

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Wednesday, December 10, 2003, 7:00 P. M.**

**AGENDA**

- 1. APPROVAL OF MINUTES (November 12, 2003)**
- 2. OLD BUSINESS.**
  - A. Major Subdivision, Final Plan Approval - Onsite Developers, Inc. – Request Approval for Phase I, a Proposed 7 lot, 24.69 Acre Subdivision with No Public Improvements - Located on the Southwest Corner of Western Avenue and Patterson Road in a Rural District (Tax Map 8, Lot 33) – Public Hearing**
- 3. NEW BUSINESS**
  - A. Minor Subdivision Plan – Adam and Mary Piccirillo – 1-Lot, 7.05 Acre Expansion to the Fowler Road Estates Subdivision with No Public Improvements Located on the Northerly Side Of Fowler Road In A Rural District (Tax Map 7, Lot 83F). – Public Hearing**
  - B. Minor Subdivision Plan - Application of W. & M. Investment Co. - 1-Lot, 5.7 Acre Expansion to the Penobscot Meadow Industrial Subdivision with no Public Improvements Located on the Southwest Corner of the Intersection of Route 202 and Penobscot Meadow Drive in an Industrial Park District (Tax Map 10, Lot 39). – Public Hearing**
  - C. Subdivision Sketch Plan – David Sleeper – Request Review of a 35.2 Acre Subdivision by 18 Dwelling Units in a Planned Unit Development Located at the End of Main Trail in a Residential A District (Tax Map 9, Lot 24 & 25)**
  - D. Major Subdivision Final Plan - Cushing Family, Corp. - Second Phase of the Colonial Heights Subdivision by Dividing 29.6 Acres (of a 47 acre parcel) into 32 Lots Located at Constitution Avenue and Independence Avenue in a Residential B District (Tax Map 6, Lot 44)**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Wednesday, November 12, 2003, 7:00 P. M.**

**AGENDA**

- 1. APPROVAL OF MINUTES (October 8, 2003)**
- 2. NEW BUSINESS.**
  - A. Site Plan Review – Gregory L. Higgins – Retail Sales of Automobiles Located at 812 Main Road North in a Commercial Service District (Tax Map 21, Lot 29) – Public Hearing**
  - B. Major Subdivision, Final Plan Approval - Onsite Developers, Inc. – Request Approval for Phase I, a Proposed 7 lot, 24.69 Acre Subdivision with No Public Improvements - Located on the Southwest Corner of Western Avenue and Patterson Road in a Rural District (Tax Map 8, Lot 33) – Public Hearing**
  - C. Zoning Ordinance Text Amendment - Town of Hampden - Amend 1.5.2., 4.1.3., 4.2.2., 4.3.4., 4.9.3., 4.9.4., 4.13.3., 5.3.1.7. and 6.3.5. to Delete Specific Fees and/or Include Reference to the Town of Hampden Fees Ordinance – Public Hearing**
  - D. Subdivision Ordinance Text Amendment – Town of Hampden - Amend Section 330 and 340 to Delete Specific Fees and/or Include Reference to the Town of Hampden Fees Ordinance – Public Hearing**
  - E. Subdivision Sketch Plan – Highland Ridge, LLC – Request Review of an 18 Lot Cluster Subdivision with 36 Dwelling Units with Public Street and Water – Located on Main Road South (Roberta Marsh Property) in a Rural District (Tax Map 3, Lot 18)**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Wednesday, October 8, 2003, 7:00 P. M.**

