

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  
Associate Member: Richard R. Green

**HAMPDEN PLANNING BOARD  
PUBLIC HEARING MINUTES/108 Rock a Dundee Rd  
Wednesday, July 24, 2013  
Town House**

**Approved 8/28/13**

Mr. Flynn opened the Public Hearing at 6:51 PM.

The Hearing was scheduled on the application of Raymond Legary of 108 Rock a Dundee Road for a special permit for a Home Occupation use in an accessory structure, and the construction of an addition to an existing garage that exceeds one-half (1/2) the ground floor area of the main building.

**Members Present:** Cornelius Flynn, Chair; John Matthews, Joseph Dolben, Judge Robert Howarth and James Quackenbush

**Introduction of Board Members:** Mr. Flynn introduced the Planning Board members.

**Statement of Authority:** Mr. Flynn read the Statement of Authority.

**Legal Notice:** The Legal Notice of the Public Hearing was read by Mr. Flynn.

**Reports from Other Agencies:** The Tax Collector reported that the account is current.

**Applicant's Presentation/Board Questions:** Mr. Raymond Legary presented his proposed plans to the Board. He explained that he would like to move his machine shop to his residence. He would like to add an addition to his existing garage (30' X 50'). The height of the addition will not exceed 36 feet. He is in compliance with setbacks. He may have one light over the driveway. One-half of the addition may have a loft with stairs. National Grid will need to provide an additional 200 amps. A phase converter is required for the milling and lathe machines. The addition will have a concrete floor, overhead garage door, and radiant heat. No sign will be displayed, and no material will be stored outside. He will have a bucket for all chips generated. All deliveries will be off-site—maybe an occasional UPS or FedEx delivery. Mr. Legary will be the sole employee. He indicated that no noise will be produced from the shop. He would like to start as soon as possible.

**Audience Questions/Comments:** None.

**Decision:** Mr. Dolben made a motion to approve the Special Permit subject to the conditions indicated below. Judge Robert Howarth seconded the motion. All in favor so approved.

**Conditions Set Forth for Special Permit Approval:**

1. There will be one (1) single employee.
2. Hours of Operation Limited to Monday through Friday, 8 AM to 5 PM.
3. No sign will be displayed.
4. There will be no deliveries except for standard UPS. All other deliveries will be off-site.
5. There will be no noise or odors produced.
6. There shall be no illegal discharge of any hazardous materials, fluids, or gases.

With no further questions or discussion, Mr. Flynn closed the Public Hearing at 7:07 PM to resume the Regular Planning Board Meeting.

Submitted by: Joanne Fiore, Clerk