

**Town House**  
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Joanne Fiore, Planning Coordinator

## **TOWN OF HAMPDEN MASSACHUSETTS**



**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-D Wednesday, August 27, 2025 Town House**

**Approved 09/24/25**

Madison Pixley opened the Public Hearing Case 2025-D for a Special Permit under Section 7.2.4 of the Zoning bylaws for a sub-standard frontage lot within the R-6 District, Parcel 08-020-001 located on South Road owned by Sherry Himmelstein and Kenneth Bernstein and announced the hearing was being recorded.

**Members Present:** Madison Pixley, Chair, Christina Brodeur, Pat Coyne, David Demers, David Berson.

**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 are no outstanding taxes to date.

The Board of Health reported no objection to issuance of special permit at this time. Future development of the parcel will be subject to full compliance with all applicable public health regulations: Title 5 (310 CMR 15.000); well construction standards (310 CMR 22.00); if applicable local Board of Health regulations in effect at time of application.

The Police Chief, Scott B. Trembly, reports he has no concerns.

The Conservation Commission reports that the potential buyer must meet with the Conservation Commission before any work begins.

**Applicant's Presentation/Board Question:**

Sherry Himmelstein, owner of parcel, and Dan O'Brien of Smith Associates Surveyors, Inc. presented to the Board site plans for a substandard frontage lot on South Road prepared by Smith Associates dated July 30, 2025. This site plan is to seek approval for Lot F as a building lot under Section 7.2.4. Mr. O'Brien indicated Lot F is subject to Conservation restrictions CR-D revised 72.943 acres and CR-B1 2.259 acres. The parcel may be subject to Section 6.10 – Ridgeline and Hillside Overlay District. Pat Coyne confirmed with the applicant that there is 60 ft. of frontage and 8 acres not subject to Conservation restrictions.

**Audience Questions/Comments:**

Colleen Foerster of 211 South Road asked where the driveway would be located. Mr. O'Brien stated it would be within the 60 ft. access strip going in, and a driveway design would be developed prior to getting a building permit. As far as drainage, Mr. O'Brien stated a 10% slope from the south to the north. The driveway area going in does not have any significant slopes at all. Mrs. Foerster asked about the distance on each side of the driveway, which is a

Public Hearing Case 2025-D

Minutes

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minimum of 10 ft. from the property line. She also asked about the stone wall running east to west. Mr. O'Brien stated the stone wall is not a property marker, so he sees no reason why the wall can't be moved. Also discussed was a Ridgeline/Hillside review. When the new buyer applies for a building permit, the Building Inspector will indicate if a Ridgeline/Hillside Review is required.

**Decision:** Christina Brodeur made the motion to approve site plans dated July 30, 2025 prepared by Smith Associates for parcel entitled "New Lot F" with 83.282 acres, Parcel ID 08-020-001 South Road for a sub-standard frontage lot under Section 7.2.4 of the Zoning Bylaw. David Berson seconded the motion. All in favor so approved (5-0).

David Berson made a motion to close the public hearing for Case 2025-D at 7:49 PM. David Demers seconded the motion. All in favor so adjourned.

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 – August 27, 2025

Town House Auditorium

#### Approved 09/24/25

**In Attendance:** Madison Pixley, Chair  
Christina Brodeur  
Patrick Coyne  
David Demers  
David Berson

#### General:

Call to Order – Madison Pixley opened the Regular Board Meeting at 6:50 PM and announced the meeting is being recorded.

Mail –

Bills –

Review/Approve Meeting Minutes – David Demers made a motion to approve the Regular Board Meeting Minutes from July 23, 2025.

David Berson seconded the motion. All in favor so approved

#### Agenda

##### 1) ANR – North Road, Minnechaug Land Trust Inc., Reconfigure Lots A and B-R

Sherry Himmelstein, Project Director of the Minnechaug Land Trust, Inc. and Dan O'Brien of Smith Associates Surveyors, Inc. met with the Board to discuss ANR plans for land on North Road owned by the Minnechaug Land Trust. The plans are noted as Revised August 1, 2025 of previous plans dated March 15, 2024 and signed by the Board on November 13, 2024. The purpose of the ANR is to reconfigure Lots A & B-R as shown on previously approved plan. Lot E is to be divided off from Lot B-R and combined with Lot A. The revised lots to be known as Lots A-R and B-R1. Christina Brodeur made a motion to ANR plans for North Road for land owned by Minnechaug Land Trust dated March 15, 2024 and revised August 1, 2025 prepared by Smith Associates. David Demers seconded the motion. All in favor so approved (5-0).

##### 2) ANR, Parcel 29-019-000 and 29-022-000 Glendale Road, Oliver M. Knode III

Dan O'Brien of Smith Associates Surveyors, Inc. presented to the Board ANR plans on behalf of Mr. Oliver M. Knode III, owner of the parcels. This ANR will divide parcel 29-019-000 into two conforming Lots A and B; and Lot A is to be combined with Lot 7 (Parcel 29-022-000) to create new Lot 7A. David Berson made a motion to approve ANR plans dated July 19, 2025 prepared by Smith Associates for land on Glendale Road owned by Oliver M. III and Jodi A. Knode. Christina Brodeur seconded the motion. All in favor so approved (5-0).

