

TOWN OF HAMPDEN  
MASSACHUSETTS

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Joanne Fiore, Clerk



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

Approved 10/24/12

**MINUTES OF THE HAMPDEN PLANNING BOARD**  
**Wednesday, October 10, 2012**  
**Town House**

**Attending Members:** Cornelius Flynn, Chairman  
John Matthews  
Charlie Dolben  
Judge Robert Howarth

**Absent:** James Quackenbush

**Also in Attendance:** Lance Trevallion

**The meeting was called to order at 7 PM by Chairman, Cornelius Flynn.**

**Approval of Minutes** – The approval of the October 10, 2012 minutes were tabled to the October 24, 2012 Planning Board meeting

**590 Main Street – Federated Community Church-Site Plan Review/Child Care Center**

Sarah Schoolcraft presented to the Board her business plan for Scantic River Child Care, LLC to be located at 590 Main Street. Bruce Libby, representing the Church, also attended as Sarah will lease the space from the Federated Community Church. This child care facility will accommodate children from 15 months old to 2 years 9 months old. The center will consist of 9 children to two teachers. An afternoon part-time teacher will be added to help close the center if needed. The center will be open from 7:30 AM to 5 PM, Monday through Friday. There are 38 parking spaces and 3 handicap spaces. A 750 sq. ft. fence will be added to the property containing the church house to allow play space. Sarah Schoolcraft will work with Lance Trevallion pertaining to the sign which will be 2 sq. ft. by 4 sq. ft. Per Lance, he has no issues with the child care center. According to the state regulations, this is an accessory use and is not operated by the church. The Federated Community Church endorses this, but it does not own the Child Care Center. The Planning Board requested traffic cones be placed when crossing the road, and also a "Children Crossing – Slow Down" sign. The planned start-up date is February 4, 2013. Mr. Matthews made a motion to approve the plan as presented. The approval of the sign is subject to the approval of the Zoning Enforcement Officer. Judge Howarth seconded. All in favor so approved.

**2 Somers Road – Site Plan Review/Farmer's Market** – Both Karen Hatch and Jennifer Coupe attended the meeting to present their request for a Winter Farmer's Market at 2 Somers Road in the greenhouse. They indicated it will be held the first and third Saturdays from November through March, 10 AM to 2 PM. It will consist of the same vendors. In May 2013 the market will return to their previous Somers Road location. Parking will be on the East Longmeadow Road side of the building, and there is no problem with the existing business "It's All About Me." An "Entrance" sign will be on the green house building, and other signed will be posted as needed. Mr. Dolben made a motion to approve the Winter Farmer's Market at 2 Somers Road. Judge Howarth seconded. All in favor so approved.

**Review of Zoning Map prepared by Cartographic Associates** – The Planning Board reviewed the map prepared by Cartographic Associates and discussed various issues. The Board indicated that the zoning needs to be verified on all ANR's. Any businesses on the map that indicates both business and residential will be referred to the Zoning Board of Appeals. Charlie Dolben will meet with the Assessor's Office to review the map and the changes to be reflected.

**Discussion to Continue Site Plan Reviews/Businesses located on Commercial Dr.** – The Board has decided to resume site plan reviews for businesses located on East Longmeadow Road to Allen Street.

**Other Business Items/Correspondence** – The Board reviewed the e-mail from Attorney Beglane pertaining to Highland Circle.

**Adjournment** – Having no further business, Mr. Dolben made a motion to adjourn at 9:25 PM. Judge Howarth seconded the motion. VOTE: All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, October 24, 2012.

Submitted by: Joanne Fiore, Clerk