

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, January 25, 2006, 7:00 P. M.
AGENDA**

- 1. ELECTION OF OFFICERS**
- 2. APPROVAL OF MINUTES (December 14, 2005 Agenda)**
- 3. NEW BUSINESS**
 - A. Conditional Use/Site Plan Review - Giles Property Management, LLC - Construction of an 8,000 sq. ft. building with outdoor storage for a service business use and a 1,500 sq. ft. office building located on Nadine's Way (off Mecaw Road) in a Commercial Service District (Tax Map 10, Lot 49-8). Public Hearing (This lot is co-located in Hampden and Bangor and only 1/3 of the proposed 8,000 sq. ft. building and the outdoor storage area is located in Hampden).**
 - B. Conditional Use/Site Plan Review - Cafua Management Co. – Construction of a 2,021 sq. ft. Dunkin Donuts restaurant with a drive-thru located at 76 Main Road North (currently the Big Apple convenience store) in a Village Commercial District (Tax Map 32, Lot 22). - Public Hearing**
 - C. Conditional Use/Site Plan Review - Gary Bickford – Construction of a 12,200 sq. ft. automobile service business with outdoor storage located at 637 Main Road North in a Commercial Service District and Resource Protection District (Tax Map 28, Lot 16). - Public Hearing**
 - D. Conditional Use/Site Plan Review - Vaughn Thibodeau & Sons, Inc. - Request for mineral extraction of a 9.4 acre area to extract approximately 600,000 cubic yards of rock material over a six year period. The application also includes a reclamation plan. The site is located off Ammo Park Drive in an Industrial 2 District (Tax Map 10, Lots 61 and 56-3). - Public Hearing**
 - E. Subdivision Sketch Plan – Linda Williams – Request for Sketch Plan review of a 3-lot, 40 acre Rural District residential subdivision with no public improvements located on the south side of Kennebec Road next to 449 Kennebec Rd. (Tax Map 5, Lot 81)**
 - F. Subdivision Sketch Plan – Webber Brook, LLC – Request for Sketch Plan Review of a 37-lot, 115 acre Rural District residential cluster subdivision (Hawthorne Ridge Subdivision, phase 2) with public improvements including an extension of Dunton Circle (a town street) located off Western Avenue on Dunton Circle (Tax Map 8, Lot 20 & 20A)**
 - G. Subdivision Sketch Plan – Peter Michaelson – Request for Sketch Plan review of a 14-lot, 50 acre Rural District residential cluster subdivision with public improvements including a town street located on west side of Carmel Road North and the south side of Piper Woods Road (Tax Map 1, Lot 27)**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, February 8, 2006, 7:00 P. M.
AGENDA**

- 1. ELECTION OF OFFICERS**
- 2. APPROVAL OF MINUTES (December 14, 2005 Agenda)**
- 3. OLD BUSINESS**
 - A. Conditional Use/Site Plan Review - Cafua Management Co. – Construction of a 2,021 sq. ft. Dunkin Donuts restaurant with a drive-thru located at 76 Main Road North (currently the Big Apple convenience store) in a Village Commercial District (Tax Map 32, Lot 22). Continued**
 - B. Conditional Use/Site Plan Review - Vaughn Thibodeau & Sons, Inc. - Request for mineral extraction of a 9.4 acre area to extract approximately 600,000 cubic yards of rock material over a six year period. The application also includes a reclamation plan. The site is located off Ammo Park Drive in an Industrial 2 District (Tax Map 10, Lots 61 and 56-3). - Public Hearing - Postponed**
- 4. NEW BUSINESS**
 - A. Major Subdivision Final Plan review - M&D Real Estate, LLC – Request approval of 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 (Tax Map 7, Lot 86) – Public Hearing**
 - B. Major Subdivision Final Plan review - M&D Real Estate, LLC – Request approval of 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 (Tax Map 7, Lot 69) - Public Hearing**
 - C. Site Plan Review - O’Donalds Concrete, Inc. - Request for construction of an 11,136 sq. ft. building for a service business-business park use located on 68 Carrie Circle (off Route 202 Bypass) in an Industrial Park District (Tax Map 10-B, Lot 18) - Public Hearing**
- 5. STAFF REPORT**
- 6. BOARD MEMBER CONCERNS**
- 7. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, March 8, 2006, 7:00 P. M.
AGENDA**

