

**TOWN OF HAMPDEN  
PLANNING BOARD  
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Thursday, April 11, 2012, at the Hampden Municipal Building by Chairman Peter Weatherbee.

Attendance: Planning Board Chairman Peter Weatherbee, Members Peter Frazier, Michael Avery, Eugene Weldon, Thomas Blais, Mort Syversen, Andrew Nelson and Associate Member Kelley Wiltbank.

Also in attendance: Town Planner Robert Osborne, Recording Secretary Rosemary Bezanson and applicants for tonight's meeting.

**1. APPROVAL OF MINUTES (March 14, 2012)**

Member Syversen made a motion to approve the minutes as written this motion was seconded by Member Blais. The vote was unanimous.

**2. OLD BUSINESS**

**A. Chickadee Crossing Subdivision Update and Request for Amended Conditions.**

This item was withdrawn at the request of the applicant.

**3. NEW BUSINESS**

**A. Site Plan Approval – Central Maine Diesel c/o O & W, LLC request approval to construct a 8,250 sq. ft. building and associated parking and loading area for use as light manufacturing located at 29 Carey Circle in an Industrial Park District under Business Park Standards – Tax Map 10-B, Lot 5 – Public Hearing**

Chairman Weatherbee asked to hear from proponents, then opponents, then anyone with general questions or comments.

Public hearing was opened by Chairman Weatherbee.

Scott Braley, PE with Plymouth Engineering, Inc. spoke as a representative of the applicant O & W, LLC (Central Maine Diesel). Jennifer Siter with J.M Brown is also present tonight. Mr. Braley stated that this building would be 8,250 sq. ft. building located at 29 Carey Circle in the Hampden Business Park. The site would be served with public water and sewer. Central Maine Diesel's business is light manufacturing, primarily of generators. Proposed is a pre-engineered metal building, dressed up a bit to meet the business park standards on buildings. There is a drainage buffer that will remain undisturbed. All grading will avoid this buffered area. A stone apron to slow down run off is proposed. The parking and loading area along with a canopy area for short term storage is all shown on the site plan. There will be a fence to protect the dumpster and canopy area to shield it from abutters.

As no one else spoke as opponents or wishing to make further comments on the application, Chairman Weatherbee closed the public hearing and asked for Staff comments.

Bob Osborne, town planner spoke about this application. He indicated that the plan is for lot 5 in the Business Park and is subject to standards of the Industrial Park District for master planned subdivisions (as well as the covenants of the Business Park as a separate review). The building placement and parking lot placement of the proposal is guided by the approved subdivision plan. The proposed use of light manufacturing is contemplated in the district. The plan appears to satisfy the requirements of Article 4.1 Site Plan review and Staff recommends approval at this time.

The Planning Board asked where Central Maine Diesel is currently. Mr. Braley indicated that they are relocating from Bangor. They propose eight employees.

Member Avery made a motion that the site plan meets the standards under Article 4.1 governing site plan approval. This motion was seconded by Member Syversen. The vote was unanimous to approve the motion.

Chairman Weatherbee asked that the Town Planner's memo be made part of the record.

**B. Minor Subdivision Plan – David and Melissa Ryder requests Subdivision Plan Review for a Two-lot rural subdivision located near 396 Meadow Road in a Rural District. – Tax Map 4 Lot 25-A. – Public Hearing**

Chairman Weatherbee opened the public hearing on this item.

Darrell Ginn PLS, representing the applicants, David & Melissa Ryder. Mr. Ginn stated that this is a two lot subdivision off of the Meadow Road. One parcel is two plus acres the second lot is 19 acres. This is a minor subdivision with no public improvements. Open space is to be retained by the developer and located off-site.

Bob Osborne, town planner stated that the Board at a recent meeting had classified the sketch plan for the proposed subdivision as a minor subdivision with no public improvements. He noted that this is the former Bangor Rescue Mission parcel. That (rescue mission) residence and two acres surrounding it were sold last year. Now applicant wishes to create two lots more which would require subdivision approval. The Board review is limited to the two lots. The open space is off site and is retained by the owner/developer. That form of open space is acceptable under the ordinance and requires no action on the part of the Town Council. Wetlands have been mapped and the soils tested for suitable septic designs. The plan appears to satisfy the requirements of Article 340 Review of Minor Subdivision.

Staff would recommend approve.

Member Syversen made a motion to approve the subdivision the motion was seconded by Member Weldon. The vote was unanimous to approve the motion.

**C. Zoning Ordinance Text Amendment – Town of Hampden requests text amendment to create a new Waterfront 1 District located generally in the marina area the purpose of which is to support the location of water-dependent and water related uses. – Public Hearing.**

Chairman Weatherbee asked to hear from the Town Planner, Mr. Osborne on the text amendment.

Mr. Osborne spoke about the three parcels of land at the marina. There is the peninsula parcel that is to become a Town park associated with the existing boat launch area. There is a very small Bangor Hydro parcel that likely had some sort of utility improvement on it at some point in the past. There is the parcel that is the marina and Hamlin Marine and McLaughlins restaurant. Mr. Osborne went into detail about the proposed amendment. He noted that the district proposed is a subset of the uses permitted in the current Commercial Service District and it is consistent with the associated shoreland zoning General Development District. Because the land area has no street frontage the proposed zoning district does not require frontage. The closest street frontage is several hundred feet away. The yard setbacks are less than the existing CS District because of the need to work around the existing buildings on the land.

After some discussion Member Syversen made a motion to table this item and referred it to the ordinance committee this motion was seconded by Member Avery. Member Avery voted yes, Member Frazier no, Member Weldon yes, Member Blais yes, Member Nelson yes, Chairman Weatherbee voted no. The vote was five in favor and two against. 5/2 An Ordinance Committee meeting was scheduled for 5:30 pm on May 9, 2012.

**D. Zoning Ordinance Map Amendment – Town of Hampden requests map amendment to create a new Waterfront 1 District located generally in the marina area this new zoning district is proposed for Tax Map 19, Lots 31 and 31-A and Map 28, Lot 17-A. – Public Hearing.**

Chairman Weatherbee stated that this item coincides with item C the text amendment. Chairman Weatherbee asked for a motion to table this item.

Member Avery made a motion to table this item this was seconded by Member Syversen. The vote was unanimous.

#### **4. STAFF REPORT**

Mr. Osborne told the Board about the upcoming items for May's agenda.

Mr. Osborne also updated the Planning Board on Chickadee Crossing. The mylar is to be signed by the Planning Board and it will be held until the final plan fee and improvement guarantee is received.

Member Syversen asked the Town Planner where the Board stood with the 2010

Comprehensive Plan. He indicated that the plan would be sent to the state for final review and that the Board would get it back when those comments were incorporated into the plan along with a clear directive from the Council as to the nature of the review that they request of the Planning Board.

**5. BOARD MEMBERS CONCERNS**

**6. ADJOURNMENT**

The Planning Board meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Michael Avery, Secretary