

TOWN OF HAMPDEN
MASSACHUSETTS

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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, February 26, 2014
Regular Meeting

Approved 03/12/14

In Attendance: Cornelius Flynn
John Matthews
Judge Robert Howarth
Charlie Dolben
Richard Green

Representatives for the HCC Buffer Committee attended to record the meeting of the Planning Board.

1) General

Call to Order – Cornelius Flynn called the meeting to order at 7:02 PM

Mail – Neil discussed letter received from James Quackenbush dated March 3, 2013 resigning from the Planning Board. Judge Howarth will speak with Richard Green to find out if he is willing to fill in for James on the Board until the Annual Town Election. If so, they will propose this to the Selectmen for their approval.

Cornelius Flynn alerted the board of his meeting with the Advisory Board pertaining to the budget.

Bills – Payroll signed

Approval of Minutes – Mr. Matthews made a motion to approve the January 22, 2014 Regular Board Meeting Minutes. Judge Howarth seconded. All in favor so approved.

Mr. Matthews made a motion to approve the February 12, 2014 Regular Board Meeting Minutes with corrections changing references under Item #4 from Mr. Keddy to Mr. Shea in all references.. Judge Howarth seconded the motion. All in favor so approved.

2. 41 Mountain Road – Public Hearing

Cornelius Flynn recused himself from the Public Hearing.

The Planning Board Regular Meeting recessed at 7:04 PM to proceed with the Public Hearing, Case 2014-A, 41 Mountain Road, Nancy H. Robinson and Susan Robinson, Owners, Request for a Special Permit under Section 7.2.4, Substandard Frontage Lot.

The Regular Meeting reconvened at 7:11 PM.

41 Mountain Road – ANR – The ANR prepared by R. Levesque Associates, Inc. dated September 5, 2013 and revised October 29, 2013 and January 7, 2014 were presented to the board for their approval. The Board Members approved the plans and agreed they can be released to the applicant, Susan Robinson, after the (20) day Appeal Period has elapsed for the Public Hearing on the same property, 41 Mountain Road, and that no appeal has been filed.

2. Update on Solar Facility – Kirt Mayland, Minnechaug Solar, LLC (Formerly Soltas Holdings, LLC) -

Mr. Kirt Mayland attended the meeting and updated the board on the progress for the solar facility located at 229 Somers Road, Hampden, MA. He indicated they will not be utilizing the isolated wetlands area as previously indicated on the Order of Conditions. He also indicated that the mound in the pit will be removed. Mr. Mayland asked the board to change the Petitioner's name on Order of Conditions for the Public Hearing Decision, Case 2013-C, from Soltas Holdings, LLC ("Soltas") to Minnechaug Solar, LLC and reissue revised Order of Conditions to him. Mr. Mayland also indicated he may request a "size" change on the MW indicated on the original Order of Conditions. The Board requested he send his request in writing, and the Decision for the Special Permit filed 6/17/2013 with the Town Clerk will be amended to reflect the new applicant name.

16 Somers Road – Carol Soutra addressed the board concerning the rental of the Floral Shop located at 16 Somers Road. She would like to open in two weeks, and would like to put up a new sign with a new name for her business. The Board indicated she should meet with the Building Inspector to discuss sign regulations.

4. ANR – Property located on Rock-A-Dundee and Chapin Road, Estate of L. Ryder – Jesse Ryder presented to the Board ANR plans for the land of the Estate of Laurie L. Ryder, prepared by Roger Woods & Co, 1415 Park Street, Palmer, MA, dated January 22, 2014 creating Lot 3 and Lot 4.. Mr. Dolben made a motion to approve the ANR plans as presented. Judge Howarth seconded the motion. All in favor so approved.

5. ANR – Mountain Road – John Mastronardi - Mr. John Mastronardi presented to the Board ANR plans prepared by Anderson Associates Land Surveyor, 375 Walnut Street Ext., Agawam, MA 01001, for property located on Mountain Road owned by John Mastronardi This plan is to eliminate lot that was created and recorded in Plan Book 353, Page 72, in December 2008. As no action was taken within 21 days after its submission, approval of the Planning Board is not required under the Subdivision Control Law. However, Mr. Mastronardi did wait to obtain the Board's approval.

Adjournment – Having no further business, Mr. Dolben made a motion to adjourn at 8:10 PM Judge Howarth seconded the motion. All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, March 12, 2014.

The HCC Buffer Committee representative turned off the recorder upon adjournment.

Submitted by: Joanne Fiore, Adm. Assistant