1. ELECTION OF OFFICERS

2. APPROVAL OF MINUTES (January 25, 2006 and February 8, 2006 Agenda)

3. OLD BUSINESS

- A. Conditional Use/Site Plan Review - Cafua Management Co. – Construction of a 2,021 sq. ft. Dunkin Donuts restaurant with a drive-thru located at 76 Main Road North (currently the Big Apple convenience store) in a Village Commercial District (Tax Map 32, Lot 22). Previously Continued**
- B. Major Subdivision Final Plan Review - M&D Real Estate, LLC – Request approval of 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 (Tax Map 7, Lot 86) – Previously Continued**
- C. Major Subdivision Final Plan Review - M&D Real Estate, LLC – Request approval of 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 (Tax Map 7, Lot 69) - Previously Continued**
- D. Site Plan Review - O’Donalds Concrete, Inc. - Request for construction of an 11,136 sq. ft. building for a service business-business park use located on 68 Carrie Circle (off Route 202 Bypass) in an Industrial Park District (Tax Map 10-B, Lot 18) – Previously Continued**
- E. Site Plan Review - Vaughn Thibodeau & Sons, Inc. - Request for mineral extraction of a 9.4 acre area to extract approximately 600,000 cubic yards of rock material over a six year period. The application also includes a reclamation plan. The site is located off Ammo Park Drive in an Industrial 2 District (Tax Map 10, Lots 61 and 56-3). - Public Hearing – Previously Postponed**

4. NEW BUSINESS

- A. Home Occupation Permit – Roberta Jeffery-Gant - Request for home occupation permit for therapeutic massage in her residence located at 186 Western Avenue in a Residential B District (Tax Map 30, Lot 35) – Public Hearing**
- B. Site Plan Review/Final Subdivision Plan Review – Kevin Ireland - Request for construction of a 4,200 sq. ft., six-unit, townhouse building for multi-family residential use located on Mayo Road in a Residential B District (Tax Map 6, Lot 32) – Public Hearing**
- C. Zoning Ordinance Text Amendment – Town of Hampden - Request to amend Article 3.12 Industrial 2 District to specifically exclude mineral extraction from uses contemplated in the district – Public Hearing**

