

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, December 14, 2005, 7:00 P. M.
AGENDA**

NOTE: At 6:00 P.M. there will be an Ordinance Committee Meeting to discuss item 2C.

1. APPROVAL OF MINUTES (November 9, 2005 Agenda)

2. OLD BUSINESS

A. Site Plan Revision – New England Waste Services of Maine - Application for revision of the previously approved 7,450 sq. ft to gas-to-energy building to add scrubber/chimney equipment and electrical switchyard - Located at the Pine Tree Landfill, off Old Cold Brook Road in an Interchange District and Industrial District (Tax Map 9, Lot 45). – Tabled

3. NEW BUSINESS

A. Site Plan Review – Stanley Smith – Application to add a third apartment unit to the premises located at 209 Western Avenue in a Residential B District (Tax Map 30, Lot 6-B). The proposed apartment is to be contained in the area of the building that is currently garage and was previously approved for a home occupation. – Public Hearing

B. Conditional Use/Site Plan Review – Noreen Kent – Application for review of a timber harvesting plan in the Resource Protection/Shoreland District – The site is located adjacent to the Penobscot River at 337 Main Road South in a Resource Protection District (Map 47, Lot 8) – Public Hearing

C. Zoning Ordinance Text Amendment – Town of Hampden – Referral from Town Council to make recommendation on a proposed amendment of Article 3.6 Interchange District to increase the maximum building height from 35 feet to 50 feet – Public Hearing

D. Major Subdivision, Preliminary Plan – M&D Real Estate, LLC – Application for a Madison Way Subdivision, a 6-lot, 16.24 acre subdivision with no public improvements located on the south side of Shaw Hill Road at Miller Road in a Rural District (Map 7, Lot 86) – Public Hearing

E. Major Subdivision, Preliminary Plan – M&D Real Estate, LLC – Application for Audrey’s Estates Subdivision, a 14-lot, 54.82 acre subdivision with no public improvements located on the northeast intersection of Shaw Hill Road and Miller Road in a Rural District (Map 7, Lot 69) – Public Hearing

4. STAFF REPORT

5. BOARD MEMBER CONCERNS

6. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, November 9, 2005, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (October 12, 2005 Agenda)**
- 2. NEW BUSINESS**
 - A. Site Plan Revision – New England Waste Services of Maine - Application for revision to gas-to-energy plan to add scrubber/chimney equipment - Located at the Pine Tree Landfill, off Old Cold Brook Road in an Interchange District and Rural District (Tax Map 9, Lot 45). – Public Hearing**
 - B. Major Subdivision, Final Plan Revision – Webber Brook, LLC – Application for amendment of a drainage easement and topographic map for the 14-Lot, 172 Acre Residential Subdivision with Public Improvements located off Western Avenue (Dunton Circle) in Rural District (Map 8, Lots 20A & 21) – Public Hearing**
 - C. Zoning Text Amendment – Town of Hampden - Application for amendment of Zoning Ordinance, Article 3.8, Residential B District to allow multi-family dwellings in instances where public water is available but public sewer is not. – Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, October 12, 2005, 7:00 P. M.
AGENDA**

1. APPROVAL OF MINUTES (September 14, 2005 Agenda)

2. NEW BUSINESS

- A. Major Subdivision, Final Plan Revision – Sunset Developers, Inc. - Application for revision/correction of the proposed road elevation to correct an error in the vertical datum of the Sunset Ridge Subdivision - a 14-lot, 45.54 acre conventional subdivision with public improvements - Located on the south side of Western Avenue 0.6 miles west of Emerson Mill Road in a Rural District (Tax Map 8, Lot 23A). – Public Hearing**
- B. Minor Subdivision, Final Plan Revision – Dennis J. Wagner - Application for adjustment of an interior lot line of the existing Lila Leonard Subdivision - Located on the east side of Canaan Road 0.6 miles south of Western Avenue in a Rural District (Tax Map 8, Lot 7I & 7J). – Public Hearing**
- C. Major Subdivision, Final Plan Revision – Stan MacMillan Company, Inc., – Application for extension of the completion date for Final Plan 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**
- D. Minor Subdivision Plan – Cynthia Philbrick – Applicant requests approval for a four-lot, 53.08 acre Rural Cluster residential subdivision with no public improvements located at 1220 Western Avenue in a Rural District (Tax Map 7, Lot 20-A, 20-A1, and 20-A2) – Public Hearing**
- E. Site Plan Revision – Lafayette Hotels, Inc. – Construction of a 13,600 sq. ft., three-story addition to the White House Inn located at Littlefield Avenue for use as 10 additional guest rooms and spa, exercise area and breakfast area in an Interchange District (Tax Map 9, Lot 49 & 49A) – Public Hearing**

