

TOWN OF HAMPDEN
MASSACHUSETT

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

**HAMPDEN PLANNING BOARD
PUBLIC HEARING MINUTES/STERLING, LORIBETH
Wednesday, November 19, 2014
Town House**

Approved 12/10/14

John Matthews, Chair, opened the Public Hearing at 7 PM.

The Public Hearing was scheduled on the application of LoriBeth Sterling of 380 Chapin Road, Hampden, MA, for a Special Permit as required under Section 7.122 of the Hampden Zoning Bylaws to use an accessory building for a medical education business at 380 Chapin Road.

Members Present: John Matthews, Chair; 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 that the account is current. The Building Commission, Zoning Enforcement Officer, Lance Trevallion, indicated in his letter dated November 3, 2014 to the Planning Board as this area is Zoned R6, the use of this property for a medical education business would not be allowed. Should the Board find that this use is a Customary Home Occupation as stated in Section 7.12 of the Bylaws; the use could be allowed if approved.

Applicant's Presentation/Board Questions: LoriBeth Sterling presented to the Board her plans for a medical education business to be held in a recently renovated accessory building at 380 Chapin Road. She indicated she could accommodate 16 students and there are 16 parking spaces located off the street, and also a lot behind the building that could be used for parking as well. She stated most courses run between three to eight hours a day. The classes will be scheduled as requested. Such courses consist of CPR/First Aid. ACLS/PALS courses which will last 8 hours. She stated she would hold about four to six classes/month. She would like to put a small "Entrance" sign up.

Audience Questions/Comments: Kim Marcott of 376 Chapin Road asked Ms. Sterling to define "medical education". Ms. Sterling explained they will provide medical education to professional (First responders, EMTs, Paramedics, NAs/LPNs, RNs, etc seeking recertification in CPA; individuals that require CPR for employment or personal knowledge; and businesses looking to start a CPR/AED program. Ms. Marcott also discussed the traffic issue on Chapin Road.

Sue Bower of 357 Chapin Road asked Ms. Sterling why not a commercial building versus using her accessory building. Ms. Sterling indicated her financial situation has changed, and she cannot afford to rent a building. She would like to use what she has.

Other questions consisted of whether or not the business carries over to the next home owner, traffic issues due to Connecticut traffic.

John Matthews stated that Ms. Sterling cannot commit as to the number of classes she will have, and also a definite time frame for each class. He does agree that Chapin Road is heavily travelled and traffic has increased from Connecticut. Phillip Schneider stated that Ms. Sterling needs to provide more specifics on class lengths, which classes will be held, etc. Paige Gore also agreed more specific details need to be provided in her plans.

Decision: Mr. Schneider made a motion to approve the application for a Special Permit with the following conditions:

- 1) One Class per Week or (32) Hours per Calendar Month (4 Classes per Month):
- 2) Operating Hours: 9 AM to 5 PM
- 3) Maximum of (6) students per class.

Mark Casey seconded the motion. The Planning Board voted to deny the Special Permit (3-1) as a majority vote was required to approve the Special Permit. Those voting in favor were Phillip Schneider, Mark Casey and M. Paige Gore. John Matthews, Chair, voted to deny the Special Permit.

Mark Casey made a motion to adjourn. M. Paige Gore seconded the motion. The Public Hearing adjourned at 7:55 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