5. STAFF REPORT

6. BOARD MEMBER CONCERNS

7. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, April 12, 2006, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (March 8, 2006 Agenda)**
- 2. NEW BUSINESS**
 - A. Major Subdivision Preliminary Plan Review – Peter Michaelson – Request approval of Sunrise Estates Subdivision, a 12-lot 50-acre Rural Cluster subdivision with public improvements located on the west side of Carmel Road North at Piper Wood Road in a Rural District (Tax Map 1, Lot 27G) - Public Hearing**
 - B. Major Subdivision Preliminary Plan Review – Webber Brook, LLC – Request approval of Hawthorne Ridge Subdivision, Phase 2, a 37-lot 115-acre Rural Cluster subdivision with public improvements located on Dunton Circle off the north side of Western Avenue in a Rural District (Tax Map 8, Lot 20 and 20A) – Public Hearing**
 - C. Subdivision Sketch Plan – Linda Williams – Request pre-application review of a 6-lot 40-acre Rural Cluster subdivision with no public improvements located on the south side of Kennebec Road next to 449 Kennebec Road in a Rural District (Tax Map 5, Lot 81)**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, May 10, 2006, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (April 12, 2006 Agenda)**
- 2. OLD BUSINESS**
 - A. Major Subdivision Preliminary Plan Review – Peter Michaelson – Request approval of Sunrise Estates Subdivision, a 12-lot 50-acre Rural Cluster subdivision with public improvements located on the west side of Carmel Road North at Piper Wood Road in a Rural District (Tax Map 1, Lot 27G)**
 - B. Major Subdivision Preliminary Plan Review – Webber Brook, LLC – Request approval of Hawthorne Ridge Subdivision, Phase 2, a 37-lot 115-acre Rural Cluster subdivision with public improvements located on Dunton Circle off the north side of Western Avenue in a Rural District (Tax Map 8, Lot 20 and 20A) - Continued**
- 3. NEW BUSINESS**
 - A. Site Plan Review - Town of Hampden - Requests amendment of previously approved site plan of Hampden Marina to construct a 300 sq. ft. accessory use public rest room building in a Commercial Service District located off the end of Marina Road (off Main Road North) in a Commercial Service District and Resource Protection District (Map 28, Lot 17A).**
 - B. Site Plan Review - Lafayette Hotels, Inc. - Requests site plan revision to modify the parking lot design of the previously approved White House Inn/Best Western three-story addition located at Littlefield Avenue in an Interchange District (Tax Map 9, Lot 49 & 49A).**
 - C. Zoning Map Amendment - Town of Hampden - Requests amendment to change the zoning district of the southwesterly side of Mecaw Road from Industrial Park District to Commercial Service District for a distance of approximately 350 feet from Mecaw Road (approximately 9.6 acres). (portions of Tax Map 10, Lot 50 and Tax Map 10, Lot 49)**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, June 14, 2006, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (May 10, 2006 Agenda)**
- 2. OLD BUSINESS**
 - A. Site Plan Review - Lafayette Hotels, Inc. - Requests site plan revision to modify the parking lot design of the previously approved White House Inn/Best Western three-story addition located at Littlefield Avenue in an Interchange District (Tax Map 9, Lot 49 & 49A) – Previously Postponed - Public Hearing**
- 3. NEW BUSINESS**
 - A. Major Subdivision Final Plan Review – Peter Michaelson – Request approval of Sunrise Estates Subdivision, a 12-lot 50-acre Rural Cluster subdivision with public improvements located on the west side of Carmel Road North at Piper Wood Road in a Rural District (Tax Map 1, Lot 27G) - Public Hearing**
 - B. Home Occupation Permit – Holly Shue – Requests approval for use of a room at her residence as an office for therapy located at 84 Main Road South in a Residential B District (Map 40, Lot 7) – Public Hearing**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, July 12, 2006, 7:00 P. M.
AGENDA**

Fearon Subdivision Site Visit at 6:00 P.M.

- 1. APPROVAL OF MINUTES (June 14, 2006 Agenda)**
- 2. NEW BUSINESS**
 - A. Major Subdivision Preliminary Plan Review – Jeffrey J. Fearon and Travis J. Fearon – Request approval of Highland Orchard Subdivision, a 2-lot Residential B Cluster subdivision with a Planned Group Development consisting of five, two-family dwellings on a 9-acre parcel and an existing two-family dwelling on a ¼ acre parcel located at 166 Kennebec Road near the northeast corner of its intersection with Mayo Road in a Residential B District (Tax Map 39, Lot 23).**
 - B. Zoning Text Amendments – Town of Hampden – Requests several Zoning Text Amendments to accommodate the recently adopted Town of Hampden, Maine Appeals Board Ordinance. The changes are to the noted sections: 2.3.7. *Questions of Interpretation*, 4.5.5.1. *Non-Conforming Lots*, 4.8.10.1.3.b. *Removal of Unlawful On-premise Signs*, 5.3.1.3. *Building Permits* and numerous changes to Article 6 *Appeals*.**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, August 9, 2006, 7:00 P. M.
AGENDA**

1. APPROVAL OF MINUTES (July 12, 2006 Agenda)

2. NEW BUSINESS

- A. Site Plan Revision – David Moyse – Request revision of the previously approved Site Plan to construct a 5,300 sq. ft. building for office and service business uses located at the intersection of Mecaw Road and Nadine’s Way in a Commercial Service District (Tax Map 10, Lot 49-C1) (Note: The previously approved plan was for a 3,000 sq. ft. Building.**
- B. Site Plan Revision – MSAD 22 – Request revision of the previously approved Site Plan to construct 6 outdoor ballfield lighting stanchions at Bordick Field, an accessory use to the public school, located off Main Road North in a Residential B District (Tax Map 6, Lot 45-A).**
- C. Subdivision Sketch Plan – Linda Williams – Request review of subdivision pre-application for a group development consisting of approximately 29 single-family structures on a 40 acre lot located on Kennebec Road in a Rural District (Tax Map 5, Lot 81)**
- D. Subdivision Sketch Plan – Jeff Rawcliffe – Request review of subdivision pre-application for construction of a four-family townhouse building located on about 0.39 acres (17,000 sq. ft.) located on Orient Avenue (off Main Road South near Kennebec Road) in a Residential District (Tax Map 44, Lot 6)**

