

**PLANNING BOARD MEETING NOTICE**

**Hampden Town House/Auditorium**

**625 Main Street**

**August 9, 2023**

**6 PM**

***THIS MEETING WILL BE CONDUCTED IN PERSON AND AVAILABLE  
REMOTELY USING VIDEO CONFERENCING TECHNOLOGY. LINK WILL  
BE POSTED ON THE TOWN WEBSITE.***

**6 PM – Public Hearing Case 2023-B – Parcel 15-035-000 on Thresher Road (Continuance)**

Special Permit Approval Section 7.2.4/Substandard Frontage Lots, Lot C and Lot D

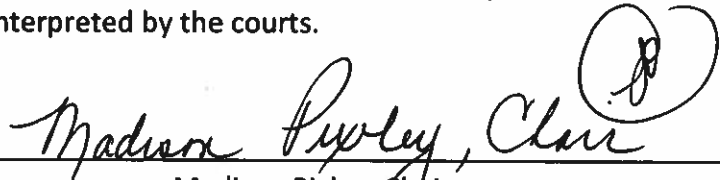
Special Permit Approval Section 7.542/Common Driveway to access Lots A, B, C and D

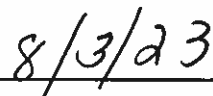
**6:05 PM – Regular Board Meeting Agenda**

- Call to Order
- Approval of Minutes
- Order of Business:
  - 1) Vote Chair
  - 2) Vote to change Planning Board Meetings from 6 PM to 6:30 PM
  - 3) ANR – Bennett Road – Parcel 19-062-000 and 19-055-000
  - 4) 5 Bennett Road, Home Occupation – The Financial Koch
  - 5) 215 Glendale Road, Review of Home Occupation – Blue Ridge Excavation
  - 6) 73 Allen Street, Review of Home Occupation, Universal Adept Swim Institute
  - 7) 308 Somers Road – Review of Home Occupation, EDA Sports
  - 8) Public Hearing Process- Discussion
  - 9) Master Plan Discussion with John Flynn

**Old Business**

- Associate Member Status
- Zoning Bylaw Section 4.3.2 – Amend Bylaw as there is a conflict with state regulations as interpreted by the courts.

  
\_\_\_\_\_  
Madison Pixley, Chair

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Posted

***The listing of agenda items is those reasonably anticipated by the Committee Chairman to be discussed at the meeting. Not all items listed may, in fact, be discussed and other items not listed may also be brought up for discussion, to the extent permitted by law.***

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## TOWN OF HAMPDEN

MASSACHUSETTS



Planning Board  
Madison Pixley, Chair  
Jason Barroo  
Heather Beattie  
Christina Brodeur  
Patrick Coyne

Joanne Fiore, Planning Coordinator

May 16, 2023

Case 2023-B

**Public Hearing Notice**  
**Hampden Planning Board**  
**Case 2023-B**

The Hampden Planning Board will hold a Public Hearing on Wednesday, June 14, 2023 at 6:15 PM in the Town House, 625 Main Street, Hampden, MA on the application of Bedrock Financial, LLC as trustee Cumberland Blues Realty Trust for Special Permit Approval for Substandard Frontage Lots for Parcels 15-035-0, Lot C and 15-035-0, Lot D under Section 7.2.4 of the Hampden Zoning Bylaw and Special Permit Approval for a Common Driveway under Section 7.542 of the Hampden Zoning Bylaw to access Parcel 15-035-0, Lot A; Parcel 15-035-0, Lot B; Parcel 15-035-0, Lot C and Parcel 15-035-0, Lot D. All parcels are located on Thresher Road and owned by Bedrock Financial LLC. Information related to this application is on file in the Town Clerk's Office and is available for review by the public during normal business hours.

For the Board,

A handwritten signature in cursive script that reads "Madison Pixley". To the right of the signature is a circular stamp containing a stylized letter "P".

Madison Pixley, Chair  
Hampden Planning Board

Published: Wilbraham-Hampden Times (May 25 and June 1, 2023)

cc: Town Clerk / Bulletin Board  
Related Town Office  
Abutting Towns: E. Longmeadow  
Wilbraham  
Monson  
Somers, CT.  
Stafford, CT