

**TOWN OF HAMPDEN
PLANNING BOARD
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Thursday, November 9, 2011, at the Hampden Municipal Building by Chairman Peter Weatherbee.

Attendance: Planning Board Chairman Peter Weatherbee, Members Andrew Nelson, Peter Frazier, Morton Syversen, Michael Avery, Eugene Weldon, Thomas Blais and Associate Member Kelley Wiltbank.

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

1. APPROVAL OF MINUTES (October 12, 2011)

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

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. (Map 7 lot 63).

Chairman Weatherbee asked if this item was set for a public hearing, Mr. Osborne stated that it does not require a public news ad, but notices were posted and land abutters notices were send out. Chairman Weatherbee stated he would conduct this as if there was a public hearing with proponents wishing to speak then opponents, then anyone with questions or comments.

Danny Wade of 92 Shaw Hill Road spoke about the proposed hobby shop. It would be remote control cars and rockets. There is only one other shop around. It would be part time 4 p.m. to 8 p.m. four nights a week and on the weekends. There would be little to no noise.

Jim Husson of 5 Stetson Drive spoke. He stated his land abuts Mr. Wade's property, he has no problem with Danny starting a hobby shop.

There were no opponents and no one had general questions or comments.

Chairman Weatherbee asked to hear from the Town Planner.

Mr. Osborne stated that 384 sq. ft. space of the garage is being used. The standards under Article 4.10 are met. The application was amended to include one outside employee, and limited to 10 trips per day.

A motion to approve the home occupation application as amended was made by Member Syversen, this was seconded by Member Weldon. The vote was eight in favor and none against the motion to approve the home occupation.

3. STAFF REPORT

Bob Osborne stated that the Comp Plan Committee is making progress and could meet the December deadline. Then the Council would send it to the Planning Board for Public Hearing and recommendation.

4. BOARD MEMBERS CONCERNS

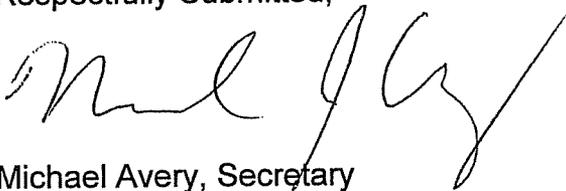
Member Avery asked about the Dunkin Donuts approval. Has the one year test period passed as far as the traffic flow is concern, and if there have been any problems?

Mr. Osborne stated that the clock would start at the time the doors were opened for business and so the one year is not up yet.

5. ADJOURNMENT

The Planning Board meeting adjourned at 7:20 p.m.

Respectfully Submitted,



Michael Avery, Secretary