

PLANNING BOARD MEETING NOTICE

Hampden Town House/Auditorium

625 Main Street

August 27, 2025

6:30 PM

**THIS MEETING WILL BE CONDUCTED IN PERSON AND AVAILABLE
REMOTELY USING VIDEO CONFERENCING TECHNOLOGY. LINK WILL
BE POSTED ON THE TOWN WEBSITE.**

**6:30 PM – Public Hearing – Case 2025-D – Special Permit, Section 7.2.4 - Substandard Frontage Lot, Parcel 08-020-001
South Road (See Attached Legal Notice)**

Regular Board Meeting (To Immediately Follow the Public Hearing)

Call to Order

Approval of Minutes

Correspondence

Order of Business

- 1) ANR, North Road, Minnechaug Land, Inc., Reconfigure Lots A and B-R
- 2) ANR, Parcel 29-019-000 and 29-022-000 Glendale Road, Oliver M. Knodle III
- 3) North Road, Minnechaug Land Trust, Site Plan Review-Administrative Review, Proposed Parking Lot on North Road
- 4) 32 Somers Road, Discussion Regarding Parking in Rear of Building
- 5) ANR, 152 Wilbraham Road, Bay Street LLC
- 6) 8 Echo Valley Drive – Section 7.12 – Home Occupation, Scott Thomas, Echo Valley Creations
- 7) Mount Vision, Michael Mastronardi, Discussion regarding entrance road
- 8) 111 Ames Road, Section 7.12 – Home Occupation, John Angelica

Old Business

- Zoning Bylaw Section 4.3.2 – Amend Bylaw as there is a conflict with state regulations as interpreted by the courts. Waiting for Town Counsel's comments.

Madison Pixley 
Madison Pixley, Chair

8/25/25

Date

8/25/2025

Posted

The listing of agenda items is those reasonably anticipated by the Committee Chairman to be discussed at the meeting. Not all items listed may, in fact, be discussed and other items not listed may also be brought up for discussion, to the extent permitted by law.