3. STAFF REPORT

4. BOARD MEMBER CONCERNS

5. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, September 14, 2005, 7:00 P. M.
AGENDA**

1. APPROVAL OF MINUTES (August 24, 2005 Agenda)

2. NEW BUSINESS

- A. Site Plan Review – Hampden Physical Therapy (Tardif) - Revision of the previously approved plan for addition of a client drop-off driveway loop located on a parcel of land located on the northwest corner of the intersection of Route 202 Bypass and Coldbrook Road in a Commercial Service District (Tax Map 9, Lot 20) – Public Hearing**
- B. Site Plan Review – Town of Hampden – Revision of the previously approved plan for Lura Hoit Pool Recreation area to construct a 47 space parking lot addition and construction of a volleyball/ice skating area and children’ play area located at 146 Western Avenue in a Residential B District (Tax Map 9, Lot 18) – Public Hearing**
- C. Minor Subdivision Plan – Mark D. Kaplan and Kevin J. Nelson – Applicant requests approval for a two-lot, 39.6 acre residential subdivision located at 150 Back Winterport Road in a Rural District (Tax Map 6, Lot 3) – Public Hearing**
- D. Site Plan Review – Lafayette Hotels, Inc. – Construction of a 9,100 sq. ft., two-story addition to the White House Inn located at Littlefield Avenue for use as five additional guest rooms and spa, exercise area and breakfast area in an Interchange District (Tax Map 9, Lot 49 & 49A) – Public Hearing**
- E. Major Subdivision Final Plan Revision – Onsite Developers – Applicant requests revision to the proposed road elevation to adjust for ledge conditions – The subdivision is located on Western Avenue across from Emerson Mill Road in a Rural District (Tax Map 8, Lot 33) – Public Hearing**
- F. Minor Subdivision Plan – Cynthia Philbrick – Applicant requests approval for a four-lot, 53.08 acre Rural Cluster residential subdivision with no public improvements located at 1220 Western Avenue in a Rural District (Tax Map 7, Lot 20-A, 20-A1, and 20-A2) – Public Hearing**
- G. Sketch Plan Review – M&D Real Estate, LLC – Applicant requests pre-application subdivision review of a 14 lot, 54.84 acre subdivision with no public improvements located on the north side of Shaw Hill Road at Miller Road in a Rural District (Tax Map 7, Lot 69)**

3. STAFF REPORT

4. BOARD MEMBER CONCERNS

5. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, August 24, 2005, 7:00 P. M.
AGENDA**

Postponed from Wednesday, August 10, 2005

- 1. APPROVAL OF MINUTES (June 8, 2005, June 29, 2005 & July 20, 2005 Agenda)**
- 2. OLD BUSINESS**
 - A. Major Subdivision, Final Plan – Sunset Developers, Inc. - Application for Sunset Ridge Subdivision - a 14-lot, 45.54 acre conventional subdivision with public improvements - Located on the south side of Western Avenue 0.6 miles west of Emerson Mill Road in a Rural District (Tax Map 8, Lot 23A). – Continued**
- 3. NEW BUSINESS**
 - A. Site Plan Review – Hampden Properties, LLC - Revision of the previously approved plan for construction of a 10,000 sq. ft. building (formerly 8,500 sq. ft.) for use as office, storage and showroom (by two tenants) located at 40 Carey Circle on Lot 14 Hampden Business and Commerce Park in an Industrial Park District (Tax Map 10B, Lot 14) - Public Hearing**
 - B. Major Subdivision, Final Plan – Harry J. Rancourt – Application for Town Farm Meadows Subdivision Phase 3, a 6-lot, 18 acre subdivision with public improvements - Located on the east side of Town Farm Road and south of Western Avenue in a Rural District (Tax Map 5, Lot 51) – Public Hearing**
 - C. Site Plan Review - Carlen Transport, Inc. and C & F Holdings – Construction of a 3,290 sq. ft. building addition for use as a truck bay and other site improvements including 2.5 acres of parking area for truck terminal use located at 81 Mecaw Road in a Commercial Service District and Industrial Park District (Tax Map 10, Lots 49A and 49)**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

