

TOWN OF HAMPDEN

MASSACHUSETTS

Town House

Planning Board

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Hampden Planning Board

Public Hearing Minutes – Case 2023 - D

Highland Circle - Continuance

Wednesday February 12, 2025

Town House

Approved 4/30/25

Madison Pixley opened the Public Hearing for Case 2023 –D Highland Circle at 6:30 PM continued from October 23, 2024.

Members Present: Madison Pixley, Chair, Christina Brodeur, Pat Coyne, David Demers, John Matthews.

Introduction of Board Members: Madison Pixley introduced the Planning Board members

Others Attending: Chris Rokos of Tighe & Bond

Statement of Authority: Madison Pixley read the statement of authority

Legal Notice: Madison Pixley read the Legal Notice

William Walter, Professional Engineer of Alfred Benesch Company, spoke on behalf of the applicant, Alston Graham of Graham Construction, who has applied for a Special Permit under Section 7.542 of the Hampden Zoning Bylaw for a Common Driveway to provide access to three adjoining lots owned by Mr. Graham, located on Highland Circle and South Monson Road (Lots 45, 46 and 47). Mr. Walter addressed the comments from the February 6, 2025 Peer Review performed by Tighe Bond. He is here to request a special permit for a common driveway. Mr. Graham will have to come back with a plot plan for the three lots. He explained they have provided plans and profiles and a very robust erosion sedimentation plan and a stormwater management report. They are planning to make all the Common Driveway gravel as originally presented last year. William Walter reviewed all the comments from Tighe & Bond and feels many of them are excessive for a driveway. Chris Rokos from Tighe & Bond addressed the comments from William Walter. Chris agrees that using gravel for the driveway will remedy many of the comments, and he said there is no detail listing where the curbing will be; and feels this information needs to be addressed. Chris stated he will leave it up to the Board as to how to move forward. Madison confirms with John that an Environmental Impact Study (EIS) is not required. After reviewing all the comments, the Board voted to grant the requested Special Permit to allow the construction of a Common Driveway to service (3) three lots owned by the applicant located on Highland Circle and South Monson Road (Lots 45, 46 and 47). However, the site plan (project plan) and Stormwater Report are to be revised to include the following, because of the Peer Review from Tighe & Bond dated February 6, 2025:

- 1) Comment #3: The Site Plan is to be updated to reflect the seeded areas.
- 2) Comment # 8(e) i: The Site Plan (project plan) should include detail for the proposed

stormwater quality basin.

3) Comment #9(b): Regarding the Massachusetts Stormwater Management Standards, as the soils on site are HSG B (Hydraulic Soil Group B) per Rawls Rates, Tighe & Bond recommends performing these calculations

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with an infiltration rate consistent with HSG B Soils. These calculations should be run using HSG B and added to the Site Plan.

4) Comment #9(g): Standard 8 of the Massachusetts Stormwater Management Standards states that a Construction Period Pollution Prevention and Erosions and Sedimentation Plan must include the following components:

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

The report be revised to include this information.

5) Comment #9(h)iv: A Long-Term Operation & Maintenance Plan is to be included in the Stormwater Report. Also, each of the (3) individual plot plans are to reflect the Long-Term Operation & Maintenance Plan for Stormwater Management.

6) Comment 10: Section 7.72(6.e) of the Hampden Zoning Bylaw indicates that all slopes exceeding 15% resulting from site grading shall be covered with four inches of topsoil and planted with a vegetative cover sufficient to prevent erosion. The Site Plan and Stormwater Report must be revised to ensure compliance with this requirement.

7) Comment 11: Section 7.8 of the Hampden Zoning Bylaw states, “Except as otherwise provided in this section, there shall be no removal from the premises in any district of earth, loam, sand, gravel, clay or quarry stone, except as follows...” The applicant will add to the Site Plan (project plan) that there will be no removal of any items listed above from the property.

8) Comment 14: The location of proposed curbing and a curb detail be provided on the plan, as the

curbing is important to ensure that runoff enters the catch basins.

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John Matthews made the motion to approve the Special Permit application for a Common Driveway under Section 7.542 for a Common Driveway to service Parcels 20-9-0, 20-8-0 Highland Circle (Lots 47 and 46) and Parcel 15-20-5 South Monson Road (Lot 45) with the stated conditions/comments. Christina Brodeur seconds the motion. All in favor, so approved (5-0).

Submitted by Joanne Fiore, Planning Coordinator

cc: Assessor's Office
Building Dept
Conservation Commission
Highway Dept.
Moderator
Selectmen
Zoning Board of Appeals
Office File