

**TOWN OF HAMPDEN
PLANNING BOARD**

Ordinance Committee to Meet at 6:00 P.M. Prior to the Regular Meeting

Wednesday, December 11, 2002, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES of the 11-13-2002 Planning Board Meeting**
- 2. OLD BUSINESS.**
 - A. Site Plan, Conditional Use and Change of Use Review (under 4.5.4.5 Non conformities) - Lynch Realty Group, LLC - Reuse the 37,000 sq. ft. industrial building (formerly known as Evans Shoe) for a mixture of commercial service, general and professional office, and related commercial enterprise uses -125 Mayo Road in a Residence B District**
 - B. Zoning Ordinance Text Amendment - Town of Hampden - Revise and reorder Article 4.8, Signs in its entirety including: Amend Article 4.8.1 offpremise sign regulations for street address numbers, industrial subdivision entrance and directory signs, amend Article 4.8.6 to increase non-street signage for non-residential uses (in excess of 5,000 sq. ft.) in the residential districts, amend Article 4.8.10 to require removal of unlawful signs. - Public Hearing**
 - C. Zoning Ordinance Text Amendment - Town of Hampden - Revise Article 4.5.4, Non-conforming Uses to exempt owner occupied residential structures from the prohibition to rebuild after a structure has been destroyed. - Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBERS CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, November 13, 2002, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES of the 10-09-2002 Planning Board Meeting**
- 2. NEW BUSINESS.**
 - A. Site Plan Review - Nathan Reardon d.b.a. Performance Auto - add a sign to an existing automobile service use - 643 Main Road North in a Commercial Service District - Public Hearing**
 - B. Site Plan, Conditional Use and Change of Use Review (under 4.5.4.5 Non conformities) - Lynch Realty Group, LLC - Reuse the 37,000 sq. ft. industrial building (formerly known as Evans Shoe) for a mixture of commercial service, general and professional office, and related commercial enterprise uses - 125 Mayo Road in a Residence B District - Public Hearing**
 - C. Zoning Ordinance Map Amendment - Town of Hampden - Change portions of parcels from Residential B to Business District and from Business to Residential B District - Parcels located off 650 - 686 Main Road North - Public Hearing**
 - D. Zoning Ordinance Text Amendment - Town of Hampden - Revise and reorder Article 4.8, Signs in its entirety including: Amend Article 4.8.1 offpremise sign regulations for street address numbers, industrial subdivision entrance and directory signs, amend Article 4.8.6 to increase non-street signage for non-residential uses (in excess of 5,000 sq. ft.) in the residential districts, amend Article 4.8.10 to require removal of unlawful signs. - Public Hearing**
 - E. Zoning Ordinance Text Amendment - Town of Hampden - Revise Article 4.5.4, Non-conforming Uses to exempt owner occupied residential structures from the prohibition to rebuild after a structure has been destroyed. - Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBERS CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, October 9, 2002, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES of the 09-11-02 Planning Board Meeting**
- 2. NEW BUSINESS**
 - A. Site Plan Revision - Pine Tree Landfill - Construction of a 92,900 sq. ft. gravel area on which to relocate the container storage area and construction of an associated detention pond in a Resource Protection District - 358 Emerson Mill Road in an Industrial District and Resource Protection District - Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBERS CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, September 11, 2002, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES of the 8-14-02 Planning Board Meeting**
- 2. NEW BUSINESS**
 - A. Site Plan/Conditional Use -Wiseman Spaulding Design, Inc. - Customary Rural Business in a Historic Landmark (Thomas Penneman Stetson House) for artwork and pottery. -12 Shaw Hill Road in a Rural District - Public Hearing**
 - B. Site Plan/Conditional Use Revision - Avalon Village, LLC - Revise the previously approved 134 unit congregate care facility by removing the sidewalks from the plan. - 239 Main Road North (next to Public Library) in a Residence A District and Resource Protection District - Public Hearing**
 - C. Zoning Ordinance text amendment - Town of Hampden - Amend nonconforming structures section to exempt expansion in shoreland areas (infill) towards the water that does not increase the linear extent of the nonconformity. (Article 4.5.2.) Referred from Town Council - Public Hearing**
 - D. Zoning Ordinance text amendment - Town of Hampden - Amend Article 7.2 Definitions to modify the definition of Community Facility. Referred from Town Council - Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBERS CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, August 14, 2002, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES of the 7-10-02 Planning Board Meeting**
- 2. OLD BUSINESS**
 - A. Home Occupation, Conditional Use and Site Plan approval - Harold D. Crosby, Jr. - establish a wood working shop - 616 Kennebec Road in a Rural District - Continued from July 10, 2002 meeting**
 - B. Zoning Ordinance map amendment - Town of Hampden - Change seventy-three parcels Seasonal District to Resource Protection District - Fowlers Landing Road - Continued from July 10, 2002 meeting**
 - C. Zoning Ordinance text amendment - Town of Hampden - Delete Article 3.10, Seasonal District in its entirety - Amendment tied to proposal to change all land currently in a Seasonal District (located along Fowlers Landing Road) to Resource Protection District - Continued from July 10, 2002 meeting**
 - D. Zoning Ordinance text amendment - Town of Hampden - Amend the Resource Protection District (Article 3.11) by establishing lot dimensions for area, road frontage, shore frontage, yards, distance from normal high water mark, ground coverage, and structure height - Continued from July 10, 2002 meeting**
 - E. Zoning Ordinance text amendment - Town of Hampden - Amend the Shoreland Regulations (Article 4.14.8.A & B) by removing the minimum lot standards pertaining to residential and non-residential development in tidal and non-tidal areas, also revises the setbacks from water bodies - Continued from July 10, 2002 meeting**
 - F. Zoning Ordinance text amendment - Town of Hampden - Amend non-conformities section to allow limited expansion of non-conforming residential uses (in those zones that do not permit residential uses) by permitting the addition of accessory structures such as sheds and decks.**