TOWN OF HAMPDEN
PLANNING BOARD

Wednesday, July 20, 2005, 7:00 P. M.
AGENDA

6:00 pm Site visit to Town Farm Meadows Subdivision Phase 3

1. APPROVAL OF MINUTES (June 8, 2005 Agenda)
2. NEW BUSINESS
 - A. Site Plan Review – Hampden Properties, LLC - Construction of a 8,500 sq. ft. building for use as office, storage and showroom (by two tenants) located at 40 Carey Circle on Lot 14 Hampden Business and Commerce Park in an Industrial Park District (Tax Map 10B, Lot 14) - Public Hearing
 - B. Major Subdivision, Final Plan – Sunset Developers, Inc. - Application for Sunset Ridge Subdivision - a 14-lot, 45.54 acre conventional subdivision with public improvements - Located on the south side of Western Avenue 0.6 miles west of Emerson Mill Road in a Rural District (Tax Map 8, Lot 23A). – Public Hearing
 - C. Major Subdivision, Preliminary Plan – Harry J. Rancourt – Application for Town Farm Meadows Subdivision Phase 3, a 6-lot, 18 acre subdivision with public improvements - Located on the east side of Town Farm Road and south of Western Avenue in a Rural District (Tax Map 5, Lot 51) – Public Hearing
 - D. Major Subdivision, Final Plan Revision - F & L Properties, LLC (Bion Foster and Mike Levesque) – Proposed amendment of public water service deleting public water service from four lots - Located at 382+/- Main Road South in a Rural District (Tax Map 3, Lot 30, and a portion of Map 49, Lot 3)
 - E. Site Plan Review – Northland Ridge, LLC - Revision of the previously approved plan for Highland Ridge to revise the septic system designs of 12 of the buildings to allow additional bedrooms located on 274 Main Road South in a Rural Park District (Tax Map 3, Lot 18) - Public Hearing
 - F. Subdivision Sketch Plan – Mark Kaplin & Kevin Nelson – Pre-application for a 2-lot, 39.6 acre conventional subdivision with no public improvements - Located on the Back Winterport Road in a Rural District (Tax Map 6, Lot 3).
 - G. Subdivision Ordinance Text Amendment – Town of Hampden – Amendment to *Article 521, Lots to be Buildable* by allowing an alternative to the minimum upland lot area regulation in the Rural District, amendment to *Article 522 Side Lines* by allowing an alternative to the regulation requiring that side lot lines be perpendicular to street lines, amendment to *Article 524 Lot Frontage* to require dimensional tie lines along the street setback lines, amendment to *Article 552 Design and Construction Standards* requiring that all cul-de-sac street designs include a radius where the street meets the cul-de-sac and requiring a minimum traveled way for landscaped cul-de-sacs. – Public Hearing
3. STAFF REPORT
4. BOARD MEMBER CONCERNS
5. ADJOURNMENT

**SPECIAL MEETING
TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, June 29, 2005, 7:00 P. M.
AGENDA**

1. OLD BUSINESS

- A. Minor Subdivision/Site Plan/Group Development Review – Michael & Kristi Lyford – Application for construction of 3,600 sq. ft. building for use as a 4-dwelling unit apartment building and associated parking area located at 333 Old County Road in a Residential B District (Tax Map 20, Lot 36) - Continued**

- B. Major Subdivision, Preliminary Plan – Sunset Developers, Inc. - Application for Sunset Ridge Subdivision - a 14-lot, 45.54 acre conventional subdivision with public improvements - Located on the south side of Western Avenue 0.6 miles west of Emerson Mill Road in a Rural District (Tax Map 8, Lot 23A). – Continued**

2. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, June 8, 2005, 7:00 P. M.
AGENDA**

