

Town House

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TOWN OF HAMPDEN MASSACHUSETTS



Planning Board

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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

February 26, 2020

Approved 03/11/2020

Board Members: Judge Robert Howarth
Richard Green
John Matthews
Jason Barroso
Edward Loiko

Adm. Assistant : Joanne Fiore

General:

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

Mail –

Bills – Payroll Signed

Minutes – Edward Loiko made a motion to approve the February 12, 2020 Regular Board Meeting Minutes. Jason Barroso seconded the motion. All in favor so approved (4-0). As Richard Green was not in attendance for the 2/12/2020 meeting, he abstained from the vote.

1) ANR – 15 Fisher Lane

Dan O'Brien of Smith Associates presented to the Board ANR plans dated 01/29/2020 for 15 Fisher Lane owned by Anthony D. Smith, Matthew R. Fisher, Kenneth J. Fisher and Andrew L. Fisher. This ANR divides the .67-acre parcel (Parcel A). The westerly portion of this .67-acre parcel is to be conveyed to and made an integral part of Parcel B. The easterly portion of the .67-acre parcel is to remain with Fisher and combined with the other land to form a single parcel. Edward Loiko made a motion to approve the plans as presented. Richard Green seconded the motion. All in favor so approved (5-0).

2) Proposed Stormwater Bylaw – Discussion

John Matthews updated the Board on the Stormwater Bylaw. He indicated there will be some additional changes. He also stated that Emily Tully of Tighe & Bond will provide a flow chart for the stormwater permitting process. Emily has suggested holding round-table meetings to review large-scale projects like a subdivision prior to the formal review.

The Board provided their comments regarding the stormwater bylaw. Richard Green had a concern with Section 6, Stormwater Management Performance Standards, Subsection 3, Item E, regarding the use of swales. Richard stated that if the Designated Agent gives preference to the use of swales in place of curbs, the banks of detention, retention and infiltration basins designed to encourage the growth of vegetation will need to be maintained. Within the same section, Item H, project could be designed with no curbs or drains. How will hazardous chemicals be handled? Rick stated the town needs to make this part of the checklist for a subdivision. Rick also stated the need for a Stormwater Management Fund to cover the cost for maintenance. He questioned who will pay for stormwater maintenance—the Homeowner's Association or town taxes which should be part of town meeting to sign off for acceptance. Rick questions the definition of DISTURBANCE which indicates "is any land clearing, grading, bulldozing, digging or similar activities. Within Section 3, Applicability, Paragraph 2, he questions what about gardens, hay fields, corn fields? Within Section 11, Severability, what about road reconstruction projects. What if Town Meeting votes "No" on this bylaw?

Jason Barroso provided his comments regarding Section 3. Applicability, Paragraph 2. He would like to change, "No person shall, on or after the effective date of the bylaw, initiate any land clearing, land grading, earth moving or development activities without first complying with this bylaw" and replace with "Any project involving land clearing, grading, earth moving or development activity that results in a discharge of stormwater to an abutting property or public way shall be subject to this bylaw."

Other Business

- Remove Solar Moratorium Bylaw, Section 7.17, from the Zoning Bylaws. Public Hearing to be scheduled and included on Annual Town Meeting Warrant.
- Solar Farm on Landfill – Discussion regarding how the municipality is not benefitting? Judge Howarth stated according to Robert Markel, Town Administrator, this is a private project on municipal land. Therefore, it will follow the Special Permitting Process through the Planning Board. As there is the introduction of a third party and a private project, it is **NOT** exempt

Having no further business, Edward Loiko made a motion to adjourn at 6:48 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