**AGENDA**

- 1. APPROVAL OF MINUTES (September 10, 2003)**
- 2. NEW BUSINESS.**
  - A. Home Occupation, Conditional Use and Site Plan Review - Donna Neill – Establish a Beauty Shop Within the Residence Located at 203 Kennebec Road in a Residential B District (Tax Map 38, Lot 4). – Public Hearing**
  - B. Zoning Ordinance Text Amendment – Town of Hampden - Amend 4.5.5. Non-conforming Lots to Establish Standards for Alteration of Non-Conforming Lots and Amend Article 2, Establishment of Zones by Providing Guidance to Interpret the Implications of Zoning Map District Lines that Split Buildings and Land Parcels. Please take note that the Planning Board will review these amendments under Article 1.5 of the Hampden Zoning Ordinance – Public Hearing**
  - C. Site Plan Approval – Hampden Highlands United Methodist Church – Revision of the Previously Approved Site Plan to Expand the Parking Lot for the Existing Church – 44 Kennebec Road in Residential B District (Map 43, Lot 28) – Public Hearing**
  - D. Site Plan Approval - Maine Sports Complex, LLC - Revision of the Previously Approved Site Plan to Construct a 4,600 Sq. Ft. Expansion to the Existing Indoor Sports Facility Located at 330 Coldbrook Road in an Interchange District (Tax Map 9, Lot 35A) – Public Hearing**
  - E. Major Subdivision, Preliminary Plan - Onsite Developers, Inc. – Construction of a 20 lot, 50 acre subdivision with public improvements including a town road located on the southwest corner of Western Avenue and Patterson Road in a Rural District (Tax Map 8, Lot 33) – Public Hearing**
- 3. STAFF REPORT**
  - A. Discussion of Tom Russell’s Letter Regarding Non-Conforming Lots and Conditional Use/Site Plan Criteria.**
  - B. Other Business.**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Wednesday, September 10, 2003, 7:00 P. M.**

- 1. APPROVAL OF MINUTES (August 13, 2003)**
- 2. NEW BUSINESS.**
  - A. Major Subdivision, Final Plan – Libby Brothers, Inc. and Jon Dawson – Final Approval of a 9-lot residential subdivision with public improvements located near the corner of Shaw Hill Road and Western Avenue in Rural District and Resource Protection District – (Map 7, Lot 58) - Public Hearing**
  - B. Major Subdivision Final Plan Approval – Cushing Family Corp. (2293 Union Street, Hermon, ME 04401) - Second phase of the Colonial Heights Subdivision by dividing 29.6 acres (of a 47 acre parcel) into 33 lots located at Constitution Avenue and Independence Avenue in a Residential B District. The proposal would extend road, sewer, water and storm sewer to 33 new house lots (Map 6, Lot 44) – Public Hearing**
  - C. Subdivision Sketch Plan – Marston Heirs – Sketch Plan of a 5-lot, 18 acre residential subdivision with no public improvements located on Meadow Road in Rural District – (Map 5, Lot 12)**
  - D. Subdivision Sketch Plan – Dysart’s Realty, Inc. – Sketch Plan of a 37-lot, 88 acre residential subdivision with public improvements located on Manning Mill Road in Rural District – (Map 8, Lot 45-A and 56)**
  - E. Subdivision Sketch Plan – Onsite Developers, Inc. – Sketch Plan of a 14-lot, 50 acre residential subdivision with public improvements located on the corner of Patterson Road and Western Avenue in Rural District – (Map 8, Lot 33)**
  - F. Pre-application for Site Plan/Conditional Use – Roxanne and Leslie Ellsworth – Dog and Cat Kennel – 1381 Kennebec Road in Rural District (Map 1, Lot 17A)**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Site Visit to Libby Brothers Subdivision at 6:00 P.M. Prior to the Regular Meeting**

**Wednesday, August 13, 2003, 7:00 P. M.**

**AGENDA**

- 1. APPROVAL OF MINUTES (July 9, 2003)**
- 2. NEW BUSINESS.**
  - A. Major Subdivision, Preliminary Plan – Libby Brothers, Inc. - Preliminary Approval of a 9-lot residential subdivision with public improvements located near the corner of Shaw Hill Road and Western Avenue in Rural District and Resource Protection District – (Map 7, Lot 58) - Public Hearing**
  - B. Major Subdivision, Final Plan Approval – Stan MacMillan Company, Inc., – Final Approval of a 5-Lot, 17.8 Acre Residential Subdivision with Public Improvements located at Main Road South and Perkins Drive in Rural and Resource Protection Districts (Map 3, Lots 58B, 60A & 62A) – Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Site Visit to Cushing Subdivision at 6:00 P.M. Prior to the Regular Meeting**

