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TOWN OF HAMPDEN
MASSACHUSETTS



Planning Board
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John Matthews, Chair
Judge Robert Howarth
Phillip Schneider
Mark Casey
M. Paige Gore
Associate Member: Richard R. Green

MINUTES OF THE HAMPDEN PLANNING BOARD
Wednesday, August 13, 2014
Regular Meeting

Approved 9/24/14

In Attendance: John Matthews, Chairman
Judge Robert Howarth
Phillip Schneider
Mark Casey

Staff: Joanne Fiore, Adm. Assistant

Mr. Matthews indicated to the audience that the meeting is being recorded by the HCC Buffer Committee.

General:

Call to Order – John Matthews, Chair, called the meeting to order at 7:05 PM.

Mail –

Bills – Payroll signed.

Approval of Minutes – Mr. Casey made a motion to amend the May 28, 2014 Regular Board Meeting Minutes by removing Richard Green from the voting in the ANR approval for 51 Burleigh Road (indicated in Minutes as Item #1) and also amending the vote count from (5-0) to (4-0). Judge Howarth seconded the motion. All in favor, the amendment was approved (4-0).

Mr. Casey made a motion to approve the June 25, 2014 Regular Board Meeting Minutes. Judge Howarth seconded the motion. All in favor so approved (4-0). Mr. Casey made a motion to approve the Public Hearing Minutes for Case 2014-H (Rollins). Judge Howarth seconded the motion. All in favor so approved (4-0).

1) 39 Stony Hill Road – Solar Facility, Discussion with Joe Pelligrino of Heliovaas

Mr. Stephan Andwood, owner of 39 Stony Hill Road, and Mr. Joe Pelligrino of Heliovaas addressed the board concerning the installation of a solar facility at 39 Stony Hill Road. Mr. Andwood explained the facility would be on the 4.32 acre parcel next to the newly built ranch. Mr. Pelligrino provided a preliminary design of the 567kWp solar facility. He explained they met with Conservation concerning the wetlands in the front of the parcel. Mr. Matthews indicated that the facility would have to be screened from view using dense plantings and/or fencing, and that a Special Permit would be required.

2) 2 Somers Road, The Greenhouse, Plan Proposal Review

Mr. Richard DeMattia appeared before the board to discuss plans for “The Greenhouse.” He explained they would like to operate a banquet facility that would seat about 100 people. There would be no kitchen facilities, therefore, no cooking in “The Greenhouse.” It would be catered only. They will have restrooms and also handicap facilities. He indicated there is sufficient parking for both the existing business, “It’s All About Me” and for “The Greenhouse.” He will provide a plan for the layout of the interior of the greenhouse and the exterior. Mr. Matthews explained that a Special Permit will be required.

3. Village Drive, Discussion with Leonard Eremento of Bach Towing

Mr. Eremento, Bach Towing, addressed the board concerning possibly renting a 50 ft X 50 ft space on the Turnberg property on Commercial Drive. He currently has an office in East Longmeadow and would like to have an area in Hampden for overflow of towed vehicles. He explained that he would first tow vehicles to his East Longmeadow location, and after 30 days, will move them to the Hampden lot. Mr. Eremento explained there would not be any additional traffic other than a tow truck once in a while. The hours of operation would be during the day as this is just for overflow of vehicles. He indicated he may possible have a portable office on the location. Mr. Schneider drove to the location and stated there is plenty of room on the property. Mr. Eremento explained that pans are put under the vehicles to prevent oil, antifreeze, etc. from getting into the soil. Mr. Matthews indicated that a Special Permit would be required.

Other Business:

Elect CPC Representative – Mr. Schneider made a motion to Elect Mark Casey as the CPC Representative. Judge Howarth seconded the motion. All in favor so approved (4-0).

Changes/Additions to Zoning Bylaws – Tabled to next meeting.

Adjournment – Having no further business, the meeting was adjourned at 8:33 PM. The Planning Board's next scheduled meeting is Wednesday, September 24, 2014.

The HCC Buffer Committee turned off their recorder upon adjournment.

Submitted by: Joanne Fiore, Adm. Assistant