The amendment also allows foundations to be added to non-conforming residential uses (Article 4.5.4.2), exempts owner-occupied residential structures from the prohibition on resumption of non-conforming uses (after the use has been discontinued for a period of more than one year) (Article 4.5.4.3) - Continued from July 10, 2002 meeting

**G. Zoning Ordinance text amendment - Town of Hampden - Amend Article 7.2
Definitions to add the definition of deck - Continued from July 10, 2002 meeting**

3. NEW BUSINESS

A. Site Plan Revision - Maine Sports Complex, LLC - Construct a 4,160 sq. ft. expansion to the existing indoor sports facility - 330 Coldbrook Road in an Interchange District -Public Hearing

B. Site Plan Revision - Coffee Hill, LLC - Construct a gravel parking area for the parking of overflow vehicles located at Pepsi Bottling Company - Penobscot Meadow Drive in an Industrial Park District - Public Hearing

4. STAFF REPORT

5. BOARD MEMBERS CONCERNS

6. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, July 10, 2002, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES of the 6-12-02 Planning Board Meeting**
- 2. OLD BUSINESS**
 - A. Subdivision Sketch Plan - Patricia Quirk - Seven-lot subdivision located at the southerly intersection of Route 1-A and Old County Road in a Residential A District.**
- 3. NEW BUSINESS**
 - A. Home Occupation, Conditional Use and Site Plan approval - Scott & Lisa Carter - professional office in their residence - 1088 Western Avenue in a Rural District - Public Hearing**
 - B. Conditional Use and Site Plan approval - Craig Grover - Construct a single family dwelling in a Rural Business District (Article 3.5.3) - Corner of Route 69 and Kennebec Road - Public Hearing**
 - C. Home Occupation, Conditional Use and Site Plan approval - Harold D. Crosby, Jr. - establish a wood working shop - 616 Kennebec Road in a Rural District - Public Hearing**
 - D. Conditional Use and Site Plan approval - MSAD 22 - Establish portable classrooms, playfields and a community playground - located at or near 1 Main Road North (Hampden Academy, McGraw and Weatherbee Schools) in Residence A District and Residence B. District - Public Hearing**
 - E. Zoning Ordinance map amendment - Town of Hampden - Change seventy-three parcels Seasonal District to Resource Protection District - Fowlers Landing Road - Public Hearing**
 - F. Zoning Ordinance text amendment- Town of Hampden -Delete Article 3.10, Seasonal District in its entirety - Amendment tied to proposal would change all land currently in a Seasonal District (located along Fowlers Landing Road) to a Resource Protection District - Public Hearing**
 - G. Zoning Ordinance text amendment - Town of Hampden - Amend the Resource Protection District (Article 3.11) by establishing lot dimensions for area, road**

frantaGE, shore frontage, yards, distance from normal high water mark, ground coverage, and structure height- Public Hearing

H. Zoning Ordinance text amendment - Town of Hampden - Amend the Shoreland Regulations (Article 4.14.8.A & B) by removing the minimum lot standards pertaining to residential and non-residential development in tidal and non-tidal areas. The amendment also revises the setbacks from water bodies- Public Hearing

I. Zoning Ordinance text amendment - Town of Hampden -Amend non-conformities section to allow limited expansion of non-conforming residential uses (in those zones that do not permit residential uses) by permitting the addition of accessory structures such as sheds and decks.

The amendment also allows foundations to be added to non-conforming residential uses (Article 4.5.4.2). The amendment also exempts owner-occupied residential structures from the prohibition on resumption of non-conforming uses (after the use has been discontinued for a period of more than one year) (Article 4.5.4.3) - Public Hearing

J. Zoning Ordinance text amendment -Town of Hampden -Amend Article 7.2 Definitions to add the definition of deck-Public Hearing

4. STAFF REPORT

5. BOARD MEMBERS CONCERNS

6. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, June 12, 2002, 7:00 P. M.