**Wednesday, July 9, 2003, 7:00 P. M.**

**AGENDA**

- 1. APPROVAL OF MINUTES (May 14, 2003, June 4, 2003)**
- 2. OLD BUSINESS.**
  - A. Minor Subdivision Plan Approval – Sam Rogers – Approval of a 3–Lot, 39.14 Acre Residential Subdivision with no Public Improvements located at 1022 Kennebec Road in a Rural District (Map 1, Lots 58, 58A & 58B) – Continued from June 4, 2003 meeting.**
- 3. NEW BUSINESS**
  - A. Major Subdivision Preliminary Plan Approval – Cushing Family Corp. (2293 Union Street, Hermon, ME 04401) - Second phase of the Colonial Heights Subdivision by dividing 29.6 acres (of a 47 acre parcel) into 33 lots located at Constitution Avenue and Independence Avenue in a Residential B District (Tax Map 6, Lot 44). The proposal would extend road, sewer, water and storm sewer to 33 new house lots – Public Hearing.**
  - B. Minor Subdivision Approval/Site Plan/Group Development Approval – Jon Fearon (99 Ohio Street Apartment C, Bangor, ME 04401) – Applicant proposes to construct the second residential duplex on the parcel within a five year period – Located at 325 Old County Road in a Residential B District (Tax Map 20, Lot 35B) – Public Hearing.**
  - C. Site Plan Approval – D.L. Fox Properties, LP/Town Of Hampden – Construction of a 12,000 sq. ft. Business Park distribution facility located on Tax Map 10B, Lot 16 of the Hampden Business and Commerce Park on Carey Circle in an Industrial Park District – Public Hearing.**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Wednesday, June 4, 2003, 7:00 P. M.**

**AGENDA**

- 1. APPROVAL OF MINUTES (May 14, 2003)**
- 2. OLD BUSINESS.**
  - A. Conditional Use/Site Plan Approval – Roland Hussey – Establish a Commercial School in the existing commercial building located at 621 Main Road North in a Commercial Service District (Map 28, Lot 22) – Continued**
- 3. NEW BUSINESS**
  - A. Minor Subdivision Plan Approval – Sam Rogers – Approval of a 3-Lot, 39.14 Acre Residential Subdivision with no Public Improvements located at 1022 Kennebec Road in a Rural District (Map 1, Lots 58, 58A & 58B) – Public Hearing**
  - B. Major Subdivision, Preliminary Plan Approval – Stan MacMillan – Preliminary Approval of a 5-Lot, 17.8 Acre Residential Subdivision with Public Improvements located at Main Road South and Perkins Drive in Rural and Resource Protection Districts (Map 3, Lots 58B, 60A & 62A) – Public Hearing**
- 4. STAFF REPORT**
- 5. BOARD MEMBERS CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Wednesday, May 14, 2003, 7:00 P. M.**

**AGENDA**

- 1. APPROVAL OF MINUTES (April 9, 2003)**
- 2. OLD BUSINESS.**
  - A. Zoning Ordinance Map Amendment - Town of Hampden - Change the zoning of portions of several parcels from Resource Protection District to Rural District. The parcels are located near the corner of Shaw Hill Road and Fowler Road**
  - B. Zoning Ordinance Text Amendment - Town of Hampden - Article 6.2.2. Variance Appeals to better conform to the state statute regulating variances**
  - C. Zoning Ordinance Text Amendment - Town of Hampden - Article 4.17 Lots and Group Development and Article 7.2 Definitions to amend the definition of lot and to make group development standards more flexible**
- 3. NEW BUSINESS**
  - A. Conditional Use/Site Plan Approval – Roland Hussey – Establish a Commercial School in the existing commercial building located at 621 Main Road North in a Commercial Service District (Map 28, Lot 22) – Public Hearing**
  - B. Pre-application Meeting to discuss Conditional Use/Site Plan Review – Neighborhood Church (Paul Stevenson) - Construction of a 8,500 sq. ft. church located at Coldbrook Road (opposite Papermill Road) in a Rural District and Residential A District (Map 9 Lot 31)**
- 4. STAFF REPORT**
- 5. BOARD MEMBERS CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Wednesday, April 9, 2003, 7:00 P. M.**