##### 3) North Road, Minnechaug Land Trust, Site Plan Review-Administrative Review, Proposed Parking Lot on North Road

David Berson disclosed that he has worked with the engineering firm Sherman and Frydryk but not with the representative tonight in his capacity as a Land Use and Zoning Attorney, and it should have no bearing in his ability to make an impartial decision.

Jeff LeBeau, Civil Engineer with Sherman and Frydryk out of Palmer representing the Minnechaug Land Trust, presented to the Board site plans for the proposed trailhead parking lot on North Road on parcel B-R1 as discussed in Item #1 above, ANR – North Road, Minnechaug Land Trust. They are proposing an eight-space gravel parking lot. They chose the entrance location to minimize grading, rock wall removal, and tree removal as it is steep along that edge; and there is a drainage ditch on that side of the road as well on the west side. The plan is to

minimize tree clearing, taking down about 4 trees. The parcel is just over two acres, and they are looking at getting some of the cars off the road for the trailhead. The plan reflects a 3-4% pitch across the driveway. For stormwater management, they are proposing perimeter gravel like an interceptor trench to slow down any water and infiltrate what he can. They are also proposing two rain gardens to minimize overflow and then get into the street. Mr. LeBeau stated the Highway Superintendent, Mark Langone, indicated a paved apron, so he is proposing 18-foot-wide access which will have 20 ft. of pavement back and a paved water bar that funnels the water. The proposed limit of disturbance he is proposing is about 7,200 square feet. The actual gravel parking is 2,600 square feet.

Madison Pixley asked if there is enough room for two cars at the entrance (one entering/one leaving). Mr. LeBeau indicated there is enough for both a car entering and leaving the parking lot. Pat Coyne asked if there will be a sign. Sherry Himmelstein indicated it has already approved \$500 though CPA money for a kiosk. She indicated she believes they are working on an Eagle Scout project to build the kiosk. Melissa Mastronardi, whose father Michael Mastronardi owns a portion of Mount Vision, asked how far it is from the edge of the road to the back of the parking lot. Mr. LeBeau indicated 65 feet back.

Christina Brodeur made a motion to approve the Site Plan dated August 14, 2025 prepared by Sherman & Frydryk for the trailhead parking lot located on North Road submitted by Minnechaug Land Trust, Inc. Parick Coyne seconded the motion. All in favor so approved (5-0).

#### 4) 32 Somers Road, Discussion Regarding Parking in Rear Building

This discussion to be rescheduled per applicant.

#### 5) ANR, 152 Wilbraham Road, Bay Street LLC

Timothy Coon, Professional Engineer from J. R. Russo & Associates LLC representing the owner, Bay Street, LLC is seeking approval of ANR plan to merge six existing parcels that they own at the address of 152 Wilbraham Road into a single parcel with a house on it. There are easements or 50 ft. right of ways to 156 and 162 Wilbraham Road. The six parcels to be combined total 579,500 square feet or 13.30 acres. David Demers made a motion to approve ANR plans prepared by J. R. Russo & Associates, LLC dated July 17, 2025 for 152 Wilbraham Road and owned by Bay Street LLC. David Berson seconded the motion. All in favor so approved (5-0).

#### 6) 8 Echo Valley Drive – Section 7.12 – Home Occupation, Scott Thomas, Echo Valley Creations

Scott and Kathy Thomas presented to the Board plans for a home occupation to sell laser crafts at craft fairs and possibly on-line. No sign will be required. There will be no customers or deliveries to the residence, and all equipment will be stored in the home. Kathy Thomas explained it is like Cricut where you engrave in wood. Christina Brodeur made a motion to approve the home occupation, Echo Valley Laser Crafts, located at 8 Echo Valley Drive. David Demers seconded the motion. All in favor so approved (5-0).

#### 7) Mount Vision, Michael Mastronardi, Discussion regarding entrance road

Michael Mastronardi and daughter, Melissa, met with the Board to discuss a lot he is selling. The GIS indicates the road is on the property he is selling. He also presented a plan he states is filed with the registry that indicates the gravel road is not on the property. He indicated his attorney asked the Board to endorse the plan indicating the road is not on the parcel to be sold. The Board agreed that in order for them to endorse the plan, they would need a new surveyed mylar as they would not endorse a plan 17 years old. This would also benefit Mr. Mastronardi as he would have a recorded plan on record that shows where that roadway is. Madison indicated she doesn't feel the Board would have to endorse it. She stated you can just file the new plan, and you do not have to come back to the Planning Board. John Flynn updated the Board on previous members' comments regarding this land. He has come before the Board many times in the past back to 1989. The residents are not getting services, and they have to walk their kids down the road.

8) 111 Ames Road, Section 7.12 – Home Occupation, John Angelica

John Angelica presented to the Board site plans for a home office to sell real estate. He owns a couple properties and developed a property that he manages. He just needs an office for bookkeeping and administrative work. David Demers made a motion to approve the home occupation JJL & G LLC located at 111 Ames Road. David Berson seconded the motion. All in favor so approved (5-0).

David Demers made a motion to adjourn at 7:50 PM. David Berson 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