

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, November 19, 2014**  
**Regular Meeting**

**Approved 12/10/14**

**In Attendance:** John Matthews, Chairman  
Phillip Schneider  
Mark Casey  
M. Paige Gore

**Staff:** Joanne Fiore, Adm. Assistant

**General:**

**Call to Order** – John Matthews, Chair, called the meeting to order at 7:56 PM.

**Mail** –

**Bills** – Payroll signed.

**Approval of Minutes** –

**1) 380 Chapin Road – ANR – LoriBeth Sterling**

Applicant indicated unsure at this time if she will proceed with ANR. She will get back to the Board.

**2) 303/307 Scantic Road – ANR – Richard & Lisbeth Dion**

Mr. Richard Dion presented plans prepared by Thomas Wilson & Associates dated 2/25/13 and revised 11/1/14 dividing lots located at 303 and 307 Scantic Road in order to move his driveway. Mr. Schneider made a motion to approve the ANR as presented. Mr. Casey seconded the motion. All in favor so approved.

**3) 104 Allen Street – Site Plan Review, Hampden Police Station**

Mr. David McKinley, Landscape Architect, Kaestle Boos Associates, presented to the Board Site Plans for the new police station to be build at 104 Allen Street (Prepared by Kaestle Boos Associates, Inc. dated 11/13/14). Mr. McKinley indicated they plan to build an 8,489 SF building of which 80 percent of the building is modular, and there will be on-site construction for part of the building. There will not be a basement. He explained the station will have one entrance, visitor parking, and two car ports. Mr. Matthews questioned why two car ports when the original proposal was for one when it was presented at Town Meeting. Richard Green, also present at the Site Plan, explained that two are needed due to the eight police vehicles and also storage for evidence cars kept on the lot. Mr. McKinley discussed other aspects of the project including fencing, plantings, decorative site sign, generator, dumpster, flag pole and lighting. Also discussed was the water table in that area. Mr. McKinley indicated it was decided to raise the building 1 1/2 feet for drainage. Mr. Matthews asked if there will be a fence around the retention basin. Mr. McKinley indicated there will not be a fence as the basin is surrounded by woods and will be only about three feet deep. Also discussed was the issue as to whether or not a Public Hearing was required for Site Plan Approval. The Board will check with Town Counsel on this matter.

Other Business

1) 229 Somers Road – Altus Power America – Discussion on height of fence at Solar Facility – Alana Chain, Project Coordinator for the Solar Facility, addressed the board pertaining to the height of the fence around the solar facility at 229 Somers Road. Alana indicated to the board that she would like to install a six foot fence around the facility; however, within the Conditions of the Special Permit, an 8 foot chain-link fence is to be installed around the solar facility. It was also indicated in the minutes that an 8 foot fence is to be installed around the facility. The Board indicated the will check with Town Counsel on this matter and get back to her.

2) Chapter 39, Section 23D – Municipal Government – The Board discussed this topic.

**Adjournment** – Having no further business, the meeting was adjourned at 9:30 PM. The Planning Board's next scheduled meeting is Wednesday, December 10; 2014.

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

Submitted by: Joanne Fiore, Adm. Assistant