**AGENDA**

- 1. APPROVAL OF MINUTES (March 12, 2003 and March 26, 2003)**
- 2. NEW BUSINESS.**
  - A. Zoning Ordinance Map Amendment - Town of Hampden - Change the zoning of portions of several parcels from Resource Protection District to Rural District. The parcels are located near the corner of Shaw Hill Road and Fowler Road – Public Hearing**
  - B. Conditional Use/Site Plan – Hampden Water District – Revise previously approved expansion plan for office space and parking lot and construct a fuel storage building located at 140 Main Road North in a Residential A District and a Resource Protection District – Public Hearing**
  - C. Pre-application Meeting to discuss Conditional Use/Site Plan Review - Rick Robinson and Gary Walker - Construction of a 4,000 sq. ft. fitness leisure and soccer facility located at 314 Western Avenue in a Rural District**
  - D. Subdivision Sketch Plan - S.E. MacMillan Co., Inc., - Second phase of the River View Heights Subdivision by dividing 17.9 acres into 5 lots located at Perkins Drive in a Rural District and Resource Protection District. The proposal would extend road and water to new house lots**
  - E. Zoning Ordinance Text Amendment - Town of Hampden - Article 6.2.2. Variance Appeals to better conform to the state statute regulating variances – Public Hearing**
  - F. Zoning Ordinance Text Amendment - Town of Hampden - Article 4.17 Lots and Group Development and Article 7.2 Definitions to amend the definition of lot and to make group development standards more flexible – Public Hearing**
- 3. OLD BUSINESS**
  - A. Definitions for commercial schools.**
- 4. BOARD MEMBERS CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Wednesday, March 26, 2003, 7:00 P. M.**

**AGENDA**

- 1. APPROVAL OF MINUTES**
- 2. OLD BUSINESS.**
  - A. Final Subdivision Plan – Lori Baker – Revision of the final phase of the Westbrook Terrace Cluster Subdivision down to a single house lot – End of Daisey Lane in a Residential A District**
- 3. NEW BUSINESS**
  - A. Zoning Ordinance Text Amendment – Town of Hampden – Amend Article 3.3.3 Commercial Service District to add Commercial School as a Conditional Use in the District – Public Hearing**
- 4. BOARD MEMBERS CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Wednesday, March 12, 2003, 7:00 P. M.**

**AGENDA**

- 1. APPROVAL OF MINUTES of the 12-11-2002 and 1-8-2003 Planning Board Meetings**
- 2. NEW BUSINESS.**
  - A. Site Plan – Steven M. Morrell – Addition of a third dwelling unit to a two-unit residential structure – 37 Kennebec Road in a Residential B District - Public Hearing**
  - B. Final Subdivision Plan – Lori Baker – Revision of the final phase of the Westbrook Terrace Cluster Subdivision down to a single house lot – End of Daisey Lane in a Residential A District – Public Hearing**
  - C. Subdivision Sketch Plan – Libby Brothers, Inc. – A 9-lot residential subdivision with public improvements located near the corner of Shaw Hill Road and Western Avenue in Rural District and Resource Protection District**
- 3. STAFF REPORT**
- 4. BOARD MEMBERS CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Planning Board Workshop to Meet at 6:00 P.M. Prior to the Regular Meeting**

**Wednesday, January 8, 2003, 7:00 P. M.**

**AGENDA**

- 1. APPROVAL OF MINUTES of the 11-13-2002 Planning Board Meeting**
- 2. NEW BUSINESS.**
  - A. Subdivision Sketch Plan - Andre Cushing (4 Independence Avenue) - Second phase of the Colonial Heights Subdivision by dividing 30 acres (of a 47 acre parcel) into 27 lots located at Constitution Avenue and Independence Avenue in a Residence B District. The proposal would extend road, sewer and water to new house lots.**
  - B. Final Subdivision Plan Revision - David L. French (27 West 734 Parkview, Warrenville, IL 60555) - K-L-T Realty Trust Subdivision by splitting lot 8 located at 601 Meadow Road in a Rural District into two lots – Public Hearing**
  - C. Site Plan/Conditional Use - Bangor Savings Bank – Addition of a drive-thru lane (to the former Fleet Bank) - 19 Main Road North in a Village Commercial II District - Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBERS CONCERNS**
- 5. ADJOURNMENT**