

TOWN OF HAMPDEN  
MASSACHUSETTS

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Planning Board  
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Joseph Dolben  
Cornelius Flynn  
John Matthews  
Judge Robert Howarth  
James Quackenbush  
Associate Member: Richard R. Green

**MINUTES OF THE HAMPDEN PLANNING BOARD**  
**Wednesday, August 28, 2013**  
**Town House**

**Approved 10/9/13**

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

**Absent:** Cornelius Flynn

**The meeting was called to order at 6:47 PM by John Matthews.**

**Approval of Minutes** – Mr. Dolben made a motion to approve the July 24, 2013 Public Hearing Minutes for applicant Raymond Legary. Judge Howarth seconded. All in favor so approved. Mr. Quackenbush made a motion to approve as amended and noted the July 24, 2013 Regular Board Meeting Minutes. Judge Howarth seconded. All in favor so approved..

**278 Scantic Road, Karen Debney, In-Door Riding Arena & Horse Barn Site Plan Review/Administrative Review** - James Debney of 278 Scantic Road; Mike Mocko, Environmental Consultant; Bruce Jackson, Morton Buildings; Lance Trevallion, Hampden Building Inspector; and Paul Picknelly were all present for the Site Plan Review/Administrative Review for the In-Door Riding Arena & Horse Barn. Mr. Debney indicated they do not have all 14 stalls rented. They will provide lessons only as he does not want the traffic on his property. Lance Trevallion indicated they may have to modify their plans for the bathroom for handicap access, and also handicap parking must be provided. Lance also indicated that under the building code, a "change of use" other than agricultural will require an extensive overhaul. Mr. Picknelly attended to express his full support for the improvements to the property. Mr. Dolben made a motion to approve the Site Plan Review/Administrative Review for 278 Scantic Road. Judge Howarth seconded the motion. All in favor so approved.

**112 E. Longmeadow Road – Discussion with Building Inspector** – Lance Trevallion, Building Inspector, indicated that he has no issues with the advertisement on the All Waste truck as it is painted onto the truck. However, he does have an issue with the banner displayed for Hampden Lawnmower. Lance indicated he will send a cease and desist letter concerning this sign. Lance indicated the All Waste truck is no longer backing in or out of the driveway at 112 East Longmeadow Road. He viewed the area and noticed vehicular traffic activity on the grassed area. He will continue to monitor the situation. John Matthews asked if it is alright to drive over crossing lots? John Matthews indicated that the size of the sign for a home occupation needs to be reviewed and should be included as a condition in the special permit.

**29 Allen Street, Villamaino Paving – Site Plan Review** – Mr. Vinnie Villamaino of Villamaino Paving attended the Site Plan Review at the request of the Planning Board. Mr. Matthews indicated that this review is necessary for the Planning Board to update their files on all commercial businesses in town.

Mr. Villamaino told the board that he has allowed Affordable Waste Solutions to store a dumpster on the property. It is not visible from the road and is temporary. He explained that their business operations consist of screening loam mostly during the day about 3 hours/week, providing gravel and fill. The garage is 60' X 60'. They are closed during the winter. They do not provide plowing services. The driveway goes to the asphalt plant. No asphalt is dumped on site. They do not have milling machines to grind asphalt. On either Friday or Saturday, the asphalt is picked up and brought to an asphalt plant where it is crushed for gravel. There are no hazardous materials on site. Mr. Villamaino also alerted the board that there is a car on the property. This car belongs to Larry Moriarty. This 1944 coupe was supposed to be a temporary situation, however, it has been there for 25 years. Mr. Villamaino also indicated that he would like to fix up the entrance to the business by paving the entrance and spruce up the borders.

**25 Potash Hill Lane, James D'Agostino – Discuss Possible Subdivision** – Mr. D'Agostino presented to the board a proposed subdivision of his property at 25 Potash Hill Lane. Before he proceeds with hiring an Engineer, he wanted to run this by the board. He indicated that he wants to sell one acre of his property to his neighbor. The Board indicated they do not see any problems with this proposal, and that he will have to apply for an ANR.

**10 Allen Street, Green Valley Preschool & Daycare – Site Plan Review** – Both Traci Croteau and Carmela Fitzpatrick attend the Site Plan Review at the request of the board. Mr. Matthews explained this is a routine review of all commercial businesses in town in order to update our records. The owners indicated the hours of operation to be 7:30 AM to 5:30 PM Monday through Friday. They provide half day and full day services. They indicated they are only allowed to have 39 children per day. They currently have 54 enrolled but never more than 39 per day. They operate 42 weeks/year plus they offer a 6 week summer program. They have (5) full-time and (2) part-time employees. They renew their license every two years. A typical day consists of:

- 7:30 – Open for Preschool/Daycare
- 9:15 – All drop-offs have arrived and the day begins with:
  - Circle Time
  - Outdoor play
  - Lunch – Which is brought by the parents of the children.
    - No food is cooked on-site.
- 12:30 – 12:45 Half Day Children Leave
- 5:30 Full Day Children Leave

The owners indicated they own the building and there is sufficient parking for their business and also their two tenants which are Balance Massage Therapy which is open on Saturdays and usually have one client at a time; and Practical Pensions & Financial Services in which there is usually just one car belonging to Matt Fisher. They have sufficient lighting on the overhang of the building and also a light in the parking lot on a timer.

