

**TOWN OF HAMPDEN  
PLANNING BOARD  
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Wednesday, November 13, 2013 at the Hampden Municipal Building Council Chambers by Chairman Peter Weatherbee.

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

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

**1. APPROVAL OF MINUTES (October 9, 2013)**

Member Wiltbank made a motion to approve the minutes, this motion was seconded by Member Weldon. The vote was unanimous.

**2. NEW BUSINESS**

**A. Conditional Use/Site Plan Revision Approval – Bangor Hydro Electric requests approval for construction of Phase 2 of their Hampden Operations Center, a 79,171 sq. ft. addition to their existing facility consisting of warehouse, office, garage, maintenance, and truckwash areas with a building height in excess of 35 feet. The site is located at 28 Penobscot Meadow Drive in an Industrial Park District. (Tax Map 10, Lot 40A) - Public Hearing**

Chairman Weatherbee stated that this is a public hearing. He asked to hear from proponent, then opponent, then anyone with questions or general comments. Public notice has been given. Applicants please come to the podium stating your name for the record.

Jim Kiser, Professional Engineer working with Bangor Hydro Electric spoke in favor of the application, with Mr. Kiser tonight is Eric Clapp from Bangor Hydro. We are requesting amended site plan approval and conditional use approval, the project was approved back in May. The building contract has been awarded to Nickerson O'Day. They are requesting conditional use approval because the building is over 35 feet in height. Several other modifications have been made including adjustments to the building footprint, parking lots and interior design of the building.

The public hearing was closed, there was no one wishing to speak either in opposition or with general comments or questions.

Chairman Weatherbee asked the Town Planner Bob Osborne to speak about the project.

Bob Osborne indicated that the plan had previously been approved by the Board in the spring and that the revised plan was very similar to that plan except for the changes noted on the application and in the discussion tonight by Mr. Kiser. There would be a private sewer pump station. He indicated that as the board would note in the findings of fact that Staff recommends in favor of both the site plan revision and the conditional use approval. He noted that no new information was gathered from the public tonite that would affect that recommendation.

Traffic was discussed, as far as DOT and site law.

Chairman Weatherbee asked that the staff memo and the Board Order be attached to the minutes.

Member Weldon made a motion that the application is complete as the first findings of the board order. This motion was seconded by Member Nelson. Vote was seven in favor and none against.

Member Weldon made a motion that the application meets the site plan criteria under 4.1 this was seconded by Member Nelson as the second findings of the board order. The vote was seven in favor and none against.

Member Wiltbank made a motion that condition use be approved under Article 4.2, this motion was seconded by Member Weldon as the third findings of the board order. The vote was seven in favor and none against.

**B. Site Plan Revision Approval – Holden, LLC requests approval of a revision to the previously approved site plan requesting 5,796 sq. ft. of existing building for retail floor area. The proposal includes leasing 15 off-site, off-street parking spaces on the adjoining Maine Earth site development. The site is located at 281 Western Avenue in a Business District – Tax Map 29, Lot 13 – Public Hearing**

Chairman Weatherbee opened the public hearing and asked for proponents, opponents and those with questions or comments.

David St. Germaine spoke about the project. They are proposing booth rental for antiques. They have an off-site parking lease with Shane Sargent (Maine Earth) the adjoining site.

As no one else wished to speak Chairman Weatherbee closed the public hearing and asked for staff comments.

Bob Osborne town planner spoke about the project. Mr. Osborne spoke about the parking space requirement. He indicated that staff recommends the site plan revision on the condition that the proposed parking lease is executed.

Member Syversen made a motion to approve the site plan revision under article 4.1, with the provision that the town planner gets a copy of parking lease agreement with Sargent this motion was seconded by Member Weldon. The vote was seven in favor and none against.

Chairman Weatherbee asked that the staff memo be made part of the public record.

**C. Site Plan Revision Approval – West Hampden Baptist Church requests approval for revision of the previously approved plan for construction of a 900 sq. ft. accessory garage. The site is located at 572 Western Avenue in a Rural District. – Tax Map 8, Lot 22B. – Public Hearing**

Chairman Weatherbee opened the public hearing and asked for proponents, opponents and those with questions or comments.

Rick Cheverie one of the representatives of West Hampden Baptist Church spoke about the proposed garage. The building would be used for storage.

As no one else wished to speak Chairman Weatherbee closed the public hearing and asked for staff comments.

Mr. Osborne stated that this is a modest revision to the previously approved site plan to add this accessory garage. Staff recommends in favor of the application.

Member Syversen made a motion to approve the site plan revision under Article 4.1 this motion was seconded by Member Nelson. The vote was seven in favor and none against.

Chairman Weatherbee asked that the staff memo be made part of the public record.

**D. Site Plan Revision Approval – Lead Mountain, LLC requests approval for revision of the previously approved plan for construction of two four-family buildings by increasing the length of the two townhouse buildings from 64 feet to 80 feet. The site is located at 206 Western Avenue in a Residential B District. – Tax Map 30, Lot 32 – Public Hearing**

Chairman Weatherbee opened the public hearing and asked for proponents, opponents and those with questions or comments.

Renee O’Donald from Lead Mountain Properties. Mrs. O’Donald explained the modification to the buildings making them longer in length, then originally designed and approved.

Dixie Redmond, Evergreen Drive questioned what can happen within the designated open space of this subdivision? She noted that trees had been cut in the open space area.

As no one else wished to speak Chairman Weatherbee closed the public hearing and asked for staff comments.

Bob Osborne stated that this is a modest revision; they are adding 8 feet to each end of the building. The tree planting was discussed with the applicant. Open space was also discussed. Mr. Osborne indicated that in the future the board should give specific consideration to what are the intentions of the open spaces when they are delineated and to get those specified on the plan.

Member Weldon made a motion to approve the site plan revision with notes that the building dimensions have changed from the plan.

This motion was seconded by Member Syversen. The vote was seven in favor and none against.

The Town Planner’s memo to be made part of the record.

**3. STAFF REPORT**

Bob Osborne has nothing to report.

**4. BOARD MEMBER CONCERNS**

Nothing reported.

**5. ADJOURNMENT**

Meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Michael Avery,  
Secretary