AGENDA

- 1. MINUTES of the 5-8-02 Planning Board Meeting**
- 2. NEW BUSINESS**
 - A. Minor Subdivision Plan approval -Adam Piccirillo - Four-lot subdivision located on 97 Fowler Road in a Rural District. Public Hearing**
 - B. Minor Subdivision Plan approval - Brian and Lauren Veysey - Two lot subdivision located at 1233 Carmel Road North (Route 69) in a Rural District - Public Hearing**
 - C. Site Plan revision approval - Larkin Enterprises - Revise the previously approved storage building to 9,600 sq. ft. located at One Ammo Park in an Industrial 2 District - Public Hearing**
 - D. Final Subdivision Plan revision - Town of Hampden - Revise the phasing and utilities for the previously approved 132 acre, 37 lot business park subdivision located on the north side of Route 202 near Mecaw Road in an Industrial Park District - Public Hearing**
 - E. Final Subdivision Plan revision and Site Plan and Conditional Use revision - Avalon Village, LLC - Applicant seeks permission to construct phase 4 (the cottages across the Library Road) prior to the implementation of phase 3 (the lodge building) for to the previously approved 134 unit congregate care facility located at 239 Main Road North (next to Public Library) in a Residence A District and Resource Protection District - Public Hearing**
 - F. Subdivision Sketch Plan - Patricia Quirk - Seven-lot subdivision located at the southerly intersection of Route 1-A and Old County Road in a Residential A District.**
- 3. STAFF REPORT**
- 4. BOARD MEMBERS CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, May 8, 2002, 7:00 P. M.

AGENDA

- 1. MINUTES of the 4-10-02 Planning Board Meeting**
- 2. COMMITTEE REPORTS**
- 3. NEW BUSINESS**
 - A. Zoning Ordinance Map Amendment - Town of Hampden - Change portions of two parcels from Commercial Services District to Residential A and Change a portion of one parcel from Commercial Service to Resource Protection - End of Laskey Lane.**
 - B. Zoning Ordinance Text Amendment - Town of Hampden - Modify permitted uses in the Rural District to only allow three and four family dwelling units when the units will be serviced by public sewer and water - Article 3.9.2**
 - C. Zoning Ordinance Text Amendment - Town of Hampden - Modify the definition of road or street - Article 7.2**
 - D. Zoning Ordinance Text Amendment - Town of Hampden - Modify the definition of road frontage - Article 7.2**
 - E. Zoning Ordinance Text Amendment - Town of Hampden - Modify Article 5 Enforcement in its entirety to clarify when building permits will be issued on subdivision lots and substitute use permits with certificates of compliance - Article 5**
- 4. STAFF REPORT**
- 5. BOARD MEMBERS CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, April 10, 2002, 7:00 P. M.

AGENDA

- 1. MINUTES of the 3-13-02 Planning Board Meeting**
- 2. OLD BUSINESS**
 - A. Subdivision and Site Plan Review - Darrell & Linda Sproul - Three unit residential townhouse - 321 Papermill Road in the Rural District.**
- 3. NEW BUSINESS**
 - A. Conditional Use and Site Plan Review - James Rhodes, d.b.a. Sunrise Glass - 2,400 Sq. Ft. Storage Warehouse Use - 315 Emerson Mill Road in an Industrial District - Public Hearing**
 - B. Site Plan Review - Laura Ray Charette - Home Day Care Facility - 1285 Western Avenue in a Rural District - Public Hearing**
 - C. Final Plan Revision - John and Karen Darling - Amend the Silver Mine Ridge Subdivision by expanding lot number 13 - located on Aaron's Way in a Residential District - Public Hearing**
 - D. Minor Subdivision Plan - Adam Piccirillo - Requests Approval of a four lot subdivision - Fowler Road in a Rural District - Public Hearing**
- 4. STAFF REPORT**
- 5. BOARD MEMBERS CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, February 13, 2002, 7:00 P. M.

AGENDA

- 1. MINUTES of the 12-12-01 Planning Board Meeting**
- 2. ELECTION OF OFFICERS**
- 3. NEW BUSINESS**
 - A. Darrell & Linda Sproul, (321A Papermill Road, Hampden) request for Subdivision and Site Plan approval of an existing three unit townhouse located at 321 Papermill Road in the Rural District. - Public Hearing**
 - B. J.M. Brown, (52 Autocar Lane, Hermon) request Site Plan approval of a 6,400 sq. ft. addition for warehouse use located at 20 Triangle Drive in an Industrial Park District. - Public Hearing**
 - C. Blaine & Carol Harvey, (98 Fowlers Landing Road, Hampden) request for Conditional Use/Site Plan approval to construct a two-unit townhouse located at the corner of Kennebec Road and Monroe Road in Rural Business and Rural Districts. - Public Hearing**
 - D. Verizon New England, Inc., (615 Odlin Road, Bangor) request for Site Plan approval to construct a 187 sq. ft. telephone utility hut (fiber optic switching facility) located at 759 Main Road North on the "U Wash It" carwash site development in Commercial Service and Resource Protection Districts. - Public Hearing**
 - E. Town of Hampden, (106 Western Ave.) request for Final Subdivision Plan revision for a 132 acre, 37 lot subdivision located on the north side of Route 202 near Mecaw Road in an Industrial Park District. - Public Hearing - Applicant requests changes to the phasing plan, electrical and communications plan, and planting plan.**