6:00 pm Site visit to Michael Lyford development at 333 Old County Road

- 1. APPROVAL OF MINUTES (May 11, 2005 Agenda)**
- 2. OLD BUSINESS**
 - A. Minor Subdivision/Site Plan/Group Development Review – Michael & Kristi Lyford – Application for construction of 3,600 sq. ft. building for use as a 4-dwelling unit apartment building and associated parking area located at 333 Old County Road in a Residential B District (Tax Map 20, Lot 36) - Continued**
- 3. NEW BUSINESS**
 - A. Site Plan Review – Cellco Partnership (d/b/a Verizon Wireless) - Application for construction of a microcell wireless telecommunication facility to attach cellular telephone antennae to the face of the existing water tower and to construct a 300 sq. ft. telecommunication equipment utility building next to the water tower located at 99 Ballfield Road in a Residential A District (Tax Map 10, Lot 14). – Public Hearing**
 - B. Major Subdivision, Preliminary Plan – Sunset Developers, Inc. - Application for Sunset Ridge Subdivision - a 14-lot, 45.54 acre conventional subdivision with public improvements - Located on the south side of Western Avenue 0.6 miles west of Emerson Mill Road in a Rural District (Tax Map 8, Lot 23A). – Public Hearing**
 - C. Subdivision Sketch Plan – Harry J. Rancourt – Pre-application for Town Farm Meadows Subdivision Phase 3, a 10-lot, 18 acre subdivision with public improvements - Located on the east side of Town Farm Road and south of Western Avenue in a Rural District (Tax Map 5, Lot 51)**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, May 11, 2005, 7:00 P. M.
AGENDA**

Site visit for Sunset Ridge Subdivision at 581 +/- Western Avenue at 6:00 P.M.

