

**Town House**  
625 Main Street  
Hampden, MA 01036  
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Joanne Fiore, Planning Coordinator

## TOWN OF HAMPDEN MASSACHUSETTS



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

Associate Member, Joe Sibilia

### MINUTES OF THE HAMPDEN PLANNING BOARD Regular Meeting – March 12, 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 6:40 PM and announced it is being recorded.

Mail -

Bills -

Review/Approve Meeting Minutes

Order of Business

#### **Agenda**

##### **1) ANR – Somers Rd, Owner: 16 Somers Rd, LLC**

Atty. Niles Courchesne presented to the Board ANR plans for Dr. Penny Peck who is purchasing land from Raipher D. Pellegrino. The parcel ID is 12-039-000. Dr. Peck would like to purchase this land and combine it with her property which will make 28 Somers Road a conforming lot. This ANR creates Parcel E-1 (43,561 s.f.) to be deeded and combined with Hampden Veterinary Clinic Realty, LLC to form one contiguous parcel. John Matthews made a motion to approve ANR plans dated February 28, 2025 prepared by R. Levesque Associates, Inc. for parcel located at 16 Somers Road (Parcel #12-039-000) owned by 16 Somers Road, LLC. David Demers seconded the motion. All in favor so approved (5-0).

##### **2) 16 Fisher Lane – Section 7.12 – Home Occupation, Antique Glass & More, Owner: Todd Bousquet**

Mr. Bousquet presented to the Board plans for a Home Occupation. He would like to sell carnival glass on EBAY. No sign needed. No employees. No customers will come to the house. There will be no deliveries to the house. Christina Brodeur made a motion to approve the Home Occupation Antique Glass & More, located at 16 Fisher Lane. David Demers seconded the motion. All in favor so approved (5-0).

**3) Accessory Dwelling Unit** – Town Counsel will discuss the revisions with the Attorney General and hopes the Attorney General will approve the changes. Town Counsel will provide us an update.

Christina Brodeur made a motion to adjourn at 7:12 PM. David Demers seconded the motion. All in favor so adjourned (5-0).

Submitted by Joanne Fiore, Planning Coordinator

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

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Christina Brodeur  
Patrick Coyne  
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**Hampden Planning Board  
Public Hearing Minutes – Case 2025-A (Continuance)  
Wednesday, March 12, 2025  
Town House**

Approved 07/23/25

Madison Pixley opened the continuance for Public Hearing for Case 2025-A, 28 Somers Rd - Hampden Veterinary Clinic, Dr Penny Peck - Parking Lot Expansion at 6:30 PM and announced the hearing was 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

Rebecca Li, Project Engineer from R. Levesque Associates, presented to the Board changes made to the site plans for the proposed parking lot expansion as discussed at the February 26, 2025 hearing. She stated they moved the parking lot to the west to align with the main front of the building. They also changed the plan allowing for an "Entrance Only" and "Exit Only" as requested by the Board. She also stated that Tighe & Bond confirmed in their March 10, 2025 letter, they have resolved all their comments, and they had no additional issues.

**Decision:** John Matthews made the motion to approve the site plans for the proposed parking lot expansion dated December 18, 2024 and revised March 12, 2025 prepared by R. Levesque Associates Inc. for 28 Somers Road, Hampden Veterinary Clinic c/o Dr. Penny Peck. Christina Brodeur seconded the motion. All in favor, so approved (5-0).

John Matthews made a motion to close public hearing Case 2025-A at 6:39 PM. David Demers seconded the motion. VOTE: (5-0).

Submitted by Joanne Fiore, Planning Coordinator

cc: Assessor's Office  
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Highway Dept.  
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