

**TOWN OF HAMPDEN
PLANNING BOARD
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Wednesday, June 13, 2012, at the Hampden Municipal Building by Chairman Peter Weatherbee.

Attendance: Planning Board Chairman Peter Weatherbee, Members Michael Avery, Eugene Weldon, 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 (May 9, 2012)

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

2. NEW BUSINESS

A. Conditional Use/Site Plan Approval – Maine Earth request approval to re-use the in a Rural District (Tax Map 29 lot 13-A, 15-A, and 15-B) Public Hearing

Chairman Weatherbee asked to hear from proponents, opponent, then anyone with general questions and comments. Public Hearing was opened.

Samuel Sargent owner of Maine Earth explained his plan. They will be stockpiling gravel and stone etc. They use Best Management Practices (BMP). Their office will be located in one of the buildings.

No one wished to make further comments.

Public hearing was closed

Bob Osborne spoke about the proposal.

Mr. Osborne stated he had heard from one of the residents living on Mayo Road about the tail gate banging noise.

Property line information is base on a survey by Andrew Shyka, PLS.

Chairman Weather re-opened the public hearing to receive additional comments and concerns.

Cathy Dion-Gass 40 Country Meadow Drive had some questions on why conditional use is a requirement. She also had questions and concerns on noise and what type of materials would be stockpiled.

Mr. Osborne explained the conditional use aspect of the application.

Pete Williams, PLS working with Maine Earth explained to Member Avery about the survey pins/stakes he found on the property, stating his belief that they are within a foot of accuracy.

Mr. Sargent explained to the Board the materials that would be stockpiled and the operation hours. Mr. Sargent also stated that safety meeting are held each week and they will ask the drivers of the trucks keep the tailgate noise to a minimum. Mr. Sargent stated that because they abut a residential neighbor they would be using the BMP. The tonnage of materials coming and going from the site could vary from 1000 to 2000 tons a year.

Member Weldon made a motion to approve the condition use under article 4.2.3 with the condition that the safety meeting agendas be made available to the Town and the use of Best Management Practices in the stockpiles areas documentation be made available to the Town. This motion was seconded by Member Syversen. The vote was five in favor and none against.

Member Avery made a motion to approve the site plan application as submitted. This motion was seconded by Member Weldon. The vote was five in favor and none against.

B. Subdivision Sketch Plan – David and Melissa Ryder request review for a two-lot single-family subdivision located on Sawyer Road in a Rural District on remaining land of the recently approved two-lot Ryder Subdivision located near 396 Meadow Road. (Tax Map 4, Lot 25-A)

Chairman Weatherbee stated that this is a sketch plan, there is no public hearing with sketch phase of the subdivision.

Darrell Ginn, PLS spoke as a representative of David and Melissa Ryder. He stated that this is a two-lot subdivision of 17 acres off the Sawyer Road. Lot 3 & 4. The wetland mapping has been done. This is a minor subdivision with no public improvements. The test pits for soils will be on the final plan.

Mr. Osborne stated that this is lot 3 & 4 of a previously approved subdivision. This is a minor subdivision with no public improvements.

Member Avery made a motion to classify the subdivision as a minor subdivision with no public improvements. This motion was seconded by Member Syversen. The vote was five in favor and none against.

4. STAFF REPORT

There was no staff report tonight

5. BOARD MEMBERS CONCERNS

There were no Member concerns

6. ADJOURNMENT

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

Respectfully Submitted,

Michael Avery, Secretary