

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
David Berson

Associate Member, Joe Sibilia

MINUTES OF THE HAMPDEN PLANNING BOARD

Regular Meeting – July 23, 2025

Town House Auditorium

THIS MEETING WILL BE CONDUCTED IN PERSON ONLY

Approved 08/27/25

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

General:

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

Mail -

Bills -

Review/Approve Meeting Minutes – David Demers made a motion to approve the following minutes: January 8, 2025 Regular Board Meeting; January 22, 2025 Regular Board Meeting; February 12, 2025 Regular Board Meeting; February 12, 2025 Public Hearing Case 2023-D (Highland Circle-Continuance); February 26, 2025 Public Hearing Case 2025-A (Hampden Veterinary Clinic, LLC, 28 Somers Road); March 12, 2025 Public Hearing Case 2025-A (Continuance – 28 Somers Rd); February 26, 2025 Regular Board Meeting Minutes; March 12, 2025 Regular Board Meeting; April 16, 2025 Regular Board Meeting; April 16, 2026 Public Hearing Case 2025-D (Accessory Dwelling Unit Bylaw); April 16, 2025 Public Hearing Case 2025-B (Battery Energy Storage System Bylaw); April 30, 2025 Special Board Meeting and May 12, 2025 Special Board Meeting.

Agenda

1) ANR – 355 South Road/South Ridge Road, Joeseeph & Wendy T. Bonavita and Cancer Connection, Inc.

Joseph Bonavita presented ANR plans prepared by Paul S. Smith Land Surveying of East Longmeadow dated May 30, 2025 for his property (Parcel ID 03-020-000) on South Road. The purpose of this plan is to convey parcel 50-A from Bonavita to Cancer Connection, Inc. David Demers made a motion to approve the ANR for Parcel 03-020-000 South Road dated May 30, 2025. Pat Coyne seconded the motion. All in favor so approved (4-0).

2) ANR – South Road (Parcel 08-020-001), Sherry B. Himmelstein & Kenneth S. Bernstein

Dan O'Brien of Smith Associates Surveyors, Inc. and Sherry Himmelstein (owner of the South Road parcel) presented to the Board ANR plans for South Road. This ANR divides Lot B1 into new lots B2 and B3; combines new lot B2 with adjoining Lot D to be known as Lot F and is not a building lot until application is made to the Planning Board for a sub-standard frontage lot. Sherry indicated they will apply for the special permit in August. David Demers made a motion to approve the ANR plans dated July 18, 2025 prepared by Smith Associates Surveyors, Inc. for Parcel 08-020-001 South Road. Pat Coyne seconded the motion. All in favor so approved (4-0).

3) 2 Somers Road – Discussion regarding proposed use of existing building and greenhouse, R. Levesque Associates, Inc.

Rob Levesque of R. Levesque Associates presented to the Board preliminary plans for a proposed quick service restaurant and another tenant at 2 Somers Road. He indicated they would like to renovate the existing building and clean it up. He stated there will be enough room for 20 stacking vehicles and 66 parking spaces. He still must confirm there is sufficient water and septic. As this parcel is zoned Business, a Restaurant is permitted (Use 4.14 Table of Use) by Special Permit. Mr. Levesque stated the footprint is 2,000 sq. ft. with the greenhouse. They will most likely apply for a special permit in late September. John Matthews of 28 North Monson Road asked 1) Where is the front of the building and parking to the rear of the building? 2) Will there be infiltration basins, 3) Will there be a new curb cut? 4) Will the Board be requesting a traffic study? Rob Levesque stated there will be 8-10 employees on different shifts. The hours of operation are 6 AM to 9-10 PM (Preliminary Hours).

4) 480 Main Street - Change of Use, David Dussault, Motorcycle Sales & Parts

David Dussault of 551 Glendale Road presented to the Board plans for his motorcycle business to be located at 480 Mains Street. This space was previously used for construction storage. It is the lower garage which is accessed from the right of the building (service road). He plans to sell motorcycles and parts. Most of his sales (about 60%) will be online. He plans to apply for a Class 1 Dealer license. He is the only employee. The hours of operation are Monday through Friday 10 AM to 6 PM; Saturday, 10 AM to 1 PM. He will add a business sign to the existing post. All storage will be inside the garage. All waste will be contained. This use is in the Table of Use, 4.33, Motorized Vehicle Sales, allowed within the Business District. Mr. Dussault indicated he will not do motorcycle inspections or test rides. The space is 1,200 square feet. He indicated the motorcycles he will be selling range from \$10-12,000 as they are custom-built. Patrick Coyne made a motion to approve the change of use at 480 Main Street to sell motorcycles and parts with minimal service. David Demers seconded the motion. All in favor so approved (4-0).

5) Summer Schedule

It was decided the Board will hold their Regular Board Meetings only on July 23, 2025 and August 27, 2025. They will resume their regularly scheduled meetings in September (twice a month).

David Demers made a motion to adjourn at 7:47 PM. Pat Coyne 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