

TOWN OF HAMPDEN

MASSACHUSETTS



Town House
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Joanne Fiore, Planning Coordinator

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

Associate Member, Joe Sibilia

Hampden Planning Board

Public Hearing Minutes – Case 2025 – A - Hampden Veterinary Clinic, LLC (28 Somers Rd)

Wednesday, February 26, 2025

Town House

Approved 07/23/25

Madison Pixley opened the Public Hearing for Case 2024 – A at 6:30 PM in accordance with M.G.L. Chapter 40A, Section 5 and announced it is being recorded.

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

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

Statement of Authority: Madison Pixley read the statement of authority

Legal Notice: Madison Pixley read the Legal Notice

Reports received from other Town Departments/Agencies:

The Town Clerk reported there were no outstanding taxes due.

The Building Inspector reported 5% handicap parking required. If there are 20 spaces, one would be accessible or 5 percent.

The Board of Health reported no issues with septic or well.

The Police Chief reported no concerns.

Applicants' Presentation

Rebecca Li, Project Engineer from R. Levesque Associates out of Westfield, Dr. Penny Peck and her legal counsel presenting the site improvements for 28 Somers Road, Hampden Veterinary Clinic, LLC. Rebecca Li explained there are currently only 11 parking spots, which is not sufficient per the zoning bylaw for the intended use. They are proposing the expansion of the parking lot to the north of the existing lot which will be equipped with light poles to improve visibility and a stormwater management system to mitigate run-off from the new parking area which will meet the MA Stormwater Standards. This will add 20 additional parking spaces. Per the Zoning Bylaw, 29 parking spaces are required within the Business District. There will also be a secondary curb cut off Somers Road. Rebecca discussed the stormwater management plan, catch basin plan, lighting plan and landscaping plan. Rebecca went through the comments received from Tighe & Bond and how each will be addressed. With regards to the flow of traffic, the Board would like the existing entrance to be indicated as "Entrance Only" and the new parking lot will be indicated as "Exit Only".

Rebecca also went over the Stormwater Management Plan comments. John Matthews stated the long-term Operation and Maintenance O&M Plan should have a maintenance schedule for inspection and maintenance of the catch basins. Rebecca indicated this is included in the O&M plan. John asked where the inspection reports go. Rebecca indicated there is a form included in the plan to be filled out when these inspections should take place, and they can be submitted to the town if that is how the Board wants to handle it. John stated because this area is in the MS4 area, the state will eventually require these retention basins to be managed. John stated the Stormwater Agent is the Building Inspector so the reports should be submitted to him. These inspections should be done once a year.

February 26, 2025

Page 2

John Matthews stated the proposed expansion of the parking lot needs to be behind the front of the structure. He believes this was discussed. The front structure is 55 feet. He did make that a point. Rebecca said it was miscommunication, and it will be corrected on the revised plan.

The response to Tighe & Bond's comments will be submitted to them for their response. Chris Rokos from Tighe & Bond was on the Zoom Conference and will review the comments and get back to the Board. Chris indicated they would need two weeks. The response letter and the electronic file will be sent to Chris Rokos.

Christina Brodeur made a motion to continue the public hearing for Case 2025-A until March 12, 2025 at 6:30 PM. David Demers seconded the motion. All in favor (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 Files

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MINUTES OF THE HAMPDEN PLANNING BOARD Regular Meeting – February 26, 2025

Approved 07/23/25

In Attendance: Madison Pixley, Chair
Christina Brodeur
Patrick Coyne
David Demers
John Matthews

General:

Call to Order – Madison Pixley opened the Regular Meeting at 7:28 PM.

Mail –

Bills –

Review/Approve Meeting Minutes

Order of Business

1) 106 East Longmeadow Road – Site Plan Review/Change of Use, Leo's Glass Works, Joe White

Applicant, Joseph White, presented to the Board his business, Leo's Glass Works, which will reside at 106 East Longmeadow Road. This is a Change of Use of the building formerly DJ's Automotive. Mr. White explained he plans to do more commercial glass work as opposed to residential glass work. He has two trucks – one glass truck with a rack and one pick-up. He does not anticipate many customers coming to his location. The hours of operation will be Monday through Friday, 8 AM to 5 PM with occasional weekends for emergencies. He builds his own aluminum frame. There is no hazardous waste, and he has a dumpster on site. Christina Brodeur made a motion to approve the Change of Use at 106 East Longmeadow Street to Leo's Glass Works. Patrick Coyne seconded the motion. All in favor so approved (5-0).

2) ANR Thresher Road (Parcel ID 15-035-000), Elisabete Jusko, Owner

The Applicant, Elisabete M. Jusko, presented to the Board ANR plans for Parcel 15-035-000 on Thresher Road. This ANR subdivides the parcel into 2 conforming lots and 1 non-conforming. Lot A will be 10.50 acres with 200 ft. frontage; Lot B will be 10.19 acres with 252.27 feet of frontage; and Lot C, which is non-conforming, is labeled "Not a Building Lot at this Time" and is 10.66 acres with 60 ft. of frontage. The Applicant is not looking for a special permit for the non-conforming lot at this time. Christina Brodeur made a motion to approve the ANR for Parcel 15-035-000 Thresher Road on plans prepared by Paul S. Smith Land Surveying dated February 13, 2025. David Demers seconded the motion. All in favor so approved (5-0)

3) Battery Energy Storage Systems – The Board reviewed the BESS draft with the suggested changes made. This will still be a draft until a better understanding of the setbacks, and Town Counsel has reviewed.

4) Accessory Dwelling Unit – The Board reviewed the draft of the ADU bylaw which reflects comments from Town Counsel. This will be discussed at the next Board Meeting scheduled for March 12, 2025.

Christina Brodeur made a motion to adjourn at 8:27 PM. Patrick Coyne seconded the motion. All in favor so adjourned (5-0).

Submitted by Joanne Fiore, Planning Coordinator

cc: Assessor's Office

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