

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, January 14, 2009, 7:00 P. M.

AGENDA

1. APPROVAL OF MINUTES (December 10, 2008 Agenda)
2. NEW BUSINESS
 - A. Conditional Use/Site Plan Review – Amy Murphy requests approval for establishing a Day Care Facility in her residence located at 73 Papermill Road in a Rural District (Tax Map 16, Lot 12) – Public Hearing
3. STAFF REPORT
4. BOARD MEMBER CONCERNS
5. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, February 11, 2009, 7:00 P. M.
AGENDA**

***NOTE: 5:30 pm PLANNING BOARD WORKSHOP TO DISCUSS
HIGH SCHOOL PROJECT***

1. APPROVAL OF MINUTES (January 14, 2009 Agenda)
2. NEW BUSINESS
 - A. Conditional Use/Site Plan Review – Vaughn Thibodeau and Sons requests an time extension to the completion date of the previously approved quarry excavation located at 1 Ammo Park in an Industrial 2 District (Tax Map 10, Lot 61) – Public Hearing
 - B. Subdivision Sketch Plan (revision) – Linda Williams requests sketch plan review of a 36.7 acre parcel to be subdivided by seven four-plex townhouse condominium buildings (28 dwelling units) located at Kennebec Road in an Rural District (Tax Map 5, Lot 81)
3. STAFF REPORT
4. BOARD MEMBER CONCERNS
5. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, March 11, 2009, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (February 11, 2009 Agenda)**
- 2. NEW BUSINESS**
 - A. Site Plan Review – Anglers Inc. requests approval to construct a 765 sq. ft. addition to an existing 2,558 sq. ft. building for use as a sit-down restaurant located at 91 Coldbrook Road in a Commercial Service District (Tax Map 22, Lot 4) – Public Hearing**
 - B. Site Plan Review – Rawcliffe’s Inc. requests approval to construct a 4,080 sq. ft. building for a car wash, an automobile service use, located at 337 Main Road North in an Commercial Service District (Tax Map 28, Lot 16-B) – Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, April 8, 2009, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (March 11, 2009 Agenda)**
- 2. OLD BUSINESS**
 - A. Site Plan Review – Rawcliffe’s Inc. requests approval to construct a 4,080 sq. ft. building for a car wash, an automobile service use, located at 337 Main Road North in an Commercial Service District (Tax Map 28, Lot 16-B) – Continued from previous meeting.**
- 3. NEW BUSINESS**
 - A. Site Plan Review - Vaughn Thibodeau & Sons requests for an amendment of their approved quarry plan to provide external drainage of the pit located at 1 Ammo Park Drive in an Industrial 2 District (Tax Map 10, Lot 61). – Public Hearing**
 - B. Site Plan Review - Mac’s Convenience Stores, LLC (dba Circle K) requests an amendment of their approval to change the exterior colors and signage of the existing gas station and convenience store located at 63 Main Road North in a Village Commercial II District. (Tax Map 36, Lot 44) – Public Hearing**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, May 13, 2009, 7:00 P. M.
AGENDA**

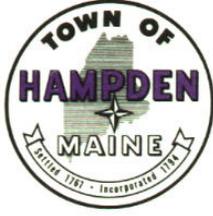
- 1. APPROVAL OF MINUTES (April 8, 2009 Agenda)**
- 2. NEW BUSINESS**
 - A. Conditional Use/Site Plan - MSAD #22 requests review to construct a 180,000 sq. ft. building and associated parking and athletic fields for use as a Public High School (Hampden Academy) located at 24 Main Road North in a Residential B District. (Tax Map 6, Lots 45, 45A, 43A and Map 31, Lot 2) - Public Hearing
 - B. Zoning Ordinance Text Amendment - Town of Hampden requests review of proposed amendments to the Shoreland Zoning standards of the ordinance. The town intends to delete the current Shoreland Regulations, Article 4.14 contained in the zoning ordinance and adopt a freestanding shoreland zoning ordinance which will contain those regulations. - Public Hearing
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, June 10, 2009, 7:00 P. M.
AGENDA**