3. STAFF REPORT

4. BOARD MEMBER CONCERNS

5. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, September 13, 2006, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (August 9, 2006 Agenda)**
- 2. OLD BUSINESS**
 - A. Site Plan Revision – MSAD 22 – Request revision of the previously approved Site Plan to construct 6 outdoor ballfield lighting stanchions at Bordick Field, an accessory use to the public school, located off Main Road North in a Residential B District (Tax Map 6, Lot 45-A). - Public Hearing**
- 3. NEW BUSINESS**
 - A. Site Plan Review – Bangor Cellular Telephone (US Cellular) – Request site plan approval to construct a 150 foot tall cel tower and up to five 12 ft. by 20 ft. utility huts for use as a telecommunications facility site located at Ammo Industrial Park off Ammo Park Drive in an Industrial 2 District (Tax Map 10, Lot 56-2). - Public Hearing**
 - B. Site Plan Review – Bangor Hydro Federal Credit Union – Request site plan approval to construct a 3,432 sq. ft. bank facility with associated drive-through located at Mecaw Road in a Commercial Service District (Tax Map 10, Lot 50). - Public Hearing**
 - C. Final Subdivision Plan/Site Plan Revision – Highland Ridge Real Estate Investment, LLC – Request revision of the previously approved Highland Ridge Subdivision (a group development of 15 two-family dwellings) to divide off a two acre lot containing an existing single-family dwelling and to revise the size and location of the proposed two-family dwellings and septic systems located on Gee Way (off Main Road South) in a Rural District (Tax Map 3, Lot 18) - Public Hearing**
 - D. Final Subdivision Plan Revision - COL-TEA-MAC, Inc. - Request revision of the previously approved Cool Brook Acres, Phase 4 Subdivision (a 14-lot, single-family, cluster and conventional subdivision) by amending the water main to extend past all lots. The subdivision is located off Ruth Avenue in a Residential A District (Tax Map 9, Lot 28). - Public Hearing**
 - E. Subdivision Sketch Plan – Penobscot Indian Nation – Request review of subdivision pre-application for construction of 14 four-family dwellings and 4 two-family dwellings on a 30 acre parcel located on Mayo Road near Western Avenue in a Residential B District (Tax Map 6, Lot 37)**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, October 11, 2006, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (September 13, 2006 Agenda)**
- 2. NEW BUSINESS**
 - A. Major Subdivision Final Plan Review - Webber Brook Company, LLC - Requests review of the second phase of Hawthorne Ridge Subdivision, a 36-lot, 115 acre Rural District, Cluster, single-family subdivision with proposed public improvements including a street located on Dunton Way in a Rural District (Tax Map 8, Lot 20-B & 22-A). - Public Hearing**
 - B. Sketch Plan Review - Mecaw Road Associates, LLC - Requests pre-application review of a 4-lot, 19.2 acre Mecaw Road Subdivision, a commercial/industrial subdivision with no public improvements located on the corner of Mecaw Road and Route 202 Bypass in an Industrial Park District and a Commercial Service District (Tax Map 10, Lot 50).**
 - C. Minor Subdivision Plan Review - Mecaw Road Associates, LLC - Requests review of a 4-lot, 19.2 acre Mecaw Road Subdivision, a commercial/industrial subdivision with no public improvements located on the corner of Mecaw Road and Route 202 Bypass in an Industrial Park District and a Commercial Service District (Tax Map 10, Lot 50). - Public Hearing**
 - D. Final Subdivision Plan/Site Plan revision - Highland Ridge Real Estate Investment, LLC - Requests revision of Highland Ridge Subdivision (a group development of 15 two-family dwellings) to divide off a two acre lot containing an existing single-family dwelling and to revise the size and location of the dwellings and septic systems and change the name of the street. The site is located at 274 Main Road South in a Rural District (Tax Map 3, Lot 18). - Public Hearing**
 - E. Conditional Use/Site Plan approval - Plaza Properties (Robert Garofoli) - requests to construct a 10,000 sq. ft. building for use as (6,000 sq. ft., 4-bay) truck repair garage, and (4,000 sq. ft.) parts sales. Applicant also proposes to reuse the existing 1,600 sq. ft. residence for office and sales located at 91 Coldbrook Road in a Commercial Service District (Tax Map 22, Lot 4). - Public Hearing**
