

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 – January 10, 2024

Approval 02/14/24

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 6:33 PM.

Mail -

Bills -

Review/Approve Previous Meeting Minutes – Christina Brodeur made a motion to approve the November 8, 2023 Regular Board Meeting Minutes with noted change; and approve the December 13, 2023 Public Hearing Minutes for Case 2023-D and the December 13, 2023 Regular Board Meeting Minutes. Heather Beattie seconded the motion. All in favor so approved (4-0). Those voting include: PIXLEY, BEATTIE, BRODEUR AND COYNE.

Agenda

1) East Longmeadow Road (Parcel 12-096-000) – Country Corners – Site Plan Review/Change of Use, Proposed New Business Gastro Pub – Applicant: Robert Gossman

Robert Gossman presented to the Board Site Plans for a proposed new business to be in Country Corners (formerly the Hampden Mini Mall) where Min Chao Restaurant was previously located. He would like to convert the take-out restaurant into a dine-in restaurant. Mr. Gossman indicated the capacity would be less than 60 people with no more than 8 employees. He indicated according to the Zoning Bylaws, no more than 23 parking spaces will be needed. He feels this will provide a diverse dining option and a beneficial addition to the community. He believes due to the small size; this enables us to provide a higher quality product and will benefit the surrounding businesses because they cannot accommodate many people. He indicated the cooking oil and trash disposal is already in place from the prior tenant. And there will be no delivery or take-out. He explained the layout of the restaurant and presented a preliminary plan. He will utilize the existing space for a sign. He is hoping to open May 1, 2024. Anthony Albano, Health Inspector, also attended the hearing. Heather Beattie made a motion to approve the application from Robert Gossman for a Change of Use for a Gastro Pub to be located in Country Corners (formerly Hampden Mini Mall) Parcel 12-096-000, East Longmeadow Road. Christina Brodeur seconded the motion. All in favor so approved (5-0).

Having no further business, Heather Beattie made a motion to adjourn at 7:22 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