

TOWN OF HAMPDEN  
MASSACHUSETTS

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Planning Board  
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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/2 SOMERS ROAD – THE GREENHOUSE  
Wednesday, September 24, 2014  
Town House**

**Approved 12/10/14**

Mr. Matthews opened the Public Hearing at 8:42 PM and alerted the applicant and audience the Hearing is being recorded by the HCC Buffer Committee Representative.

The Public Hearing was scheduled on the application of Michael Cimmino of 296 Longmeadow Street, Longmeadow, Massachusetts, for a Special Permit as required under Sections 4.14 and 7.5411 of the Hampden Zoning Bylaws to operate a Banquet Facility at 2 Somers Road in Hampden.

**Members Present:** John Matthews, Chair; Judge Robert Howarth, Phillip Schneider, Mark Casey and M. Paige Gore.

**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 Agent, Lori McCool, sent a letter dated September 9, 2014 to the Planning Board that read as follows: The impact of the proposed Greenhouse Banquet Hall will require the septic system at the facility to be reviewed and updated to meet the State requirements for additional/change of use. A maximum occupancy must be determined in order to verify compliance in addition to a floor plan to be submitted to determine hand washing, restrooms, hot/cold holding units. Additional attention must be given to whether or not the facility use will change the designation of the well to a public water supply. It will also be required for any restaurant to obtain a catering license if they will be providing the food at the events.

**Applicant's Presentation/Board Questions:** Richard DeMattia spoke on behalf of the applicant, Michael Cimmino. He explained to the Board that they would like to use "The Greenhouse" as a banquet facility; however, there will be no cooking on the premises. It will strictly be a hall with tables and chairs. He indicated that there is sufficient parking (one parking space per three seats), and the additional parking will not affect the existing business, "It's All About Me." Mr. Matthews indicated to Mr. Demattia that he will need to address those items indicated in the Board of Health letter. John confirmed that no liquor

will be served. Rich indicated they are working on getting a catering/liquor license from the State.

**Audience Questions/Comments:** There were no questions from the audience.

**Decision:** Judge Howarth made a motion to approve the Special Permit for “The Greenhouse” banquet facility with the following conditions:

- 1) The Special Permit is contingent upon approval from the Board of Health, Building Inspector and other regulatory boards.
- 2) Seating for no more than 100 Occupants.

Mr. Schneider seconded the motion. Voting unanimously (5-0) to approve the Special Permit was: John Matthews, Chair; Judge Robert Howarth, Phillip Schneider, Mark Casey and M. Paige Gore.

The Public Hearing was adjourned at 8:53 PM.

cc: Assessor’s Office  
Building Dept.  
Conservation Commission  
Highway Dept.  
Moderator  
Selectmen  
Zoning Board of Appeals  
Office Files

Submitted by: Joanne Fiore, Adm. Assistant