ORDINANCE COMMITTEE MEETING AT 6:00 PM

1. APPROVAL OF MINUTES (May 13, 2009 Agenda)
2. OLD BUSINESS
 - A. Conditional Use/Site Plan - MSAD #22 requests review to construct a 180,000 sq. ft. building and associated parking and athletic fields for use as a Public High School (Hampden Academy) located at 24 Main Road North in a Residential B District. (Tax Map 6, Lots 45, 45A, 43A and Map 31, Lot 2) - Continued
 - B Zoning Ordinance Text Amendment - Town of Hampden requests review of proposed amendments to the Shoreland Zoning standards of the ordinance. The town intends to delete the current Shoreland Regulations, Article 4.14 contained in the zoning ordinance and adopt a freestanding shoreland zoning ordinance which will contain those regulations.
3. NEW BUSINESS
 - A. Conditional Use/Site Plan review - Hampden Water District requests review to construct a 2,000 sq. ft. building for use as an essential services (water utility) maintenance garage located at 140 Main Road North in a Residential A District. (Tax Map 33, Lot 2) - Public Hearing
4. STAFF REPORT
5. BOARD MEMBER CONCERNS
6. ADJOURNMENT



**Town of Hampden
Planning Board
Public Notice**

July 1, 2009

Dear Resident:

Please be advised that the Hampden Planning Board will conduct a workshop concerning the reading and interpretation of site plans and subdivision plans at 7:00 P. M. on Wednesday, July 8, 2009, in the Hampden Municipal Building, located at 106 Western Avenue. The Board will not conduct any official business.

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, August 12, 2009, 7:00 P. M.
AGENDA**

1. APPROVAL OF MINUTES (June 10, 2009 Agenda)
2. NEW BUSINESS
 - A. Request of Hampden Water District to the Planning Board to waive Site Plan Review for construction of a Water Pump Station located at 816 Main Road North.
 - B. Draft Shoreland Zoning Ordinance and Map – Planning Board to set date for Public Hearing (Likely September 9, 2009 will be the date for that Public Hearing).
3. STAFF REPORT
4. BOARD MEMBER CONCERNS
5. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, September 9, 2009, 7:00 P. M.
AGENDA**

1. APPROVAL OF MINUTES (June 10, 2009 and August 12, 2009 Agendas)
2. NEW BUSINESS
 - A. Final Subdivision Plan Revision - Michael Clisham and Jamie Guevera Request to revise the Audrey's Estates Subdivision by making a three foot adjustment to the side lot line separating lots 5 and 6 located on the north side of Shaw Hill Road at the intersection of Miller Road in a Rural District. (Tax Map 7, Lots 69-5 and 69-6) – Public Hearing
 - B Site Plan Review - PDQ Door requests to construct a 6,232 sq. ft. addition to the existing service business use (sales and installation of doors and windows) located at 589 Main Road North on the south side of the street in a Commercial Service District and Protection District. (Tax Map 27, Lots 45, 45-A and 45-B). – Public Hearing
3. STAFF REPORT
4. BOARD MEMBER CONCERNS
5. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, September 23, 2009, 7:00 P. M.
Municipal Building Community Room**

AGENDA

1. NEW BUSINESS

- A. Draft Shoreland Zoning Ordinance and Map – Town of Hampden requests the Planning Board conduct a Public Hearing to Consider Adoption of a New Shoreland Zoning Ordinance and Map in Accordance With the Mandatory Shoreland Zoning Act, 38 M.R.S.A. sections 435-449 and MDEP Chapter 1000: Guidelines for Municipal Shoreland Zoning Ordinances – Public Hearing

2. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD ORDINANCE COMMITTEE**

**Tuesday, October 6, 2009, 7:00 P. M.
Municipal Building Council Chambers**

AGENDA

1. NEW BUSINESS

- A. Draft Shoreland Zoning Ordinance and Map – Town of Hampden requests the Planning Board Consider Adoption of a New Shoreland Zoning Ordinance and Map in Accordance With the Mandatory Shoreland Zoning Act, 38 M.R.S.A. sections 435-449 and MDEP Chapter 1000: Guidelines for Municipal Shoreland Zoning Ordinances

2. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD ORDINANCE COMMITTEE**

The public is welcome to attend this committee meeting but please note that it is not a public hearing.

**Wednesday, October 28, 2009, 7:00 P. M.
Municipal Building Council Chambers**

NOTE: As you may be aware the Planning Board held a public hearing on the Draft Shoreland Zoning Ordinance on September 23, 2009. At the conclusion of that meeting the Board referred the ordinance and the public record to the Planning Board Ordinance Committee for review and recommendation. The Ordinance Committee held a meeting on October 7, 2009 and October 14, 2009 but did not conclude their review at that time. For that reason the regular Planning Board Meeting for October will be postponed until November 18, 2009 and the October 28, 2009 date will be utilized as a second Ordinance Committee Meeting on the Draft Shoreland Zoning Ordinance.

