

## **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

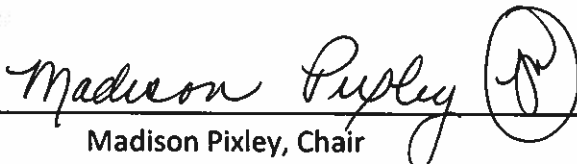
Correspondence

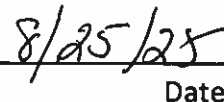
### **Order of Business**

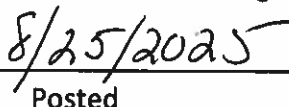
- 1) ANR, North Road, Minnechaug Land, Inc., Reconfigure Lots A and B-R
- 2) ANR, Parcel 29-019-000 and 29-022-000 Glendale Road, Oliver M. Knode III
- 3) North Road, Minnechaug Land Trust, Site Plan Review-Administrative Review, Proposed Parking Lot on North Road
- 4) 32 Somers Road, Discussion Regarding 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, Chair

  
Date

  
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.***