

## **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) 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

Madison Pixley, Chair

(P)

8/21/2025

Date

8/21/2025

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.***

# TOWN OF HAMPDEN

MASSACHUSETTS



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Joanne Fiore, Planning Coordinator

**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* (P)

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