

# TOWN OF HAMPDEN MASSACHUSETTS



## Town House

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Joanne Fiore, Planning Coordinator

## Planning Board

Madison Pixley, Chair  
Heather Beattie  
Christina Brodeur  
Patrick Coyne  
David Demers

Associate Member, Joe Sibilis

### HAMPDEN PLANNING BOARD PUBLIC HEARING MINUTES – CASE 2023-E 17 POTASH HILL LOANE Wednesday, February 14, 2024 Town House

Approved 03/13/24

Madison Pixley opened the Public Hearing at 6:32 PM. This hearing was scheduled on the application of Vincent and Meggie DeCesare for a Special Permit under Section 6.1, 6.11 (1) of the Hampden Zoning Bylaw to allow the construction of a private garage which exceeds, in aggregate area, a square footage which is more than one half (1/2) the ground floor area of the main dwelling including any attached garage, at 17 Potash Hill Lane.

**Members Present:** Madison Pixley, Patrick Coyne, Heather Beattie, Christina Brodeur and David Demers

**Introduction of Board Members:** The Chair introduced the Planning Board Members.

**Statement of Authority:** The Chair read the Statement of Authority.

**Legal Notice:** The Chair read the Legal Notice.

#### Reports from Other Agencies:

The Town Clerk reported there are no outstanding taxes to date.

The Fire Chief reported no issue.

The Board of Health reports no issue as drawing presented.

The Police Chief reported no concerns.

The Conservation Commission reported if the garage is built per plan, it will not be near any jurisdictional area.

The Building Inspector denied the permit application due to the placement and not meeting the requirements of the side setback, and indicated the applicant may appeal to the Zoning Board of Appeals. He also indicated the size of the structure requires a special permit from the Planning Board (See 11/14/23 Letter from the Building Inspector) under Section 6.1, 6.11 (1).

#### Applicant's Presentation/Board Questions:

Vincent and Meggie DeCesare presented to the Board plans for a private garage. Due to the size of the structure, a Special Permit is required from the Planning Board. They indicated the size to be 50 ft. X 40 ft. The garage will be used to store vehicles and other items. Heather Beattie asked if electricity, water, or septic will be required; and the applicant indicated possibly for a bathroom. David Demers asked the height of the garage, and Mr. DeCesare indicated 25 ft. There will be a second story which will also be used for storage---and will not be used as an accessory apartment. The garage will not be used for livestock. Mr. DeCesare does have a business; however, his business plan has not changed.

#### Audience Questions/Comment:

None

**Decision:**

After considering all the information, Heather Beattie made a motion to grant the special permit for a 50 ft. X 40 ft. detached garage at 17 Potash Hill Lane under Section 6.1, 6.11(1) of the Zoning Bylaws. Christina Brodeur seconded the motion. All in favor so granted. VOTE: (5-0).

The Public Hearing was adjourned at 6:49 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