

TOWN OF HAMPDEN

MASSACHUSETTS

Town House

Planning Board

625 Main Street
Madison Pixley, Chair
Hampden, MA 01036
Christina Brodeur
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David Demers
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John Matthews

Joanne Fiore, Planning Coordinator
Associate Member, Joe Sibilia



MINUTES OF THE HAMPDEN PLANNING BOARD

Regular Meeting – March 26, 2025

Approved 04/30/35

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

General:

Call to Order – Madison Pixley opened the Regular Meeting at 6:30 PM.

Mail -

Bills –

Review/Approve Meeting Minutes

Agenda

- 1) Parcel 29-019-000 and 29-022-000 Glendale Road, Discussion with owner, Oliver Knode, regarding possible ANR
Mr. McKnode of 456 Glendale Road met with the Board about a proposed ANR pertaining to land that has been in his family for over 70 years. He owns three parcels side-by-side on Glendale Road. The furthest parcel from the south is about 16 acres with no frontage on Glendale Road. It is behind the Audubon. The next parcel north of that is 13 acres with 450 feet of frontage; and north of that is the lot where Mr. Knode lives which is 10 acres. He is looking to divide parcel 29-019-000 that has the 13 acres by adding 50 ft. of frontage straight back to his parcel 29-018-000; and add 200 ft. to parcel 29-022-000 to make a conforming lot with 200 ft. of frontage. This would leave parcel 29-019-000 with 200 ft. of frontage and plenty of acreage. He may possibly sell parcel 29-019-000. This is a straightforward ANR. Mr. Knode wanted to confirm this with the board before he proceeds.
- 2) 593 Main Street, Section 7.12 – Home Occupation, Pickleballvibe.com, Applicant: Xuan Le
Xuan presented to the Board a proposal for a Home Occupation selling pickleball apparel and gear on-line. All sale items will be stored in her home and will be mailed out to customers. She will have no employees, no sign is required, no hazardous materials and will maintain regular business hours. Xuan explained she designs the logos and printing designs. As she is a tenant on this property, the owner is aware of her Home Occupation and signed the application as so. John Matthews made a motion to approve the Home Occupation, Pickleballvibe.com, located at 593 Main Street. David Demers seconded the motion. All in favor so approved (4-0).
- 3) 358 Allen Street, Section 7.12 – Home Occupation, The Bagel Bean, Applicant: Jordan Barnes
Jordan Barnes met with the Board regarding her parking a food truck at 358 Allen Street, her parents' home. She explained that no food will be prepared in town—she is just parking the truck behind their garage. The Board of Health has asked her to meet with them even though she is not preparing food in the truck. John Matthews asked about her father's business, DB Landscaping and Design, which also runs out of the residence. She explained her father's equipment is kept inside the garage and not visible to the public. Jordan stated the business operates at off-site locations only. She will have no customers, employees or vendors at her home locations. Patrick Coyne made a motion to approve the Home Occupation, The Bagel Bean, located at 358 Allen Street. David Demers seconded the motion. All in favor so approved (4-0).
- 4) Appoint CPC Representative

John Matthews made a motion to appoint Christina Brodeur as the CPC Representative for the Planning Board. David Demers seconded the motion. All in favor so appointed (4-0).

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Old Business

- ADU Bylaw – Waiting for Town Counsel's comments/review
- BESS Bylaw – Waiting for Town Counsel's comments/review
- - Town Counsel did indicated she feels we are too restrictive on Tier 3 and Tier 4 BESS. She will get back to us with additional information.

Having no other business, the meeting adjourned at 7:06 PM,

Submitted by Joanne Fiore, Planning Coordinator

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