

**TOWN OF HAMPDEN  
PLANNING BOARD  
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Wednesday, August 8, 2012, at the Hampden Municipal Building by Chairman Peter Weatherbee.

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

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

**1. APPROVAL OF MINUTES (July 11, 2012)**

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

**2. NEW BUSINESS**

**A. Minor Subdivision Plan Approval – 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 subdivision near 396 Meadow Road. (Tax Map 04 lot 25-A) - Public Hearing**

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

Darrell Ginn, PLS, spoke about the two-lot meeting the specifications of the subdivision ordinance.

There was nobody wishing to speak further, so public hearing was closed.

Chairman Weatherbee asked to hear from Bob Osborne, the town planner.

Mr. Osborne spoke about the two lot subdivision that is being proposed. Wetlands have been mapped. He stated that a previously approved two lot subdivision had the open space for all four lots dedicated to the Town, 5 percent open space. This open space was set aside at the previous approval for the first phase of this subdivision. This is a revision of the Ryder Subdivision. Staff would recommend approval at this time.

This revision will be recorded in the Penobscot Registry of Deed.

The Planning Board did review the sketch (6/13/12) plan for this revised subdivision plan.

Member Weldon made a motion to approve this revision to the subdivision plan the motion was seconded by Member Syversen. The vote was six in favor and none against the motion to approve.

Town Planner's memo was made part of the record.

**B. Conditional Use/Site Plan Approval – MSAD 22 requests approval to establish two portable classrooms in the area of 24 Main Road North (between McGraw and Weatherbee Schools) in a Residential B District – Map 6, Lot 45 – Public Hearing.**

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

Emil Genest, spoke about the portable classrooms. The reason that the two portable classrooms are being moved from Hampden Academy site to the new site between McGraw and Weatherbee is to accommodate higher enrollment coming in our elementary schools. The portable classroom will be used for support service and physical therapy, occupational therapy. The portable classrooms will sit on a pervious site where portable classroom once were situated.

Public hearing was closed by Chairman Weatherbee.

Bob Osborne spoke about the proposed project. There were a couple of accessory shed that need to be moved to accommodate the portable classrooms.

Member Frazier asked Mr. Genest about the temporary classrooms, and what their definition of temporary is and would they be coming back next year for more temporary classrooms? Why not do a permanent structure?

Mr. Genest stated that the long term goal is to have McGraw and Weatherbee schools combined into one school and have a building in the middle to accommodate the projected enrollment needs. Mr. Genest stated that the project is about 5, 10 or 15 year out at least. The portable classroom will be for special needs, they will not be classroom.

Member Weldon made a motion that the application meets conditional use under article 4.2.3, seconded by Member Frazier. Vote as six in favor and none against.

Member Weldon made a motion that the application meets site plan review approval under article 4.1.7, seconded by Member Sysversen. Vote was six in favor and none against.

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

Staff had nothing to report, just a couple of items on the August agenda.

A brief committee report from the chairman of the comprehensive plan Mort Sysversen gave a brief report to the Planning Board on their finding and recommendations. A draft copy of those minutes are included as part of the packet to the Planning Board Members, and included with these minutes.

**5. BOARD MEMBERS CONCERNS**

There were no Member concerns

**6. ADJOURNMENT**

The Planning Board meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Michael Avery, Secretary