

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, January 12, 2011, 7:00 P. M.

AGENDA

1. ELECTION OF OFFICERS

2. APPROVAL OF MINUTES (November 10, 2010)

3. NEW BUSINESS

- A. Minor Subdivision - Alan Peters requests approval to modify Lot 1 of the previously approved Andrade Subdivision located at the northeast corner of Kennebec Road and Libby Lane in a Rural District. (Tax Map 5, Lot 73-B1). – Public Hearing
- B. Zoning Ordinance Text Amendments - Town of Hampden requests amendments to regulate medical marijuana registered dispensaries and cultivation facilities including amendments to Definitions 7.2, district regulations Article 3.1 - Industrial Park, 3.2 - Industrial and 3.3 - Commercial Service Districts, Performance Standards are proposed in Article 4.24 and parking standards are proposed in Article 4.7. – Public Hearing
- C. Zoning Ordinance Text Amendments - Town of Hampden requests amendments to reduce the required setbacks of certain small accessory structures in Article 3.3 Commercial Service District. – Public Hearing

4. STAFF REPORT

5. BOARD MEMBER CONCERNS

6. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, February 9, 2011, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (January 13, 2010)**
- 2. NEW BUSINESS**
 - A. Zoning Ordinance Text Amendments - Town of Hampden requests amendments to regulate medical marijuana registered dispensaries and cultivation facilities and methadone clinics including amendments to Definitions 7.2, district regulations Article 3.1 - Industrial Park, 3.2 - Industrial and 3.3 - Commercial Service Districts, Performance Standards are proposed in Article 4.24 and parking standards are proposed in Article 4.7. – Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, May 11, 2011, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (January 12 and February 9, 2010)**
- 2. NEW BUSINESS**
 - A. Site Plan/Conditional Use/Group Development and Shoreland Zoning Permit - McLaughlin LLC requests approval to construct an outdoor dining area and utilize and reuse an existing portion of the building for indoor dining area for an existing take-out restaurant located at 100 Marina Road in a Commercial Service District and a General Development Shoreland Zone. (Tax Map 28, Lot 17-A1) – Public Hearing**
- 2. STAFF REPORT**
- 3. BOARD MEMBER CONCERNS**
- 4. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

NOTE: ORDINANCE COMMITTEE AT 6:00 PM

Wednesday, June 8, 2011, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (May 11, 2011)**
- 2. NEW BUSINESS**
 - A. Major Subdivision - Preliminary Plan Approval – Billington LLC requests approval to construct a single-family Residential A District cluster subdivision with approximately 2,100 feet of new public street, sewer, water and storm drains. The proposed 32-lot, 25.8 acre development is located on Main Road North just northeast of Daisey Lane (Map 10, Lot 3 & 5A) – Public Hearing**
 - B. Site Plan – Food Tech, LLC requests approval to construct a 17,000 sq. ft. building expansion and associated parking/loading area for warehouse/distribution use located at 101 Mecaw Road in an Industrial Park District on a site known as Dennis Paper (Tax Map 10, Lot 50) – Public Hearing**
 - C. Zoning Ordinance Text Amendment – Town of Hampden requests to amend Article 7.2 Definitions to re-define the term “family” in a more inclusive manner. Public Hearing**
 - D. Shoreland Zoning Ordinance Text Amendment – Town of Hampden requests to amend Section 17 Definitions to re-define the term “family” in a more inclusive manner. Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, July 13, 2011, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (June 8, 2011)**
- 2. OLD BUSINESS**
 - A. Zoning Ordinance Text Amendment – Town of Hampden requests to amend Article 7.2 Definitions to re-define the term “family” in a more inclusive manner. Public Hearing - Tabled**
 - B. Shoreland Zoning Ordinance Text Amendment – Town of Hampden requests to amend Section 17 Definitions to re-define the term “family” in a more inclusive manner. Public Hearing - Tabled**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, August 10, 2011, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (July 13, 2011)**
- 2. NEW BUSINESS**
 - A. Subdivision Sketch Plan – Harry Rancourt, III requests pre-application review of a four-lot, single-family residential subdivision located at 363 Sawyer Road in a Rural Zoning District and a Limited Residential Shoreland Zoning District (Tax Map 4, Lot 43).**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, October 12, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (August 10, 2011)**
- 2. NEW BUSINESS**
 - A. Minor Subdivision Plan – Harry Rancourt, III requests approval of a three-lot, single-family residential subdivision located at 363 Sawyer Road in a Rural Zoning District and a Limited Residential Shoreland Zoning District (Tax Map 4, Lot 43). – Public Hearing**
 - B. Zoning Ordinance Text Amendment - Town of Hampden requests amendment to Article 3.3.3 Commercial Services Conditional Uses to add church to the contemplated uses of the District. – Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, November 9, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (October 12, 2011)**
- 2. NEW BUSINESS**
 - A. Home Occupation Permit – Danny Wade requests approval to have a 24 ft by 16 ft hobby shop in the garage of his residence located at 92 Shaw Hill Road in a Rural District**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

7:00 P. M. Wednesday, December 14, 2011

AGENDA

- 1. APPROVAL OF MINUTES (November 9, 2011)**
- 2. NEW BUSINESS**
 - A. Final Subdivision Plan - Billington, LLC requests approval to construct a Single-family, Residential A District Cluster Development, Major Subdivision with approximately 2,100 feet of new public street, sewer, water and storm drains. The proposed 32-lot, 25.8 acre development is located on Main Road North just north of Daisey Lane. – Public Hearing.**
 - B. Zoning Ordinance Text Amendment - Town of Hampden requests amendment to Article 3.6.2 Interchange District Permitted Uses by adding any retail or service business and Amend Article 3.6.3 Conditional Uses by adding over 5,000 sq. ft. of outdoor display or storage – Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**