 - F. Site Plan Revision - Hampden Properties, LLC - Requests approval of outdoor storage of more than 5,000 sq. ft. and revision of parking lot and landscaping elements of the existing 10,000 sq. ft. service business facility (Safe Harbors) located at 14 Carey Circle in the Hampden Business Park in a Industrial Park District (Tax Map 10-B, Lot 14). - Public Hearing**
 - G. Discussion Item – Bangor Cellular Telephone (US Cellular) – Applicant requests clarification of approval conditions for site plan approval to construct a 145 foot tall cell tower and up to five 12 ft. by 20 ft. utility huts for use as a telecommunications facility site located at Ammo Industrial Park off Ammo Park Drive in an Industrial 2 District (Tax Map 10, Lot 56).**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, November 8, 2006, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (October 11, 2006 Agenda)**
- 2. NEW BUSINESS**
 - A. Final Subdivision Plan/Site Plan revision - Highland Ridge Real Estate Investment, LLC - Requests revision of Highland Ridge Subdivision (a group development of 15 two-family dwellings) to divide off a two acre lot containing an existing single-family dwelling and to revise the size and location of the dwellings and septic systems and change the name of the street. The site is located at 274 Main Road South in a Rural District (Tax Map 3, Lot 18). - Public Hearing**
 - B. Conditional Use/Site Plan approval - Plaza Properties (Robert Garofoli) - requests to construct a 10,000 sq. ft. building for use as (6,000 sq. ft., 4-bay) truck repair garage, and (4,000 sq. ft.) parts sales. Applicant also proposes to reuse the existing 1,600 sq. ft. residence for office and sales located at 91 Coldbrook Road in a Commercial Service District (Tax Map 22, Lot 4). - Public Hearing**
 - C. Final Subdivision Plan revision - Lori Baker and Roland Narofsky - requests revision of the previously approved Westbrook Terrace Subdivision to move a side lot line and convey 2,768 sq. ft. of land from lot 1 to lot 42A. The site is located at the intersection of Daisey Lane and Charles Street in a Residential A District (Tax Map 23A, Lot 1). – Public Hearing**
 - D. Site Plan revision - Bangor YMCA request to move and reutilize an existing 625 sq. ft. building for use as storage. The prior plan called for this building (located next to the pool) to be razed and replaced with a larger building. The site is Camp Peirce Webber, a day camp outdoor recreation use located at Emerson Mill Road in a Rural District and Resource Protection District (Tax Map 8, Lot 58). – Public Hearing**
 - E. Sketch Plan Review - Jeffrey and Cathy Fearon request pre-application review of a proposal to subdivide a four-lot, 20.32 acre Rural District single-family subdivision located on the north side of Sawyer Road southerly of the 90 degree bend of the road in a Rural District (Tax Map 4, Lot 53).**
 - F. Minor Subdivision Plan approval - Jeffrey and Cathy Fearon request to subdivide a four-lot, 20.32 acre Rural District single-family subdivision located on the north side of Sawyer Road southerly of the 90 degree bend of the road in a Rural District (Tax Map 4, Lot 53). – Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, December 13, 2006, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (November 8, 2006 Agenda)**
- 2. OLD BUSINESS**
 - A. Site Plan approval - Plaza Properties (Robert Garofoli) - requests to construct a 10,000 sq. ft. building for use as (6,000 sq. ft., 4-bay) truck repair garage, and (4,000 sq. ft.) parts sales. Applicant also proposes to reuse the existing 1,600 sq. ft. residence for office and sales located at 91 Coldbrook Road in a Commercial Service District (Tax Map 22, Lot 4). Continued from previous meeting.**
- 3. NEW BUSINESS**
 - A. Sketch Plan Review – Ronald W. Bailey request pre-application review of a proposal to subdivide a 14-lot, 30 acre Rural District single-family subdivision located (on the north side of) 540 Meadow Road in a Rural District (Tax Map 4, Lot 22-A).**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**