- 1. APPROVAL OF MINUTES (April 13, 2005 Agenda)**
- 2. OLD BUSINESS**
 - A. Findings of Fact Certification – Northland Ridge, LLC – Certification of action taken by Planning Board concerning Highland Ridge Subdivision/Site Plan application.**
- 3. NEW BUSINESS**
 - A. Major Subdivision, Final Plan – Mecaw Road Developers - Application for Mecaw Road Business Park Subdivision, a 9-lot, 12.5 acre subdivision with public improvements of which 4-lots and 4.8 acres are located in the Town of Hampden and the remainder in Bangor - Located on Mecaw Road in a Commercial Service District (Tax Map 10, Lot 49-C) – Public Hearing**
 - B. Major Subdivision, Final Plan – Robert Foster - Application for Hawthorne Ridge Subdivision - Phase 1, a 14 lot, 36.2 acre cluster subdivision with public improvements - Located at 618 Western Avenue a Rural District (Tax Map 8, Lot 20 and 21) – Public Hearing**
 - C. Minor Subdivision – Blaine and Carol Harvey – Application for Harvey Acres Subdivision, a 3 lot, 6 acre subdivision with no public improvements - Located at the corner of Western Avenue and Canaan Road in a Rural District (Tax Map 8, Lot 7) – Public Hearing**
 - D. Site Plan Review – Zenas Realty, LLC – Application for construction of 16,090 sq. ft. industrial building for warehouse and office use in the Hampden Business Park at 51 Carrie Circle in a Industrial Park District (Tax Map 10-B, Lot 11) - Public Hearing**
 - E. Minor Subdivision/Site Plan/Group Development Review – Michael & Kristi Lyford – Application for construction of 3,600 sq. ft. building for use as a 4-dwelling unit apartment building and associated parking area located at 333 Old County road in a Residential B District (Tax Map 20, Lot 36) - Public Hearing**
 - F. Final Subdivision Plan Revision – Onsite Developers – Application for revision of the rear lot line of Lots 4 and 13 of the Hampden Center Estates Subdivision – Located near the corner of Western Avenue and Patterson Road in a Rural District (Tax Map 8, Lot 33) - Public Hearing**
 - G. Site Plan Review – David Chandler – Application for reuse of an existing site for Retail Auto Sales – Located at 574 Main Road North in a Commercial Service District (Tax Map 19, Lot 36) - Public Hearing**
 - H. Subdivision Sketch Plan – M&D Realty – Pre-application for a 7-lot subdivision with no public improvements – Located on the south side of Shaw Hill Road across from Miller Road in a Rural District (Tax Map 7, Lot 86)**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, April 13 2005, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (March 9, 2005 Agenda)**
- 2. OLD BUSINESS**
 - A. Major Subdivision, Final Plan – F & L Properties, LLC (Bion Foster and Mike Levesque) - Application for Oldfield Estates Subdivision, a 54 lot, 134 acre combination cluster/conventional subdivision with public improvements - Located at 382+/- Main Road South in a Rural District (Tax Map 3, Lot 30, and a portion of Map 49, Lot 3) - Continued**
 - B. Major Subdivision, Final Plan and Site Plan/Group Development – Northland Ridge, LLC - Application for Highland Ridge Subdivision, a 1 lot, 15 two family dwellings for a total of 30 units 35.53 acre subdivision with public improvements - Located at 274 Main Road South in a Rural District (Tax Map 3, Lot 18) – Continued**
- 3. NEW BUSINESS**
 - A. Conditional Use/Site Plan Review – Jack Hinds – Application for construction of 667 sq. ft. addition to an existing single family residence for use as a second dwelling unit at 231 Main Road North in a Residential A District (Tax Map 33, Lot 17) - Public Hearing**
 - B. Major Subdivision, Preliminary Plan – Mecaw Road Developers - Application for Mecaw Road Business Park Subdivision, a 9-lot, 12.5 acre subdivision with public improvements of which 4-lots and 4.8 acres are located in the Town of Hampden and the remainder in Bangor - Located at on Mecaw Road in a Commercial Service District (Tax Map 10, Lot 49-C). – Public Hearing**
 - C. Site Plan Review – Dana and Debra Tardif – Application for construction of 7,700 sq. ft. professional office building and associated parking area located on a portion of a parcel of land located on the northwest corner of the intersection of Route 202 Bypass and Coldbrook Road in a Commercial Service District (Tax Map 9, Lot 20) - Public Hearing**
 - D. Subdivision, Sketch Plan – Blaine and Carol Harvey – Pre-application for Harvey Acres Subdivision, a 4 lot, 34.41 acre subdivision with no public improvements - Located at the corner of Western Avenue and Canaan Road in a Rural District (Tax Map 8, Lot 7).**
 - E. Conditional Use/Site Plan Review – YMCA – Application for construction of 3,000 sq. ft. changing room-pavilion, a paved tennis-basketball court and other site improvements at Camp Peirce Webber on Emerson Mill Road in a Rural District (Tax Map 8, Lot 57 &58) - Public Hearing**
 - F. Major Subdivision, Final Plan – COL-TEA-MAC (Terrence Cliff) - Application for Coolbrook Acres Subdivision, Phase IV, a 14 lot, 15.55 acre subdivision with public improvements - Located at Ruth Avenue in a Residential A District (Tax Map 9, Lot 28). – Public Hearing**
 - G. Subdivision, Sketch Plan – Sunset Developers, Inc. – Pre-application for Sunset Ridge Subdivision, a 14 lot, 45.54 acre subdivision with public improvements - Located on the south side of Western Ave. 0.6 miles west of Emerson Mill Road in a Rural District (Tax Map 8, Lot 23A).**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, March 9, 2005, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (February 9, 2005 Agenda)**
- 2. NEW BUSINESS**
 - A. Major Subdivision, Preliminary Plan – Robert Foster - Application for Silver Ridge Subdivision - Phase 1, a 14 lot, 36.2 acre cluster subdivision with public improvements - Located at 618 Western Avenue a Rural District (Tax Map 8, Lot 20 and 21) – Public Hearing**
