

TOWN OF HAMPDEN  
MASSACHUSETTS

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Joanne Fiore, Clerk



Planning Board  
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Joseph Dolben  
Cornelius Flynn  
John Matthews  
Robert Howarth  
James Quackenbush

**MINUTES OF THE HAMPDEN PLANNING BOARD**  
**Wednesday, May 25, 2011**  
**Town House**

Approved 6/22/11

Members Present – Neil Flynn, Chairman  
John Matthews  
Charlie Dolben  
Robert Howarth  
James Quackenbush

**The meeting was called to order at 7:04 PM by Chairman Neil Flynn.**

Approval of Minutes – Mr. Dolben called for a motion to approve the minutes of the May 11, 2011 meeting as submitted. Mr. Matthews seconded the motion. VOTE: All in favor so voted.

Alternate Planning Board Position – The Planning Board will send a letter to the Board of Selectmen recommending to them Deb House for the Alternate Planning Board position. The Planning Board requests a meeting to vote on this issue.

**Audit/Site Plan Review of Main Street Businesses**

Hampden Auto Body - Mr. Todd Pelletier appeared before the board to provide requested information. Mr. Pelletier indicated he has had one tenant since 2000 known as North East Automotive which could not attend the meeting. The Board will send a letter to North East Automotive requesting they appear before them and provide requested information and updated site plan.

Mr. Pelletier indicated he purchased the building in November 1987 and has all the proper licensing (waste disposal and registration, #660, as an Auto Body Shop) and sufficient liability insurance. Although he has a Used Car Dealer's License to buy and sell second-hand motor vehicles, Mr. Pelletier stated he very rarely sells cars and is allowed (2) vehicles on display and a maximum of (6) cars on the lot at one time. He has little waste material, and it is properly disposed of. There is sufficient parking in the front of the building, and his tenant parks in the rear of the building. His hours of operation are Monday through Friday, 8 AM to 5 PM. He has one full-time employee.

**Upcoming Public Hearing**

John Mathews will contact Fred and Annette Pafumi to set up Ridgeline and Hillside Review and also to set up Public Hearing date for proposed addition to existing barn.

### **77 Howlett Hill Road**

Mr. Fred Markham was originally scheduled to appear before the board to discuss a proposed detached garage. However, per Building Inspector Lance Trevallion, Mr. Markham does not have to appear before the Planning Board due to the Agricultural Exemption Chapter 40A, Section 3 of the Massachusetts General Laws. Therefore, Mr. Trevallion issued Mr. Markham the building permit for the garage.

### **Planning Board – Summer Schedule of Meetings**

The Planning Board has set up a summer schedule for their regular meetings. It was agreed that the Board will meet the fourth Wednesday in May, June, July and August. The Board will resume its regular schedule (the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of the month) starting in September. Audit/Site Plan Reviews of Main Street Businesses will be rescheduled to accommodate the summer schedule.

### **National Grid Hampden County Reliability Project**

Dena Champy, Richard Costa both of National Grid, and Attorney Robert E Longden, Jr. of Bowditch and Dewey Attorneys appeared before the Planning Board to provide an overview of the Hampden County Reliability Project. Dena Champy, Lead Project Manager, started the discussion by explaining the project to the board. She indicated she is working with the Energy Facilities Siting Board (EFSB) and local municipalities on this project.

National Grid Project Manager, Dena Champy, stated the new Hampden Substation will be located on 239 Allen Street. This project will encompass converting 10 miles of existing 69k V transmission line to 115k V from the Palmer Substation to the new Hampden Substation. They will install new conductor and steel poles to replace the existing transmission facilities. A new Hampden Substation will be installed. This new Hampden substation will connect to the existing WMECo. 115k V line and will eventually retire the old substation. She indicated that the driveway to the new substation will be 25" wide which will consist of 20" of pavement and 5" crushed stone. The new substation will be 360" x 450". Dena Champy indicated the nearest resident to the substation is 825" away.

Attorney Robert E. Longden, Jr. addressed the board to discuss the by-laws with respect to this project. He indicated that there is no direct reference to public utilities, and they have applied for zoning exemption under state law. Attorney Longden discussed those issues that concern the Hampden By-Laws:

1. Above Ground Power Lines – The by-laws indicate they must be underground. However, there is no visual problem for the residents.
2. Utility Poles – The bylaws indicate a height of 45". The poles being installed will exceed the height limitation; however, this shouldn't cause any problem.
3. Lighting – The by-laws indicate 16" limitation, however, the lighting will be 25". Due to the location of the sub-station, there shouldn't be any problem to the abutters.
4. Landscaping – The by-laws indicate 20" of landscaped buffer strip. However, the natural vegetation provides a buffer to the abutters and will be properly maintained. Attorney Longden indicated the aesthetics are different for this circumstance.
5. Parking Requirements – This by-law doesn't really apply. Gravel will be provided to accommodate parking.
6. Driveway Design – They are in compliance with this by-law.

7. Hours of Construction – The by-laws indicates no person shall engage in or cause any loud construction activities on a site abutting residential use between the hours of 9 PM of one day and 7 AM of the following day. National Grid will work between 7AM to 5PM possibly up to 7PM. They will comply with the by-law.
8. Noise – Low Noise Transformers will be used per National Grid Project Manager, Dena Champy. There should be no noise associated with these transformers.
9. Issues Raised by Hampden Fire Chief – The Fire Chief recommended the installation of an underground system to hold water on site. National Grid is working on this item.
10. Adequate Turn-Around at Sub-Station – Per the Fire Chief, the turn-around on the plans is sufficient for all Fire Department equipment.

Attorney Longden also indicated that they will be meeting with the Conservation Commission, and there are no exemptions for Conservation issues.

National Grid does not plan to have a formal Site Plan Review. They will publish mailing to abutters, provide a web-site, and set up outreach teams for all abutters. John Matthews questioned National Grid about the existing sub-station and how it will be decommissioned. They indicated that they will drain oil out of the transformers, use the parts as spares, leave the existing arborvitaes, and remove the chain-link fence.

**Mail** - Reviewed.

Mr. Flynn made a motion to adjourn at 8:38 PM. Mr. Howarth seconded the motion. VOTE: All in favor so adjourned.

Submitted by: Joanne Fiore, Clerk