

**TOWN OF HAMPDEN
PLANNING BOARD
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Wednesday, June 12, 2013 at the Hampden Municipal Building Council Chambers by Chairman Peter Weatherbee.

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

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

1. APPROVAL OF MINUTES (May 8, 2013)

Member Syversen made a motion to approve the minutes as written this was seconded by Member Avery. The vote was unanimous in favor of the motion.

2. NEW BUSINESS

A. Zoning Ordinance Text Amendment – Town of Hampden requests amendment to Article 3.6.2 Interchange District Permitted Uses to add single family dwelling on Old Coldbrook Road to the list of permitted uses in the district. – Public Hearing and Recommendation to Town Council.

Chairman Weatherbee asked if this item had been noticed, Mr. Osborne replied that it had been public noticed.

Chairman Weatherbee opened the public hearing asking for anyone wishing to speak in favor of the application, anyone with general questions or comments then anyone wishing to speak in opposition of the application.

Kathy Walker, 5 Old Coldbrook Road, spoke in opposition of the proposed text amendment, to permit single family dwellings on the Old Coldbrook Road in the Interchange District. She stated that the history of the street was that there were six houses there when she first moved there and four of them were subsequently became dilapidated as rentals and were burned down by the fire department after the houses were vacated. She does not want any more trashed and burned houses in the neighborhood.

Ms. Walker expressed some relief that she had spoken to Bob Averill who was also in attendance at this meeting, he is the owner of the former beauty shop and that he intends to convert the building to a single family residence for his family's use as an owner occupied residence.

Ms. Walker questioned why the town would want a residential pod surrounded by industrial uses. She questioned what does this change mean for the surrounding vacant properties? She indicated that the Averill property was constructed by Downeast Associates and has never been a residence although it may have been designed and constructed with the thought that it might be re-used as a house.

Ms. Walker questioned if the town might make the use conditional in a fashion where the town could assess how it had worked out?

Ms. Walker expressed concern for many houses to be built and more rentals to be trashed and burned. She questioned where this fits into the comprehensive plan.

Bob Osborne, town planner, spoke about the text amendment. This draft zoning text amendment which was referred to the Planning Board comes from the Council Planning and Development Committee. The town had received a written request to consider allowing the Averill property to be used as a single family residence. The text amendment limits the area of impact to Old Coldbrook Road (approximately 900 feet in length). He noted that many of the commercial districts in the Town of Hampden contemplate single family residential uses (including Commercial Service, Business, Rural Business, Village Commercial and Village Commercial II Districts however the Interchange and Business B Districts do not). The lot area and frontage requirements of any newly created lots would as stated in the Interchange District (lot area 1 acre and 200 feet of street frontage). Staff recommends that the Planning Board return this item to the Town Council with an “ought to pass” recommendation.

Member Frazier asked Mrs. Walker what the major concern was with having single family dwelling in the Interchange Zone.

Mrs. Walker stated that Dysart’s and Bouchard’s owned several of the houses that had been rentals, then eventually burned down by the fire department due to the poor condition of the dwelling. She stated that it is more fitting to the comprehensive plan that the Coldbrook and Old Coldbrook Road be developed for service industry, not single family dwellings.

Member Weldon stated his understanding of the concerns voiced after living on the Coldbrook Road corridor.

Member Avery made a motion that this is consistent with other zones and an “ought to pass” recommendation be sent back to Town Council, this motion was seconded by Member Syversen. The vote was six in favor of the “ought to pass” recommendation to Town Council and one against the motion. (Member Weldon voted no)

Chairman Weatherbee requested that the Town Planner’s memo to be made part of the public record.

3. STAFF REPORT

Bob Osborne has nothing to report.

4. BOARD MEMBER CONCERNS

5. ADJOURNMENT

Meeting was adjourned at 7:35 p.m.