

TOWN OF HAMPDEN

MASSACHUSETTS



Town House
625 Main Street
Hampden, MA 01036
Tel (413) 566-2151, Ext. 109
Fax: 413-566-3513
Email: planning@hampdenma.gov

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-B – Battery Energy Storage System Bylaw
Wednesday, April 16, 2025
Town House

Approved 07/23/25

Madison Pixley opened the Public Hearing for Case 2024 – B 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, David Demers, John Matthews and Joe Sibilia, Associate Member.

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

The Board received comments from Town Counsel regarding the proposed BESS (Battery Energy Storage System) Bylaw. Don Davenport thanked the Planning Board for creating the amendment to the Zoning Bylaws for the Battery Energy Storage Systems within 6 months. Mr. Davenport stated it is important to protect the water supplies in Hampden. He also comments on how dangerous any possible fires can be that are from Battery Energy Storage Systems. He offered to write a comprehensive cover letter explaining why the amendment is needed. He will send a draft of the cover letter to Madison. Madison thanked Gina Stabilo for all the research she has done on BESS.

Peter Hatch asked if there would be a limit on the sizes of the batteries. The Board explained there are tiers for the size of batteries allowed. John Matthews explained how Massachusetts laws are indicating that towns must allow BESS to a certain extent under the Dover Act. Peter stated the batteries can give off gases. John Matthews stated that Hampden has limited "Industrial" areas, but that the Scantic River is very close to some of the Industrial areas. Madison explained that they have also added setbacks that protect the densely populated areas. Peter Hatch (former Fire Chief) mentioned that when this type of battery catches fire, it will continue to reignite until the stored energy has been depleted. John Stabilo stated that the proposed bylaw has been copied from other towns by laws that have already been approved by the Attorney General. It was discussed that Hampden already has several solar farms and many homes with solar panels. Joanne Fiore stated she was advised by Town Counsel that the cover letter would need actual statistics. Gina Stabilo of 219 Ames Road stated that she does have statistics. John Matthews suggests that the Board make changes where appropriate, review and then make a recommendation for the Town Meeting. Joanne says they will have a Special Planning Board meeting on April 30th at 6:30. Christina Brodeur made a motion to close Public Hearing Case 2025 – B at 7:16 pm. David Demers seconded the motion.

VOTE: 5-0.

Submitted by Joanne Fiore, Planning Coordinator

cc: Assessor's Office

Building Dept.

Conservation Commission

Highway Dept.

Moderator

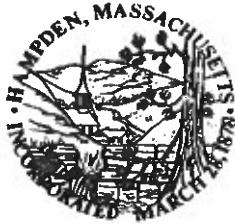
Selectmen

Zoning Board of Appeals

Office File

Town House
625 Main Street
Hampden, MA 01036
Tel (413) 566-2151, Ext. 109
Fax: 413-566-3513
Email: planning@hampdenma.gov

TOWN OF HAMPTON MASSACHUSETTS



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-C – Accessory Dwelling Unit Bylaw
Wednesday, April 16, 2025
Town House

Approved 07/23/25

Madison Pixley opened the Public Hearing for Case 2024 – C at 7:17 PM in accordance with M.G.L. Chapter 40A, Section 5 and announced it is being recorded.

Members Present: Madison Pixley, Chair; Christina Brodeur, David Demers, John Matthews and Joe Sibilia, Associate Member.

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.

Madison Pixley explained they need to modify the current ADU bylaw to align with the State's requirements. The Board has a question regarding Town Counsel's comment on Multi-Unit Dwelling with regards to the ADU Bylaw. The Board would like clarification on this. The changes will be made and reviewed at the April 30th Special Planning Board Meeting. Christina Brodeur made the motion to close Case 2025 – B at 7:35 pm. David Demers seconded the motion. All in favor (VOTE: 5-0).

Submitted by Joanne Fiore, Planning Coordinator

TOWN OF HAMPDEN
MASSACHUSETTS



Town House
625 Main Street
Hampden, MA 01036
Tel (413) 566-2151, Ext. 109
Fax: 413-566-3513
Email: planning@hampdenma.gov

Joanne Fiore, Planning Coordinator

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 – April 16, 2025

Approved 07/23/25

In Attendance: Madison Pixley, Chair
Christina Brodeur
David Demers
John Matthews
Joe Sibilia

General:

Call to Order – Madison Pixley opened the Regular Meeting at 7:35 PM.

Mail -

Bills –

Review/Approve Meeting Minutes

Order of Business

1) Acceptance of Master Plan

Joe Sibilia states that the Master Plan Committee has been working on the Master Plan for approximately 15 months. A grant of \$75,000 was received from the State with an additional \$58,000 from the town. The plan is to be submitted to the Selectboard. Joe Sibilia's opinion is that the Master Plan is to ensure that the town has pure water, clean air, open space, energy Independence and innovative education. Don Davenport mentions that this will also help create hiking trails in Hampden. Connie Witt suggests looking at Chicopee's Master Plan. Connie also suggests on future Master Plans to include younger members such as "National Honor Society" High School students.

John Matthews made the motion to accept the Master Plan as it was presented and moving it to the Town Meeting for accepting the Plan. John also thanks the Master Plan committee for their work on the Plan. David Demers seconded the motion. All in favor, so accepted (5-0).

Christina Brodeur made a motion to adjourn at 7:53 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