bylaw – Discussion

Donna Hatch of 130 Mill Road submitted to the Board copies of Solar Bylaws from East Longmeadow and Great Barrington for the Board's review. Phill Schneider indicated that these have been forwarded to Town Council for review.

5) 128 Wilbraham Road/Greathorse - Discussion

The Board has received complaints from Raymond Drive residents (specifically three homes affected) regarding the dirt path/road along resident's properties. These complaints indicate golf carts are kicking up dust on a dirt path that was agreed to be seeded. Also mentioned in the complaint was that the path was to move to 75 feet and not to use the close one. This has not been done. Also mentioned were the dead bushes that were removed last year, however they were never replaced. John Matthews stated that Greathorse is not holding up their end of the Special Permit. The Board will invite Greathorse to the June 27th Board Meeting and request they provide solutions to mitigate the problem and possibly amend their Special Permit.

6) Highland Drive – Submission of Definitive Plans, Graham Construction

Alston Graham of Graham Construction along with Ronald Huot of Anderson Associates Surveying presented to the Board Definitive Subdivision Plan for Highland Drive. The Board reviewed the plans. Copies to be forwarded to the Board of Health, Highway, Police and Fire. Also, a copy will be forwarded to the Town Engineer, Antonio DaCruz of Tighe & Bond.

Other Business

- The Board was made aware of the Legal Expenses incurred from 7/1/17 to date totaling \$16,613.80.
- Judge Howarth read the 6/818 correspondence from Atty. Erin Meehan re: Bechard v. Hampden Country Club, LLC/Greathorse et al indicating the Planning Board does not have to attend the trial scheduled for June 21st in Hampden Superior Court.

Having no further business, Judge Howarth made a motion to adjourn. Richard Green seconded the motion. The meeting was adjourned at 8 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