

TOWN OF HAMPDEN  
MASSACHUSETTS

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Joanne Fiore, Clerk



Planning Board  
625 Main Street  
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Tel: (413) 566-2151 Ext. 109

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

**MINUTES OF THE HAMPDEN PLANNING BOARD**  
**Wednesday, March 12, 2014**  
**Regular Meeting**

Approved 3/26/14

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

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

**General**

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

Mail –

Bills – Payroll signed

Approval of Minutes – Mr. Dolben made a motion to approve the February 26, 2014 Regular Board Meeting Minutes. Judge Howarth seconded the motion. All in favor so approved.

Mr. Matthews made a motion to approve the February 26, 2014 Public Hearing Minutes on the application of Susan Robinson of 236 Three Rivers Road, Wilbraham, MA, 01095 for a Special Permit for a Substandard Frontage Lot located at 41 Mountain Road, Hampden, MA, owned by Susan Robinson. Judge Howarth seconded the motion. All in favor so approved.

**1) 93 Allen Street, Ross Gardner, Obtain Information on Used Car Dealer License**

Mr. Gardner attended the meeting to obtain information for a Used Car Dealer License. A checklist was provided to him. Mr. Gardner indicated that he rents a garage located at 93 Allen Street. John Matthews stated the property is not zoned business, and the Board will have to look into the matter.

**2. Memo from Atty. David J. Martel Regarding Zoning Board of Appeals Actions/Decisions**

Mr. Flynn asked the board if they received a copy of the memo. The board voted unanimously that no action would be taken.

**3. Discussion – To Include History of Zoning Changes within the Zoning Bylaws**

Mr. Matthews would like to include in the Zoning Bylaws an appendix reflecting the history of zoning changes. A document exists that includes both the history of the town and the zoning changes. John asked that those changes that pertain to zoning be highlighted and provided to the board for review to be included in this appendix.

**4. Additional Items**

1) Mr. Cox attended the meeting to obtain information on expanding an accessory building on his property located at 292 Ames Road. He indicated there are three buildings on the property, and he is rebuilding one of the garages and increasing the size by 200 square feet. The Board explained to Mr. Cox that he will need to apply for a special permit due to Section 6.11 of the Bylaws.

2) Diane Rollins of 146 Thresher called to request information on a Farm Stand. The Board requested she come in to discuss.

3) 16 Somers Road – Carol Soutra called to confirm zoning at 16 Somers Road where she plans to operate her floral shop. The Board indicated she should meet with the Zoning Enforcement Officer.

4) Neil indicated to the Board that Richard Green will serve on the Board until Town Election. After the election, Richard will resume as Associate Member of the Planning Board.

5) Mr. Flynn reviewed the March 11, 2014 memo from Dana Pixley concerning Kibbe Lane

6) Mr. Phil Schneider asked the Board if they plan to enforce the ZBA Decisions. John Matthews indicated, "No Comment".

**Adjournment** – Having no further business, Mr. Dolben made a motion to adjourn at 7:45 PM. Judge Howarth seconded the motion. All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, March 26, 2014.

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

Submitted by: Joanne Fiore, Adm. Assistant