

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 – September 24, 2025

Town House Auditorium

Approved 10/22/25

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 6:30 PM.

Mail -

Bills -

Review/Approve Meeting Minutes – David Demers made a motion to approve the August 27, 2025 Public Hearing Minutes for Case 2025-D, Parcel 08-020-00, South Road for a Substandard Frontage Lot and Regular Board Meeting Minutes from August 27, 2025. David Berson seconded the motion. All in favor so approved

Agenda

1) 46 Evergreen Terrace, Section 7.12 – Home Occupation, Beane’s Lawn Service, Devan Beane

Devan Beane, owner of Beane’s Law Service, presented to the Board site plans for a Home Occupation under Section 7.12 of the Zoning Bylaws. Mr. Beane is requesting a home office for his business which provides lawn care and maintenance services. He indicated all equipment will be stored in his garage or shed. No business sign is required at the residence. Maintenance of the equipment performed at an off-site lawn mower maintenance business. David Demers made a motion to approve the Home Occupation, Beane’s Lawn Service, located at 46 Evergreen Terrace. David Berson seconded the motion. All in favor so approved.

2) Discussion – Traffic Study Request for Information – E. Longmeadow and Wilbraham Road at Allen Street and Somers Road

Laura Fall (Young) of Bowman Engineering and Consulting Firm is conducting a traffic study in Hampden in the vicinity of East Longmeadow Road, Wilbraham Road at Allen Street/Somers Road and requested information regarding development projects in the area under construction, have received approval or in the approval process that would potentially impact future traffic volumes in the area. They also asked if the Town is planning any roadway projects which might affect traffic conditions in this area. The Board will prepare a response and forward to Ms. Fall. John Matthews provided input on the area to be covered in the traffic study and other items to consider in this busy area.

Christina Brodeur made a motion to adjourn at 7 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