

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

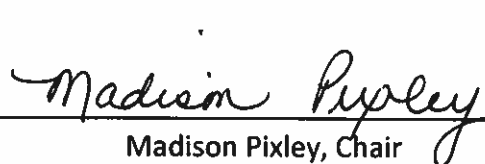

Correspondence

Order of Business

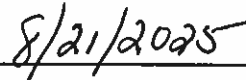
- 1) ANR, North Road, Minnechaug Land, Inc., Reconfigure Lots A and B-R
- 2) ANR, Parcel 29-019-000 and 29-022-000 Glendale Road, Oliver M. Knobe III
- 3) North Road, Minnechaug Land Trust, Site Plan Review-Administrative Review, Proposed Parking Lot
on North Road
- 4) 32 Somers Road, Discussion Regarding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

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Joanne Fiore, Planning Coordinator

**TOWN OF HAMPDEN
MASSACHUSETTS**



Planning Board
Madison Pixley, Chair
Christina Brodeur
Patrick Coyne
David Demers
David Berson

Associate Member, Joe Sibilia

July 31, 2025

**Public Hearing Notice
Hampden Planning Board
Case 2025-D**

The Hampden Planning Board will hold a Public Hearing on Wednesday, August 27, 2025 at 6:30 PM in the Town House, 625 Main Street, Hampden, MA on the application of Sherry Himmelstein for a Special Permit under Section 7.2.4 of the Zoning Bylaws for a sub-standard frontage lot within the R-6 District, Parcel ID 08-020-001 located on South Road owned by Sherry Himmelstein and Kenneth Bernstein. Information related to this application is on file in the Town Clerk's Office and is available for review by the public during normal business hours.

For the Board,

 
Madison Pixley, Chair
Hampden Planning Board

For Publication: Wilbraham-Hampden Times (August 7 and August 14, 2025)

cc: Town Clerk / Bulletin Board
Related Town Office
Abutting Towns: E. Longmeadow
Wilbraham
Monson
Somers, CT.
Stafford, CT