

**TOWN OF HAMPDEN  
PLANNING BOARD  
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Thursday, January 11, 2012, at the Hampden Municipal Building by Chairman Peter Weatherbee.

Attendance: Planning Board Chairman Peter Weatherbee, Members Andrew Nelson, Peter Frazier, 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. ELECTION OF OFFICERS**

Member Avery nominated Peter Weatherbee for Chairman and this was seconded by Member Wiltbank. Chairman Weatherbee accepted the nomination. A vote was called and the motion was approved unanimously. Member Wiltbank nominated Michael Avery for Secretary and this motion was seconded by Member Blais. Member Avery accepted the nomination. A vote was called and the motion was unanimously approved.

**2. APPROVAL OF MINUTES (December 14, 2011)**

Member Avery had some questions as to the wording of the conditions listed for Billington LLC. Mr. Osborne clarified it conditions for Member Avery. Member Avery also noted that when the zoning ordinance text amendment was reviewed that the corrected draft should read hotel/motel. Mr. Osborne indicated that the draft was corrected before it went back to the Council for consideration as hotel/motel was the existing language in the Zoning Ordinance. Member Nelson made a motion was made to approve the minutes with the amended conditions in the minutes, the motion was seconded by Member Avery. The vote was unanimous to approve the amended minutes.

**3. NEW BUSINESS**

**A. Conditional Use and Site Plan Approval – Calvary Apostolic Church requests approval to change the use of the former Penobscot Community Health Care building to church use- 177 Coldbrook Road in a Commercial Service District – Tax Map 9, lot 20A Public Hearing.**

Chairman Weatherbee asked if this item was set for a public hearing, Mr. Osborne stated that it was and that notices were posted and land abutters notices were send out. Chairman Weatherbee stated the public hearing is open asking for proponents wishing to speak then opponents, then anyone with questions or comments.

Pastor Channel spoke about the proposal. He stated that his church has been seeking a home since their church burned this summer (2011). They will be leasing for one year. The building owners are trying to sell it.

Mr. Osborne stated he had a copy of the amended language of the Commercial Service District approved and in effect November 2011 included in the Board's packets. He indicated that the application is essentially just for a change of use without any proposed changes to the site development save a few plantings that were called out on the original

plan but are not there now. He indicated that the conditional use review is primarily for new construction and only a few of the criteria seem applicable here such as traffic. The peak hour traffic for this use would not coincide with the peak traffic on Coldbrook Road and is not expected to have adverse impacts. He indicated that staff recommends both the Conditional Use application and the Site Plan application.

Member Nelson made a motion that it meets site plan approval Member Weldon seconded the motion. The vote was seven in favor and none against.

Member Nelson made a motion that the application meets conditional use, Member Weldon seconded the motion. The vote was seven in favor and none against.

Chairman Weatherbee asked that Mr. Osborne's staff memo be part of the record.

**B. Post-Construction Stormwater Management Plan Approval – Billington, LLC requests approval for their post-construction stormwater management plan for the proposed 32-lot, 25.8 acre development located on Main Road North just east of Daisey Lane in a Residential A District – Tax Map 10 Lot 3 – Public Hearing.**

Chairman Weatherbee stated that a letter was received from Jim Kiser asking the Planning Board to table this item.

Member Avery made a motion to table this item until the next regularly scheduled meeting. This was seconded by Member Nelson. The vote was seven in favor and none against the tabling of this item.

3. **STAFF REPORT**  
No staff reports
4. **BOARD MEMBERS CONCERNS**  
No Board Member concerns.
5. **ADJOURNMENT**

The Planning Board meeting adjourned at 7:30 p.m.

Respectfully Submitted,



Michael Avery, Secretary