

TOWN OF HAMPDEN MASSACHUSETTS

Town House

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Joanne Fiore, Planning Coordinator



Planning Board

Madison Pixley, Chair
Heather Beattie
Christina Brodeur
Patrick Coyne
David Demers

Associate Member, Joe Sibilia

MINUTES OF THE HAMPDEN PLANNING BOARD Regular Meeting – December 13, 2023

Approved 01/10/24

In Attendance:

Madison Pixley, Chair
Heather Beattie
Christina Brodeur
Patrick Coyne
David Demers

General:

Call to Order – Madison Pixley opened the Regular Board Meeting at 6:46 PM and announced the meeting is being recorded.

Mail -

Bills -

Review/Approve Previous Meeting Minutes – Heather Beattie made a motion to approve the October 11, 2023 Regular Board Meeting Minutes with noted changes; and the October 25, 2023 Regular Board Meeting Minutes and October 25, 2023 Public Hearing Minutes for Case 2023-D. Christina Brodeur seconded the motion. All in favor so approved (5-0).

Agenda

1) 134 Thresher Road – Approval Not Required Plans (ANR)

Dan O'Brien of Smith Associates Surveyors of East Longmeadow, MA along with the owner, Jason Broom, presented to the Board ANR plans for Thresher Road. Mr. O'Brien explained Jason Broom currently owns three parcels on Thresher Road from an old subdivision plan. The lots are all nonconforming by current zoning for frontage but have plenty of area. This ANR combines Lots 5 & 6 and a portion of Lot 7 into a single parcel to be known as Lot A. Lot A contains 7.05 acres. The remaining portion of Lot 7, to be known as Lot B, contains 1.5 acres. Christina Brodeur made a motion to approve the ANR dated October 30, 2023 for the Plan of Thresher Road for property owned by Jason Broom. Heather Beattie seconded the motion. All in favor so approved (5-0).

2) Perennial Drive – Home Occupation under Section 7.12 Zoning Bylaws, Potter's Landscaping and Consulting Services

Mr. Akwasi Duah presented Site Plans for a Home Occupation at 9 Perennial Lane. Mr. Duah would like to have a home office for his landscaping business. He has a truck and a zero-turn lawnmower, trimmers, and leaf blowers. All equipment will be stored in the garage. All equipment maintenance will be done off-site. This business should not create any traffic on the street. There will be no delivery trucks or sign. Hours of operation will be on weekdays and Saturdays, 10 AM to 4 PM. Christina Brodeur made a motion to approve the home occupation, Potter's Landscaping and Consulting Services, located at 9 Perennial Drive. Heather Beattie seconded the motion. All in favor so approved (5-0).

3) Discussion: Parcel 32-003-001 – Hollow Road – Preparation for a Home and Farm, Knowlton Freeman

Mr. Freeman met with the Board to discuss the property he purchased in Hampden on Hollow Road. He discussed a 5-year plan of clearing the land for a farm and building their home. The property is 10.8 acres of which 5.5 are in Hampden, and the rest in Wilbraham. This year, he would like to harvest the oaks and black birch to sell (12 Inch or smaller) and start planning out the farm. Madison asked if he had met with the Building Department. Also discussed was the maintenance of the road. Mr. Freeman will speak with the Highway Superintendent. Per the Zoning Bylaws, agricultural uses do not require a Ridgeline/Hillside Review. He spoke with a state forester, and he indicated a clearing plan would not be required for what he plans to do.

Old Business

- Zoning Bylaw Section 4.3.2 – Amend Bylaw as there is a conflict with state regulations as interpreted by the courts.

Having no further business, Heather Beattie made a motion to adjourn at 8 PM. Christina Brodeur seconded the motion. All in favor and so voted.

Submitted by Joanne Fiore, Planning Coordinator

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