

## 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 September 11, 2019

Approved 10/9/19

**Board Members:** Judge Robert Howarth  
Richard Green  
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 – Richard Green made a motion to approve the August 14, 2019 Regular Board Meeting Minutes. Edward Loiko seconded the motion. All in favor so approved (2-0). Richard Green did not vote as he was not in attendance.

#### 1) 15 Woodland Drive, Home Occupation under Section 7.12 - Photo/Video Media Company

Craig Rivest of 15 Woodland Drive met with the Board to discuss Site Plans for a home occupation. Mr. Rivest would like to have a home office for his photo/video business. He explained there are no additional employees, no sign displayed, no deliveries, no additional traffic generated, and the hours will be as needed usually on location. Edward Loiko made a motion to approve the home occupation. Richard Green seconded the motion. All in favor so approved.

#### 2) 0 Thresher Road - ANR

Al Joyce of Bedrock Financial, LLC presented to the board site plans for the subdivision of property located at 0 Thresher Road. This application was for a 34.4-acre parcel (15-035-000) of which 25.50 acres will be cleared for the solar array and two additional conforming lots. The Board reviewed the Open Space requirements and the plans submitted are compliant with the solar zoning bylaw. Mr. Joyce indicated he may in the future create two additional lots. Richard Green made a motion to approve the ANR plans dated August 26, 2019 prepared by Paul S. Smith Land Surveying. Ed Loiko seconded the motion. All in favor so approved (3-0).

#### 3) Highland Drive - Discussion Regarding Tighe & Bond 2<sup>nd</sup> Comment Letter Dated June 13, 2019

The Planning Board has reviewed the 2<sup>nd</sup> Engineering Peer Review of the Highland Drive Subdivision. They will request both the Developer and Engineering Representative to their September 25, 2019 meeting to discuss these comments/questions.

Other Business: Having no further business, John Matthews made a motion to adjourn. Edward Loiko seconded to the motion. All in favor so adjourned at 6:26 PM.

cc: Assessor's Office

Building Dept.

Conservation Commission

Highway Dept.

Moderator

Selectmen

Zoning Board of Appeals

Office Files

Submitted by Joanne Fiore, Adm. Assistant

