

# TOWN OF HAMPDEN

MASSACHUSETTS



**Town House**  
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Joanne Fiore, Planning Coordinator

**Planning Board**  
Madison Pixley, Chair  
Christina Brodeur  
Patrick Coyne  
David Demers  
John Matthews

Associate Member, Joe Sibilia

**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

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

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## Planning Board

Madison Pixley, Chair  
Christina Brodeur  
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David Demers  
John Matthews

Associate Member, Joe Sibilia

## Minutes of the Planning Board Regular Meeting, February 12, 2025 Town House

Approved 07/23/25

### Order of Business

Call to Order – The Chair called the regular Board Meeting to order at 7:25 PM and announced it is being recorded via Zoom.

Approval of Minutes

Correspondence

#### 1) Parcel 01-001-000 – Discussion with Russ Morton, owner, to discuss possible solar facility on this 400-acre parcel

Applicant cancelled.

#### 2) 9 Perennial Lane – Section 7.12 – Home Occupation, Potters Health Care and Educational Consulting Services,

Applicant: Akwasi Duah

Mr. Duah met with the Board to discuss his application for a Home Occupation. Mr. Duah explained it is a healthcare and educational staffing agency that connects healthcare facilities and educational institutions such as hospitals, nursing homes, clinics, and other medical facilities with qualified nurses, nursing faculty and other healthcare professionals on a temporary or permanent basis. He will have no employees, no additional traffic will be generated, and no sign is required. His previous landscaping business did not work out. John Matthews made a motion to approve the Home Occupation, Potters Health Care and Educational Consulting Services, at 9 Perennial Lane. Christina Brodeur seconded the motion. All in favor approved (5-0).

#### 3) 159 North Monson Road – Discussion with James Woo and Germain Woo regarding tiny cabins on this property

Germain Woo and his father met with the board to obtain information regarding a "tiny cabins" on their land which is zoned business. Germain Woo would like to have (5) lodging homes which would be 30-50 ft. apart. Each cabin would be 200 square feet on wheels for transport. He referenced Definition 2.77, Lodging House, and Table of Use 4.16, Hotels and Motels and 4.17, Lodging House. He is targeting couples. He provided pictures of the cabins which would be equipped with a queen-size mattress, refrigerator and an induction stove. The units are on wheels. They would have electricity. John Matthews stated it is allowed by a special permit. Target people that want to get out of the city and explore nature. John stated water, electricity and septic will have to be determined. John stated there are wetlands and endangered species on this property, so he will have to meet with Conservation. Advertise using social media and a reservation would be made online. The applicant will have to provide a surveyed plan with the sites positioned and some type of plan to get rid of waste, water, infrastructure for each site, reflecting setbacks, access roads, etc. He will come back with a preliminary plan before applying for a site plan.

#### 4) Battery Energy Storage Systems – Review of Proposed Bylaw

Madi did some research on compliance with UL 9540, Battery performance checks, functionality checks, inverter performance checks, thermal monitoring and safety inspections. She could not get more specifics on the actual test; and NFPA 855 which is the stationary energy storage system which has to do with the site layout and the fire protection. Madi stated that most people she spoke with said the biggest thing was fire protection and most of the equipment in these is probably smart enough that it is probably self-testing regularly. The Board ready through the latest version of the BESS Bylaw and incorporated the changes/additions. Gina Stabilo provided information regarding noise study information which will be included in the bylaw.

**Regular Board Meeting**

**February 12, 2025**

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The Board will add BESS to the February 26, 2024 agenda, and plan for the Public Hearing on April 16 2025 at 6:30. The Regular Planning Board Meeting scheduled for April 9<sup>th</sup> will be cancelled.

Submitted by Joanne Fiore, Planning Coordinator

**cc: Assessor's Office**

**Building Dept**

**Conservation Commission**

**Highway Dept.**

**Moderator**

**Selectmen**

**Zoning Board of Appeals**

**Office File**