

TOWN OF HAMPDEN
MASSACHUSETTS

Town House
625 Main Street
Hampden, MA 01036

Fax: (413) 566-3513
E-mail: planning@hampden.org

Joanne Fiore, Clerk



Planning Board
625 Main Street
Hampden, MA 01036
Tel: (413) 566-2151 Ext. 109

Joseph Dolben
Cornelius Flynn
John Matthews
Judge Robert Howarth
James Quackenbush

MINUTES OF THE HAMPDEN PLANNING BOARD
Wednesday, February 27, 2013
Town House

Approved 3/27/13

Attending Members: Cornelius Flynn
John Matthews
Charlie Dolben
James Quackenbush
Judge Robert Howarth

The meeting was called to order at 7:01 PM by Chairman, Neil Flynn.

Approval of Minutes – Mr. Dolben made a motion to approve the February 13, 2013 Regular Board Meeting Minutes with change as amended. Judge Howarth seconded. All in favor so approved.

Site Plan Review – 24 & 28 East Longmeadow Road, FRS McNamara, Wilbraham LLC – Both Bob and Steve McNamara attended the meeting and provided and updated site plan for 24/28 East Longmeadow Road. Steve explained the various buildings on site and the truck routes. He also indicated they plan make improvements to the front of the building and also pave the front. They currently have 12 trucks and 3 small pick-ups. The trailer that is on site is temporary. The trucks have been rerouted until the trailer is removed. Their normal hours of operation are 7 AM to 5 PM. The trucks are empty when they return to the shop. They have no plans to acquire additional trucks at this time. The board asked whether they have proper certification for hazardous waste. Steve McNamara indicated that they were reviewed and inspected and passed. They installed radiant heat in the floor of the building and are looking at a waste oil heater. They currently have 8 drivers, 2 office staff, and 2 mechanics.

Site Plan Review – ROHA Enterprises II, LLC; Rock a Dundee II, LLC; and Hampden Farms, LLC - Mr. Michael Cimmino attended the meeting and provided an updated site plan for the above corporations. He indicated that he currently has 14 tenants. He has no expansion plans at this time. Concerning LaCucina de Hampden, an egris has been added and also handicap facilities. He indicated that the septic system is 15 years old and needs to be replaced. Mr. Cimmino also alerted the board that the green house space is available for lease and has limited use. Billy Bond is now leasing the back building behind "It's All About Me".

L. Jed Berliner – Discussion – Deletion of Zoning Bylaw, Section 4.3.2 – Mr. Berliner, Chairman of the Hampden Zoning Board of Appeals, addressed the board with his concern to consider deleting Section 4.3.2 of the Zoning Bylaws. He believes it is illegal under a recent court decision. Discussion continued concerning the case law provided, and the Planning Board members agreed to forward Mr. Berliner's question to Town Council and see if it is necessary to delete this section of the bylaws.

VFW, 190 Main Street, Discussion – Electrical Outlets for Campers - Judge Howarth explained to the board that the VFW would like to install electrical outlets outside for campers. The Board indicated they need additional information on their plans for these outlets, and that they can come in to discuss their request with the Board.

2013 Flood Map Adoption – Correspondence from Colleen Bailey – The Board decided to set up a conference call for March 27th with Colleen Bailey, Flood Hazard Mapping Coordinator, to discuss the implementation of the 2013 Flood Map.

Adjournment – Having no further business, Mr. Dolben made a motion to adjourn at 9 PM. Judge Howarth seconded the motion. VOTE: All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, April 10, 2013.

Submitted by: Joanne Fiore, Clerk