

TOWN OF HAMPDEN  
MASSACHUSETTS

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John Matthews, Chair  
Joseph Dolben  
Judge Robert Howarth  
Phillip Schneider  
Mark Casey  
Associate Member: Richard R. Green

**HAMPDEN PLANNING BOARD  
PUBLIC HEARING MINUTES/146 THRESHER ROAD - ROLLINS  
Wednesday, June 25, 2014  
Town House**

Approved 8/13/14

Mr. Matthews opened the Public Hearing at 7:04 PM and alerted Mr. & Mrs. Rollins the Hearing is being recorded by the HCC Buffer Committee Representative and by the Planning Board.

The Public Hearing was scheduled on the application of Diane and Robert Rollins of 146 Thresher Road, Hampden, Massachusetts, for a Special Permit as required under Section 3.17 of the Hampden Zoning Bylaws for a Farm Business at the property owned by Diane (Fifer) Rollins located at 146 Thresher Road.

**Members Present:** John Matthews, Chair; Joseph Dolben, Judge Robert Howarth, Phillip Schneider, and Mark Casey.

**Introduction of Board Members:** Mr. Matthews introduced the Planning Board members.

**Statement of Authority:** Mr. Mathews read the Statement of Authority.

**Legal Notice:** The Legal Notice was read by Mr. Matthews.

**Reports from Other Agencies:** The Tax Collector reported the account is current. The Board of Health provided a copy of a letter sent to Mrs. Rollins requesting that a temperature log be kept for each time the processed meat is being transported back to 146 Thresher Road. The cooler must have sufficient ice to maintain a temperature of 40 degrees or below during the entire transport. This will require a temperature log to be maintained by logging the temperature at the time transport begins and a final log once the transport has ended. A copy of each transport must be maintained for the Board of Health review during any inspections.

**Applicant's Presentation/Board Questions:** Mr. & Mrs. Rollins presented to the board their plans for their farm stand. Mr. Rollins indicated they would like to sell fruits, vegetables, jams, meat chickens, and turkeys for Thanksgiving. The stand/store will be located on the porch of their house. Mr. Matthews asked about parking and the hours of operation. Mr. Rollins indicated there are 5 parking spaces available, and it will be an "honor" system where the customers leave their money in the refrigerator. Mr. Matthews asked if the chickens and turkeys would be sold year-around. Mr. Rollins indicated they would be, and they will also sell their products at farmer's markets. Mr. Matthews asked if the chickens, turkeys and vegetables would be grown on the property. Mr. Rollins indicated they would be. Judge Howarth asked, "what is a turkey chill?" Mr. Rollins stated that the turkeys are frozen now. Mr. Rollins stated that during Thanksgiving, they will have fresh turkeys 28-30 degrees. As Mr. Schneider has experience in this matter, he indicated in the food industry you don't say frozen—it is chilled.

Mr. Matthews asked if they were going to have a sign, and Mr. Rollins indicated he will talk to the Building Inspector.

Mr. Schneider confirmed with Mr. Matthews that it's the Planning Board's responsibility to approve the plan, and it's the Health Departments responsibility to worry about the food. Mr. Rollins said everything is USD approved. Mr. Rollins will have to work with the Board of Health Agent on these matters.

**Audience Questions/Comments:** Mr. Matthews asked the audience if they had any questions concerning this Special Permit request. Mr. Richard Lanoie of 240 Thresher Road asked how many turkeys per year will be raised and will they be raised by the chickens. He indicated that for the last few years they have been raising the turkeys in the middle of the yard. Will that be improved? Mr. Rollins indicated he made a new pen with 200 ft. of fencing out behind the barn. Mr. Lanoie asked what barn. Mrs. Helen Crowley of 252 S. Monson Road indicated she has seen the chicken coop but not a barn. Mr. Rollins indicated it is part of the chicken coop which is split between the chickens and the turkeys. Mr. Matthews indicated a fence runs around the perimeter which looks like it is sectioned in half for the chickens and turkeys. Mr. Rollins confirmed this. Mr. Rollins indicated about 55 turkeys in a year will be sold which they will be getting in about one month. In reviewing the information provided with the application, Mr. Schneider referenced the last year's order which was for 50 turkeys. Mr. Matthews clarified that there may not be a barn, but there is a place where they house the chickens and turkeys. Mr. Jason Broom of 134/140 Thresher Road stated he has no problems with the Rollins and the animals on their property. Mrs. Rollins stated they do not keep roosters on the property due to the noise. Mr. Matthews asked how many chickens will they get in a lot, and if there is sufficient room on the property. Mr. Rollins indicated they will get 150 chickens, and there is more than enough room. Mr. Matthews has a concern about the hours; however, Mrs. Rollins indicated it is more of a convenience for the customers. Mr. Matthews asked where the fruit comes from for the jams. Mrs. Rollins stated the raspberries, peaches and blueberries are grown on the property, and the strawberries will be picked off-site.

Mr. Raymond Crowley of 252 S. Monson Road, asked if the Planning Board does an inspection prior to the issuing of a special permit? Judge Howarth indicated the Board of Health and the Building Inspector perform inspections if necessary. Mrs. Rollins stated the Animal Inspector has been to their property for an inspection which is performed yearly. Mr. Casey and Mr. Schneider did drive by the property, and they found it to be what they have presented. Mr. Matthews asked if Mrs. McCool, Board of Health Agent, had anything to add. She indicated that in taking the chickens and bringing them back frozen, they maintain a daily log of the freezer temperature. She also stated that she performs a yearly inspection of the kitchen as well. Mr. Matthews asked if they had a back-up generator, and Mr. Rollins indicated they do have a generator.

**Decision:** Mr. Phillip Schneider made a motion to approve the Special Permit request for Diane and Robert for a Farm Business at 146 Thresher Road. Judge Howarth seconded the motion. Voting unanimously (5-0) to approve the Special Permit was: John Matthews, Chair; Joseph Dolben, Judge Robert Howarth, Phillip Schneider, and Mark Casey.

The Public Hearing was adjourned at 7:25 PM.

Submitted by: Joanne Fiore, Adm. Assistant