**Potash Hill Lane – Earth Removal – Renewal of Special Permit, Michael Kane** – Mr. Kane addressed the board pertaining to the renewal of his special permit for gravel removal at the end of Potash Hill Lane. He indicated that he owns 94 acres of which two are for the gravel pit. They have had the permit for 3 years. Billy Skinner of Skinner Excavation sorts/sifts top soil and loam and maintains the area. Mr. Kane has provided a copy of the existing Order of Conditions for this permit to Mr. Skinner. Mr. Dolben made a motion to approve the extension of the permit to the Zoning Board of Appeals. Judge Howarth seconded. All in favor so approved.

**128 Wilbraham Road, Site Plan Review, Hampden Country Club** – Both Guy Antonacci and Jonathan Murray of Hampden Country Club presented their Master Site Plan of the Country Club prepared by J. R. Russo & Associates, LLC dated August 23, 2013; plans for the Golf Cart and Maintenance Truck Culverts prepared by Anchor Engineering Services, Inc. dated April 2, 2013 and Revised May 22, 2013; and Preliminary Site Plans for the proposed clubhouse prepared by J. R. Russo & Associates dated July 18, 2013. Mr. Matthews indicated the plans for the tunnels will be handled by the Selectmen and the Highway Department. The Planning Board will retain a copy of the plans for our files.

Mr. Murray started his presentation with the Master Site Plan of the Country Club which has been divided into four sections (sheets):

Sheet 1 – This sheet reflects the plans for the proposed club house, driving range, pool, and tennis courts. The driving area will not have lighting – day use only.

Sheet 2 – This sheet reflects the Goat Rock section of the country club which is completed as nothing really changed.

Sheet 3 – This sheet reflects the Wilbraham Road section reflecting the proposed practice green and practice area where the old tennis courts used to be. The 18<sup>th</sup> green will be moved over a little. They plan to relocate the pond for the new water feature to connect ponds. The 15<sup>th</sup> and 10<sup>th</sup> greens will be shifted a little bit. Mr. Murray also discussed the status of the other holes reflected on this sheet. Twelve residents of Raymond Drive met with both John and Guy prior to the site plan review in order to discuss the existing berm. They requested the height of the berm be lowered to four feet. However, HCC indicated that in order to provide privacy to the golfers to separate themselves completely with no interaction from the world, they would agree to compromise at 6-8 feet. HCC will clean up the berm in October by removing weeds and spraying weed control and will maintain the berm now and in the future. The proposed berm to be built will be stepped back. HCC has agreed to help the neighbors with the stumps. HCC also agreed to look into lowering the berm behind Evelyn Chmura (Benedix) at 128 Raymond Drive. They also discussed the proposed berm for Pinewood Road. HCC will need to come back to the Planning Board for the proposed maintenance garage.

Sheet 4 – This sheet reflects the berm for Pinewood Drive; the 20' X 20' Restrooms, the water feature (cascading water) to be proposed, and the 9' wide paved cart paths. It also reflects the section of the “new” berm on Raymond Drive that has not been installed. John Matthews requested that this additional berm be no higher than six (6) feet.

Preliminary Site Plans for the Proposed Clubhouse – HCC will have to meet with the Building Inspector concerning the plans. The location of the clubhouse and the square footage is reflected on the proposed plans. The building height is not to exceed zoning regulation. The traffic flow remains the same. Charlie Dolben added that HCC is replacing an existing structure.

James Quackenbush added he was glad to see that HCC reached out to the neighbors, and Jonathon Murray indicated he alerted the neighbors to reach out to them with their concerns.

Paul and Theresa Bechard of 125 Wilbraham Road addressed the Board with their concerns concerning the cart path. John Matthews confirmed with HCC that they will be completely off their property. HCC mentioned they are trying to avoid any conflicts with the neighbors. Mr. Murray indicated that the carts are “whisper” quiet and the pavement on the cart paths keeps the carts on track.

HCC plan public golf sometime in July/August 2014 (limited use). Mr. Murray addressed the proposed tunnels indicating they would like to complete one now and the other in the future. If anything changes pertaining to this, they need to come back to the Planning Board.

Mr. Quackenbush made a motion to approve the Site Plan and the Master Site Plans for Hampden Country Club dated August 23, 2013 as submitted subject to further review of additional information to be provided by Hampden Country Club and with the following conditions:

- 1) Applicant will maintain the berm as discussed pertaining to weeding and plantings.
- 2) Applicant must come back to the Planning Board with any changes.
- 3) Applicant must make every effort to reduce the height of the berm.

Mr. Dolben seconded the motion. All in favor so approved. Mr. Matthews indicated there is possibly a (20) day appeal period.

**Adjournment** – Having no further business, Mr. Dolben made a motion to adjourn at 9:13 PM. Judge Howarth seconded the motion. All in favor so adjourned. The Planning Board’s next scheduled meeting is Wednesday, September 25, 2013.

Submitted by: Joanne Fiore, Clerk