 - B. Site Plan Review – Pinetree Landfill – Application for construction of a 7,450 sq. ft. landfill gas to electric generation building, a 5,000 sq. ft. maintenance building (Tax Map 9, Lot 45) and a 3,072 sq. ft. office building (Map 9, Lot 56 and 56-A). The site is located at 358 Emerson Mill Road in an Industrial District, Interchange District and Resource Protection District Public Hearing.**
 - C. Major Subdivision, Final Plan - Ron and Deborah Mansell - Application for Butternut Estates Subdivision, a 10 lot, 26.4 acre subdivision with public improvements - Located at 1347 Carmel Road North in a Rural District (Tax Map 4, Lot 7-F). – Public Hearing**
 - D. Site Plan Review – RCC – Application for construction of Microcell Wireless Telecommunication Facility at 99 Ballfield Road in a Residential A District (Tax Map 10, Lot 14) - Public Hearing**
 - E. Major Subdivision, Final Plan – F & L Properties, LLC (Bion Foster and Mike Levesque) - Application for Oldfield Estates Subdivision, a 54 lot, 134 acre combination cluster/conventional subdivision with public improvements - Located at 382+/- Main Road South in a Rural District (Tax Map 3, Lot 30, and a portion of Map 49, Lot 3) – Public Hearing**
 - F. Major Subdivision, Final Plan and Site Plan/Group Development – Northland Ridge, LLC - Application for Highland Ridge Subdivision, a 1 lot, 15 two family dwellings for a total of 30 units 35.53 acre subdivision with public improvements - Located at 274 Main Road South in a Rural District (Tax Map 3, Lot 18) – Public Hearing**
 - G. Zoning Ordinance Text Amendment – Town of Hampden – Amendment to Article 4.8 Signs to add regulations for the removal of off-site nonconforming signs - Public Hearing**
 - H. Zoning Ordinance Text Amendment – Town of Hampden – Amendment to Article 3.10 Seasonal District and Article 7.2 Definitions to clarify meaning of seasonal - Public Hearing**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, February 9, 2005, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (January 19, 2005 for the January 12, 2005 Agenda)**
- 2. OLD BUSINESS.**
 - A. Major Subdivision, Preliminary Plan - COL-TEA, MAC, Inc. (Terrence Cliff) – Requesting review of a 15 Lot, 15.55 acre subdivision with proposed Public Improvements including approximately 1,000 feet of new street, sewer and water - Located off Ruth Avenue (Coolbrook Subdivision) in a Residential A District (Tax Map 9, Lot 28) – Continued**
 - B. Zoning Ordinance Text Amendment - Town of Hampden - To amend Article 3 Zoning Districts to establish Home Occupation as a permitted use in 3.4 Business, 3.5 Rural Business, 3.6 Interchange, 3.7 Residential A, 3.8 Residential B, 3.9 Rural and 3.14 Village Commercial Districts, to amend Article 4.1 Site Plan Review to establish standards for submission of a simplified Site Sketch, and to amend Article 4.10 Home Occupations to modify the review standards for a Home Occupation – Continued**
- 3. NEW BUSINESS**
 - A. Minor Subdivision Plan Revision – James Jordan and Kimberly D. Miller Jordan – Requesting review of the previously approved Brown Brook Subdivision – Applicant requests removal of a condition on the plan requiring that the remaining land not be sold, divided or developed without subsequent Planning Board approval – Located at 829 Kennebec Road in a Rural District and Resource Protection District (Tax Map 2, Lot 49) – Public Hearing.**
 - B. Subdivision Sketch Plan – Mecaw Road Developers, LLC – Requesting review of a 9-lot, 12.5 acre commercial subdivision – Subdivision is located on the common boundary of Hampden and Bangor with 4 lots in Hampden in a Commercial Service District and 5 lots in Bangor – Public improvements include about 1,100 feet of new street.**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, January 12, 2005, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (December 8, 2004)**
- 2. NEW BUSINESS.**
 - A. Site Plan Revision - Steve & Lea Andrew - A request for revision of the previously approved plan to construct six, one-story, 3,000 sq. ft. self storage units (warehouse use) and a 3,300 sq. ft. office building located at Penobscot Meadow Drive in an Industrial Park District (Tax Map 10, Lot 39). Applicant requests approval of multiple phases for construction of the project – Public Hearing**
 - B. Site Plan Revision - Maine Sports Complex, LLC - A request for revision of the previously approved 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 35-A). Applicant requests approval of deletion of approximately 2,000 sq. ft. of the previously approved expansion and other specified changes – Public Hearing**
 - C. Zoning Ordinance Text Amendment - Town of Hampden - To amend Article 7.2 Definitions to define Microcell Wireless Telecommunications Facilities and to amend Article 4.22 Wireless Telecommunications Facilities and to exempt microcell facilities from the requirements of Article 4.22 when done as an accessory use on water towers – Public Hearing**
 - D. Zoning Ordinance Text Amendment - Town of Hampden - To amend Article 7.2 Definitions to add a definition of Seasonal for the Seasonal District – Public Hearing**
 - E. Zoning Ordinance Text Amendment - Town of Hampden - To amend Article 3 Zoning Districts to establish Home Occupation as a permitted use in 3.4 Business, 3.5 Rural Business, 3.6 Interchange, 3.7 Residential A, 3.8 Residential B, 3.9 Rural and 3.14 Village Commercial Districts, to amend Article 4.1 Site Plan Review to establish standards for submission of a simplified Site Sketch, and to amend Article 4.10 Home Occupations to modify the review standards for a Home Occupation – Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**