

TOWN OF HAMPDEN

MASSACHUSETTS



Town House

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Planning Board

Madison Pixley, Chair
Jason Barroso
Heather Beattie
Christina Brodeur
Patrick Coyne

Joanne Fiore, Planning Coordinator

Approved 06/14/23

**HAMPDEN PLANNING BOARD
PUBLIC HEARING MINUTES – CASE 2023-A
WARRANT ARTICLE #15 FOR ANNUAL TOWN MEETING
Wednesday, March 29, 2023
Town House**

Madison Pixley, Chair, opened the Public Hearing at 6 PM in accordance with M.G.L. Chapter 40A, Section 5, the Hampden Planning Board held a Public Hearing on Wednesday, March 29, 2023, in the Town House, 625 Main Street, Hampden, Massachusetts, to give interested parties the opportunity to comment on a proposed addition to the Hampden Zoning By-Law to add to Section 6, 6.1, 6.11(3) Accessory Apartment sponsored by the Planning Board. She also announced the hearing will be recorded.

Members Present: Madison Pixley, Chair, Jason Barroso, Heather Beattie, Christina Brodeur and Patrick Coyne

Planning Board Liaison: John Flynn

Introduction of Board Members: Chair Pixley introduced the Planning Board Members.

Statement of Authority: Chair Pixley read the Statement of Authority.

Legal Notice: Chair Pixley read the Legal Notice.

Reports from Other Agencies: The Board of Health reported applicants must meet all requirements set forth by the state. The Fire Department reported they have no issue with the proposed bylaw.

Audience Questions/Comment: Ted Zebert of the Conservation Commission asked about sanitary facilities. Jason Barroso pointed out there is a section in the bylaw that states the sewage disposal facilities shall be adequate to serve the proposed use as determined by the Board of Health or its agent that the sewage disposal system is adequate for the principal dwelling unit and the proposed accessory apartment. Mr. Zebert also had a question regarding mandating another driveway or a second curb cut in some circumstances. Chair Pixley stated it would have to be addressed on a case-by-case basis. Tami Chaffee of Ames Road asked if this bylaw could go beyond family members. Madison asked her for an example. Ms. Chaffee mentioned the golf course and possible future plans. She wanted to confirm the bylaw is specific to family only. The Board confirmed this is accessory to a residence for family members as defined in the proposed bylaw. Paul Bechard of 125 Wilbraham Road asked the Board "dismantling the cooking facilities." The Board revised the wording to "remove the cooking appliances for the accessory apartment and restore the dwelling to a single-family residence forthwith."

The Board discussed proposed changes to clarify but not change the intent of the bylaw (See attached original and revised documents).

Decision: Jason Barroso made a motion to incorporate the agreed upon changes to the proposed bylaw and submit it to the Board of Selectmen. Heather Beattie seconded the motion. All in favor so approved.

Attachments

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

Submitted by Joanne Fiore, Adm. Assistant