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Joanne Fiore, Adm. Assistant

**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 23, 2014**  
**Regular Meeting**

**Approved 5/14/14**

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

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

**General:**

Call to Order – Mr. Flynn called the meeting to order at 7:13 PM

Mail –

Bills – Payroll signed

Approval of Minutes – Richard Green made a motion to approve the April 9, 2014 Regular Board Meeting Minutes. Judge Howarth seconded the motion. All in favor so approved.

**1) 487 Glendale Road– Kevin Dwyer (Property Owners Tom & Erica Dwyer) – Obtain Information on Farm House Brewery**

Kevin Dwyer attended the meeting to obtain information for a Farmhouse Brewery at 487 Glendale Road. Mr. Dwyer explained he would like to specialize in American style farmhouse ales. He plans to produce no more than 150 gallons per batch and will have 2-6 different beers for sale. The beer will be for sale on location in 2 liter growlers only. Beer will not be sold for on premise for consumption; however, he would like to pour 2 oz. samples only. He would like to sell the beer 2 days/week and eventually extend retail hours to 4-5 days/week.

The Planning Board recommended Mr. Dwyer read the Zoning Bylaws and then set up an appointment with the Board of Selectmen. Mr. Flynn explained there is a process that he must go through and various licensing is required.

**2) Old Coach Road – ANR, Kevin M. & Janice L. Munsell**

Attorney Michael Parker attended the meeting representing the applicants Kevin M. & Janice L. Munsell. He presented ANR Plans dated March 12, 2013 prepared by Paul S. Smith Lance Surveying. Atty. Parker explained the purpose of the ANR is to have a reference document to reflect the release of the various rights to use and pass over Surrey Lane. The Board requested Atty. Parker revise the ANR plans to reflect the two abutting lots owned by Alice Parker as one lot and present a revised ANR. The easement will remain on the revised ANR.

**3) 63 Circle View – Kevin Gentile, Section 6.1.1 Additional Requirments-Accessory Building**

Mr. Kevin Gentile attended the meeting and explained he no longer needs a special permit for the accessory building as it was downsized to meet zoning regulations.

**4) 321 Wilbraham Road – Norm Bibeau – Provide Status of Bibeau Oil**

Mr. & Mrs. Bibeau attended the meeting. The Board requested their presence to inquire about the status of Bibeau Oil. Mr. Bibeau confirmed the business has closed. Mr. Matthews confirmed that they have complied with the Fire Chief's memo, and the point of this meeting was to close the file.

**Other Business:**

Mr. Fuller of the HCC Berm Committee attempted to address the board indicating they received plans from Hampden Country Club putting up a stockade fence and trees. Mr. Flynn indicated they have no comment and cannot discuss the matter as this case is pending in Superior Court.

The Board made mention that this is Cornelius Flynn's last meeting as Chair. He will be missed by all.

**Adjournment** – Having no further business, Mr. Green made a motion to adjourn at 7:55 PM. Judge Howarth seconded the motion. All in favor so adjourned. The Planning Board's next scheduled meeting is Wednesday, May 14, 2014.

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

Submitted by: Joanne Fiore, Adm. Assistant