

## Town House

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Joanne Fiore, Adm. Assistant

## TOWN OF HAMPDEN MASSACHUSETTS



## Planning Board

625 Main Street  
Hampden, MA 01036  
Tel: (413) 566-2151 Ext. 109

Robert Howarth, Chair  
Richard R. Green, Co-Chair  
John Matthews  
Edward Loiko  
Jason Barroso

### MINUTES OF THE HAMPDEN PLANNING BOARD

#### Regular Board Meeting

January 8, 2020

Approved 01/22/2020

Board Members: Judge Robert Howarth  
John Matthews  
Edward Loiko

Adm. Assistant: Joanne Fiore, Adm. Assistant

#### General:

Call to Order – Judge Howarth called the meeting to order at 6:04 PM.

Mail –

Bills – Payroll Signed

Minutes – Edward Loiko made a motion to approve the December 9, 2019 Regular Board Meeting Minutes. John Matthews seconded the motion. All in favor so approved (3-0).

#### 1) 156 South Monson Road – ANR

Thomas Valentine and wife, Alicia Valentine, presented to the Board ANR plans for 156 South Monson Road dated December 12, 2019 prepared by Anderson Associates of Agawam, MA. This ANR creates one large parcel, Lot 11A, totaling 60.36 acres (total acreage from Lot 301, 302, and Lot 15). John Matthews made a motion to approve the ANR plans as presented for the removal of three lots and combined to create Lot 11A. Edward Loiko seconded the motion. All in favor so approved (3-0).

#### 2) 220 Mill Road – Discussion Regarding Decommissioning Bond/Surety

Kirt Mayland of Park Avenue Solar Solutions, LLC met with the Board to discuss the Decommissioning Bond for the solar project located at 220 Mill Road. It was indicated that a settlement agreement has been executed on the appeal between Susan J. Alston and Thomas L. Millette v. the Town of Hampden Planning Board and Park Avenue Solar Solutions, LLC. John Matthews asked Mr. Mayland if any changes were made to the site plans due to the litigation, and he indicated there were no changes made. Mr. Mayland also provided an estimate of the costs to remove approximately 2.439 MW DC/2 MW AC ground-mounted solar photovoltaic facility located on 7 acres at 220 Mill Road. This estimate reflects total decommissioning/removal estimate of \$74,000. Mr. Mayland stated the Plaintiff's lawyer in the above-mentioned appeal insisted Park Avenue Solar put up a letter of credit in the amount of \$60,000. He stated he would like to get back to the Board regarding the Decommissioning Bond issue of \$74,000 plus the additional \$60,000. Also discussed was the Stormwater Report prepared by Weston & Sampson. John Matthews stated the Town's third-party engineer will review this report, and the applicant (Park Avenue) is responsible for the cost.

#### 3) 546 Main Street - Section 6, Table of Use, Use 4.33 – Motorized Vehicle Sales

Frances McMahon, representing his son, Peter McMahon, presented to the Board site plans for a used car business to be located at 546 Main Street. Mr. McMahon indicated he has been in business for over 30 years in Hampden, and he is changing location from 32 Somers Road to 546 Main Street. His son purchases mostly 3-year old and newer Toyota/Lexus vehicles on-line and sells mainly to new car dealers mostly by phone (wholesale).

This new location is within the Business District. Mr. McMahon stated a sign is not needed; and as they do not require a dealer plate, a parking space is not needed. John Matthews made a motion to move action back to the Board of Selectmen as the use is allowed under Section 6, Table of Use, 4.33 Motorized Vehicle Sales, at the discretion of the Board of Selectmen as far as a Used Car Dealer License. Edward Loiko seconded the motion. All in favor so approved (3-0).

Having no further business, Judge Howarth made a motion to adjourn at 6:55 PM. John Matthews seconded the motion. All in favor so adjourned.

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

Submitted by Joanne Fiore, Adm. Assistant