

TOWN OF HAMPDEN
MASSACHUSETTS

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Joseph Dolben
Cornelius Flynn
John Matthews
Judge Robert Howarth
James Quackenbush

MINUTES OF THE HAMPDEN PLANNING BOARD
Wednesday, April 10, 2013
Town House

Approved 4/24/13

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

Absent: James Quackenbush

Others Attending: Lance Trevallion, Building Inspector
Ted Zebert, Conservation Commission
Mark Ferrell, Civil Engineer, Soltas/Energy

The meeting was called to order at 7:49 PM by Chairman, Cornelius Flynn.

Approval of Minutes – Mr. Dolben made a motion to approve the March 27, 2013 Regular Board Meeting Minutes. Judge Howarth seconded. All in favor so approved.

Article 22. Zoning Bylaw, Temporary Moratorium on Medical Marijuana Treatment Centers
Chief Farnsworth attended the meeting to discuss the temporary moratorium on medical marijuana treatment centers. The Chief indicated this will be added to the warrant for Town Meeting to hereby adopt a temporary moratorium on the use of land or structures for a Medical Marijuana Treatment Center. The moratorium shall be in effect through June 30 2014. Mr. Matthews recommended approval of a Temporary Moratorium on Medical Marijuana Treatment Centers. Mr. Dolben seconded. All in favor so approved.

Soltas/Energy – Site Plan Review– Mr. Kirt Mayland, Director of Business Development, for Soltas/Energy attended to present a site plan proposing the installation and operation of a 3.5 MW DC solar photovoltaic electric generating facility on 229 Somers Road (Kibbe Farm). The principal components of the solar farm are solar modules. Mr. Mayland indicated they have abided by the setbacks. He also indicated that less than 1% of the 15 acres comprising the solar pc facility will be considered “impervious”. The posts supporting the raised racking system are approximately 30 square inches each and the three inverter/transformer stations will be approximately 300 feet each. The rest of the 15 acres will be left as open fields. Mr. Flynn asked if there is any noise generated, and Mr. Mayland indicated there are no anticipated negative noise impacts from the solar farm. Mr. Mayland indicated that this property is exempted for solar as it is allowed everywhere. The panels last about 40 years. They will lease the land for 20 years. Lance Trevallion asked about the height of the panels. Mr. Mayland indicated they could be as low as 5 feet and as height as 12 feet. He indicated that it would be better to ballast them. A question was raised about lighting on the property, and Mr. Mayland indicated that the only on-site lighting Soltas proposes to have will be located at the collection houses and the gate entrances which would be used by the Fire Department and Police Department and local emergency personnel.

Other questions concerning vandalism were brought up, however, Mr. Mayland indicated it is a concern and that is why they fence the area. A O & M Team is available 24/7 with one hour notice. The operation can be remotely shut down by National Grid. Mr. Dolben asked what the voltage is, and Mr. Mayland indicated 300 watt panels. Mr. Flynn indicated the next step would be to apply for a special permit which will set the Order of Conditions. Soltas/Energy will work with the Planning Department to set up the public hearing.

303 Scantic Road – Dion, Richard and Lisbeth, ANR Application – Mr. Dion presented the ANR to the Planning Board members for the division of lots 303 and 307 Scantic Road. Mr. Dolben made a motion to approve the ANR as presented. Judge Howarth seconded. All in favor so approved

Other Business Items and Correspondence for Review

36 Ridge Road – Home Occupation – Lance Trevallion, Zoning Enforcement Officer, indicated that he will contact the homeowner and follow-up in writing concerning the Yoga Studio flyers being distributed. He will alert her that she must apply for a special permit.

Floodplain Map Procedures – Lance Trevallion, now the Floodplain Administrator, will enforce the zoning bylaws for what can/can't be done in the floodplain district. He will also retain all correspondence pertaining to the floodplain maps along with uploading the new digitized map to the Cartographic Mapping System.

Discussion on In-Law Apartments – Lance Trevallion discussed Section 6 of the MA General Laws concerning previously permitted buildings that exceed the six year statute of limitations are now legal non-conforming. Section 7 of the MA General Laws deals with the Enforcement and indicates the six year statute of limitation.

112 East Longmeadow Road – Hampden Sign – Lance will follow-up with a letter.

Adjournment – Having no further business, Mr. Dolben made a motion to adjourn at 9:15 PM. Judge Howarth seconded the motion. VOTE: All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, April 24, 2013.