AGENDA

1. OLD BUSINESS

- A. Draft Shoreland Zoning Ordinance and Map – Town of Hampden requests the Planning Board Consider Adoption of a New Shoreland Zoning Ordinance and Map in Accordance With the Mandatory Shoreland Zoning Act, 38 M.R.S.A. sections 435-449 and MDEP Chapter 1000: Guidelines for Municipal Shoreland Zoning Ordinances

2. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, November 18, 2009, 7:00 P. M.
AGENDA**

1. APPROVAL OF MINUTES (September 9, 2009 and September 23, 2009 Agendas)
2. OLD BUSINESS
 - A. Draft Shoreland Zoning Ordinance and Map – Town of Hampden requests consideration of adoption as required under 38 M.R.S.A. sections 435-449 and based on DEP rules Chapter 1000. This draft contains certain language suggested by the Planning Board Ordinance Committee. – Public Hearing
3. NEW BUSINESS
 - A. Site Plan and Conditional Use - Wiseman Spaulding Design, Inc. requests construction of a barn style building approximately 36 ft. by 96 ft. for the purpose of warehousing of business related supplies and materials (Customary Rural Business) as well as modestly relocate the driveway for the Thomas Penneman Stetson Historic Landmark located at 12 Shaw Hill Road in a Rural District. (Tax Map 7, Lot 58) – Public Hearing
4. STAFF REPORT
5. BOARD MEMBER CONCERNS
6. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, December 9, 2009, 7:00 P. M.
AGENDA**

1. APPROVAL OF MINUTES (November 18, 2009 Agenda)

2. NEW BUSINESS

- A. Site Plan Review - Rawcliffe's, Inc. proposes revision of their previously approved plan to construct 2,400 sq. ft. four-bay, self-wash style carwash located at 337 Main Road North in a Commercial Service District and Resource Protection District. (Tax Map 28, Lot 16-B) – Public Hearing
- B. Site Plan Review - Esther Deschene requests review under planned group development standards for two single-family residences on a single parcel under certain conditions located at 261 Canaan Road in a Rural District. (Tax Map 5, Lot 30) – Public Hearing
- C. Zoning Ordinance Text Amendment - Town of Hampden requests Article 5.3.1 Building Permits criteria be revised under which a building permit can be issued for houses in new subdivisions and to revise the criteria under which a building permit can be issued following issuance of a sewer hook-on permit or a subsurface wastewater disposal permit – Public Hearing
- D. Zoning Ordinance Text Amendment - Town of Hampden requests Article 3.3 Commercial Service District be revised to add a new conditional use of functionally water-dependent uses along the Penobscot River, Article 3.3.5 Special District Regulations be revised to allow buildings in excess of 35 feet under certain criteria and an exemption be added for functionally water-dependent uses along the Penobscot River from the district building height criteria – Public Hearing
- E. Zoning Ordinance Text Amendment - Town of Hampden requests Article 7.2 Definitions be revised to add a definition of institutional building – Public Hearing

3. STAFF REPORT

4. BOARD MEMBER CONCERNS

5. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, December 16, 2009, 7:00 P. M.
(Postponed from the 9th due to snow)
AGENDA**

1. APPROVAL OF MINUTES (November 18, 2009 Agenda)

2. NEW BUSINESS

- A. Site Plan Review - Rawcliffe's, Inc. proposes revision of their previously approved plan to construct 2,400 sq. ft. four-bay, self-wash style carwash located at 337 Main Road North in a Commercial Service District and Resource Protection District. (Tax Map 28, Lot 16-B) – Public Hearing
- B. Site Plan Review - Esther Deschene requests review under planned group development standards for two single-family residences on a single parcel under certain conditions located at 261 Canaan Road in a Rural District. (Tax Map 5, Lot 30) – Public Hearing
- C. Zoning Ordinance Text Amendment - Town of Hampden requests Article 5.3.1 Building Permits criteria be revised under which a building permit can be issued for houses in new subdivisions and to revise the criteria under which a building permit can be issued following issuance of a sewer hook-on permit or a subsurface wastewater disposal permit – Public Hearing
- D. Zoning Ordinance Text Amendment - Town of Hampden requests Article 3.3 Commercial Service District be revised to add a new conditional use of functionally water-dependent uses along the Penobscot River, Article 3.3.5 Special District Regulations be revised to allow buildings in excess of 35 feet under certain criteria and an exemption be added for functionally water-dependent uses along the Penobscot River from the district building height criteria – Public Hearing
- E. Zoning Ordinance Text Amendment - Town of Hampden requests Article 7.2 Definitions be revised to add a definition of institutional building – Public Hearing

3. STAFF REPORT

4. BOARD MEMBER CONCERNS

5. ADJOURNMENT