

**TOWN OF HAMPDEN
PLANNING BOARD
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Wednesday, October 10, 2012, at the Hampden Municipal Building Council Chambers by Acting Chairman Michael Avery.

Attendance: Planning Board Acting Chairman Michael Avery, Members Eugene Weldon, Mort Syversen, Peter Frazier, Andrew Nelson.

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

1. APPROVAL OF MINUTES (September 12, 2012 and September 12, 2012 Ordinance Committee)

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

2. OLD BUSINESS

A. Comprehensive Plan Recommendation Letter Revision by adding a Town Charter Citation and stating the Hampden Planning Board recommends adoption of the 2010 Comprehensive Plan.

Mr. Osborne stated that on the advice from the Town Attorney, Tom Russell, we are adding a sentence to the approval letter from the Town Charter Citation. This is just a clarification. Staff would recommend that the Board sign the revised letter.

Member Frazier asked for clarification on the process of the Town Council accepting the Comprehensive Plan.

Bob Osborne clarified for Board Members the changes that were accepted.

Members had some discussion over the Comprehensive Plan. They were looking for a copy of the re-write of the Comprehensive Plan.

Member Weldon made a motion to accept the changes to the letter the motion was seconded by Member Syversen. The vote was five in favor and none against.

3. NEW BUSINESS

A. Minor Subdivision Plan Approval – David and Melissa Ryder request Minor Subdivision Plan Revision for a one-lot expansion of the recently approved single-family subdivision located on Sawyer Road in a Rural District by splitting lot 3 of that approved subdivision – Tax Map 4 Lot 25-A – Public Hearing

Acting Chairman Avery opened the public hearing.

Darrell Ginn, PLS stated that he is representing David and Melissa Ryder. In August of this year lot 3 and 4 was added, and approved. They would like to split lot 3 into two lots. Test pits have been added.

There was no one wishing to speak on this item.

Public hearing was closed.

Bob Osborne stated that lot 3 was approved in August of this year. They are adding one additional lot. It meets the standards governing subdivision. Staff would recommend approval.

Member Weldon made a motion to approve the revised subdivision plan this motion was seconded by Member Nelson. The vote was five in favor and none again.

B. Conditional Use/Site Plan-Site Sketch Approval – Airika Rucevice requests for a Day Care Facility located in their residence located at 579 Western Avenue in a Rural District. Day Care facilities are limited to a maximum of 12 children. – Tax Map 8, Lot 23 – Public Hearing.

Public Hearing was opened.

Airika Rucevice stated that she would like to open a home day care in her home.

There was no one else wishing to speak.

Public hearing was closed.

Bob Osborne stated that this is a use in this zone. Mr. Osborne stated that the use complies with the standards. Staff would recommend approval.

Member Frazier asked Mrs. Rucevice what number of children she plans to care for.

Mrs. Rucevice stated that, that number would be six children.

They could have one outside employee. Sight distances were discussed.

Member Weldon made a motion to approve the Day care conditional use under Article 4.2 as submitted this was seconded by Member Syversen. The vote was five in favor and none against.

Member Syversen made a motion to approve the Day care under site plan review under article 4.1.9.1, as submitted. This was seconded by Member Nelson. The vote was five in favor and none against.

4. STAFF REPORT

Mr. Osborne stated that Tom Blais resigned as of last month.

5. BOARD MEMBER CONCERNS

Mr. Osborne is to draft a letter to the Superintendent of Hampden School, for the next Board meeting, to see if there may be some interest in having senior students audit the Planning Board.

6. ADJOURNMENT