

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, June 26, 2013
Town House

Approved 7/24/13

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

Absent: James Quackenbush

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

Approval of Minutes – Mr. Dolben made a motion to approve the May 22, 2013 Regular Board Meeting Minutes. Judge Howarth seconded. All in favor so approved.

Mr. Dolben made a motion to approve the June 5, 2013 Public Hearing Minutes for a Special Permit under Section 7.122 of the Hampden Zoning Bylaws for a Professional Office or customary home occupation use in an accessory structure at 36 Ridge Road, residence of Donna Collins. Judge Howarth seconded. All in favor so approved.

Mr. Dolben made a motion to clarify the first paragraph and also the wording of three conditions of the June 5, 2013 Public Hearing Minutes for a Special Permit under Sections 10.6 and 7.7 of the Hampden Zoning Bylaws for the installation and operation of no more than a 4 MW DC solar photovoltaic electric generating facility at 229 Somers Road. Judge Howarth seconded. All in favor so approved.

25 Allen Street, Mountainview Restaurant, Site Plan Review

Mr. Salvatore Scibelli attended the Site Plan Review meeting to provide the board updated information for Mountainview Restaurant. Mr. Scibelli indicated the hours of operation are 10 AM to 9 PM, seven days a week. This is a seasonal business. They usually open in March (depending on the weather) through Columbus Day (October). He indicated they have a full liquor license; 8 picnic tables for outside dining; they added a flood light; and seating remains the same. They did not proceed with the addition as they proposed years earlier. A site plan is in the files.

73 Allen Street, Mercury Swim Institute, Site Plan Review

Mr. & Mrs. Donald Safford attended the Site Plan Review meeting to provide the board updated information for Mercury Swim Institute. Mr. Safford indicated they have been in business for 50 years. They have not made any changes to the building or parking. Their hours of operation are:

Monday thru Friday	7:30 AM to 8 PM
Saturday	9:30 AM to 12:30 PM

This is a year-around business. Mr. Safford provided pictures of the restorations. Mr. Safford indicated that their clients are "registered". Mrs. Safford indicated it is an education facility. The pool is a 90 degree pool for special needs.

108 Rock A Dundee Road, Site Plan Review – Mr. Raymond Legary presented his plans for a home occupation (machine shop) in an accessory building. He indicated that he sold his existing businesses and would like to proceed with the special permit for a machine shop at his residence. He indicated there will not be any delivery trucks as shipping and receiving will be done off-site. He has National Grid lined up as he needs 200 more amps/converter to run the machines. The accessory building will be 30 ft X 50 ft. He will be the only employee. There will be no noise generated. Business hours will be 8 AM to 5 PM. No rigging machines will be required. Mr. Legary presented pictures of the parts he machines. Mr. Legary will apply for a Special Permit under Sections 7.122 and Section 6.11. Once the application is received, he will be included on the July 24 agenda.

39 Stony Hill Road, ANR, S. W. Andwood Construction, Inc. – Mr. Andwood presented the ANR to the Board (Plans prepared by Smith Associates Surveyors, Inc. dated 6/18/13) transferring Parcel B-1 from Mr. Andwood to Mr. & Mrs. Pantuosco located on Greenleaf Drive. The remaining property will be divided to create Parcels A & B as shown on plans. He indicated that he has one lot sold, and he will knock down the existing house. 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

128 Wilbraham Road – Hampden Country Club – John Matthews updated the board on the June 24, 2013 Board of Selectmen's meeting in which Hampden Country Club attended. John indicated that the country club plans to build a banquet hall. The new building will be a 20,000 square foot clubhouse with locker rooms and a 19th hole facility. John also updated the board on the development of two large tunnels for golf cart traffic. Mr. Matthews indicated that they need to provide detailed plans of the tunnel work and present them to the Planning Board. There was also discussion of extending the berm.

Adjournment – Having no further business, Mr. Dolben made a motion to adjourn at 9:10 PM. Judge Howarth seconded the motion. VOTE: All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, July 24, 2013.

Submitted by: Joanne Fiore, Clerk