

Town House

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Joanne Fiore, Adm. Assistant

TOWN OF HAMPDEN  
MASSACHUSETTS



Planning Board

625 Main Street  
Hampden, MA 01036  
Tel: (413) 566-2151 Ext. 109

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, October 8, 2014**  
**Regular Meeting**

**Approved 12/10/14**

**In Attendance:** John Matthews, Chairman  
Judge Robert Howarth  
Mark Casey  
M. Paige Gore

**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 PM.

**Mail** –

**Bills** – Payroll signed.

**Approval of Minutes** – Mr. Matthews made a motion to approve the September 24, 2014 Regular Board Meeting Minutes. Judge Howarth seconded the motion. All in favor so approved (4-0).

**1) 40A Oak Knoll – Ed Loiko Discussion**

Mr. Ed Loiko appeared before the board on behalf of the owners of property located at 40A Oak Knoll Road in Hampden. Mr. Loiko explained to the board that he was the realtor that sold the property to Mr. & Mrs. Strange. He indicated that the owners want to put up a 30' X 60' outbuilding to use for health rehabilitation and also for golf practice. He indicated the building will have a cement slab and wood framed. The Board asked that he provide a plot plan reflecting what presently exists on the property (house and two car garage, etc.), and he will have to apply for a Special Permit.

**Other Business:**

**Changes/Additions to Zoning Bylaws** – The Board reviewed a draft of a Solar Facility Bylaw and Banquet Facility definition and addition to the Table of Uses. Changes will be drafted for discussion at the next Planning Board meeting.

**Adjournment** – Having no further business, the meeting was adjourned at 8:25 PM. The Planning Board's next scheduled meeting is Wednesday, October 22, 2014; however, the only item on the agenda will be a public hearing.

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

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

Submitted by: Joanne Fiore, Adm. Assistant