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**TOWN OF HAMPDEN
MASSACHUSETTS**



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

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

MINUTES OF THE HAMPDEN PLANNING BOARD
Wednesday, April 9, 2014
Regular Meeting

Approved 4/23/14

In Attendance: John Matthews
Judge Robert Howarth
Richard Green
James Quackenbush

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

General:

Call to Order – John Matthews called the meeting to order at 7 PM

Mail –

Bills – Payroll signed

Approval of Minutes –. Richard Green made a motion to approve the March 26, 2014 Regular Board Meeting Minutes. Judge Howarth seconded the motion. All in favor so approved. Richard Green made a motion to approve the March 26, 2014 Public Hearing Minutes for the Medical Marijuana Dispensary Bylaw. Judge Howarth seconded the motion. All in favor so approved.

1) 66 Glendale Road – Rebuild/Expand Existing Accessory Building – Dave Converse

Mr. and Mrs. Converse attended the meeting to present plans for a proposed barn to replace an existing barn. The proposed barn will include a two-car garage with workshop and study space on the second floor. The barn will conform to setbacks. It will have a foundation with a root cellar. The applicant indicated that no business will be run out of the accessory building. The Board indicated that due to the size of the proposed barn, a Special Permit is required.

2) 36 Commercial Drive – Site Plan Review/Change of Use – SafeCo Foam Insulation

Mr. Stuart Fearn, owner and president of SAFCO Foam Insulation, presented a Site Plan/Change of Use to the Board. Mr. Fearn recently purchased the property located at 36 Commercial Drive where he plans to relocate his existing business. SAFCO is involved in spray foam insulation exclusively. He currently has four employees. Mr. Fearn indicates all equipment will be stored inside the building. He has three box trucks to be parked inside, and three trucks and trailers parked outside. The spray foam insulation material is sealed in 55 gallon drums. This is not hazardous material and will be stored inside the building. Mr. Fearn indicated there is plenty of parking. Mr. Quackenbush asked due to the size of the building, will Mr. Fearn sublet office space. Mr. Fearn indicated it is a possibility. Therefore, the Board indicated he would have to alert the Board if he plans to have tenants. Richard Green made a motion to approve the Site Plan Review/Change of Use as presented. Judge Howarth seconded the motion. All in favor so approved.

Other Business:

321 Wilbraham Road – Bibeau Oil - Richard Green indicated that Bibeau Oil was sold. Therefore, the Board would like to schedule Mr. Bibeau to come in just to provide a status to the board to update the file.

Steepleview – Mr. Matthews read the 4/8/14 memo from Dana Pixley concerning the damaged section of railing. The Board agreed with Mr. Pixley's comments.

Johnny Pies Pizza – 548 Main Street – Mr. SantaMaria needs to schedule a Site Plan Review for the proposed pizza shop to be located at 548 Main Street.

343 Wilbraham Road/Erin Rhindress – Request for Home Occupation/Art Studio – The Board requested a Site Plan Review be scheduled.

146 Thresher Road – Robert and Diane Rollins – In response to the April 3, 2014 letter received from Mr. & Mrs. Rollins, a letter will be sent from the Planning Board indicating that they must apply for a Special Permit for a Farm Business.

Adjournment – Having no further business, Mr. Green made a motion to adjourn at 7:35 PM. Judge Howarth seconded the motion. All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, April 23, 2014.

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

Submitted by: Joanne Fiore, Adm. Assistant