

**TOWN OF HAMPDEN
PLANNING BOARD
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Thursday, February 8, 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, Mort Syversen and Associate Member Kelley Wiltbank.

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

1. APPROVAL OF MINUTES (January 11, 2012)

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

2. OLD BUSINESS

A. 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. Tabled from January's meeting.

Chairman Weatherbee asked if this item was set for a public hearing, Mr. Osborne stated that notices were posted and land abutters notices were send out. Since this item was tabled at the last meeting, Chairman Weatherbee asked for a motion to remove the item from the table.

Member Syversen made a motion to remove this item from the table. This motion was seconded by Member Nelson. The vote was seven in favor and none against.

Jim Kiser spoke about the stormwater permit required by DEP. The DEP requires that the stormwater drainage leaving the area meets the MS4 program requirements. Mr. Kiser stated that the final subdivision approval was several months ago. The site was the former Crestwood Trailer Park. The approved subdivision has 32 lots, with 1800 foot of proposed town road. .

Public hearing was closed.

Robert Osborne, town planner spoke about the application.

The town will have their own inspector on site. Specifications on the catch basins and storm drains and drainage will be made available.

Member Weldon made a motion to approve the stormwater application as submitted. This motion was seconded by Member Syversen. The vote was seven in favor and none against.

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

3. **NEW BUSINESS**

A. Final Subdivision Plan amendment – Lindsay Construction, Inc. and Phillip Clifford request approval to adjust the common lot line of lots 6 and 7 of the Cool Brook Acres, Section IV located at 41 and 31 Jay's Way in a Residential A District – Tax Map 10 Lot 3 – Public Hearing.

Chairman Weatherbee asked if this item was set for a public hearing, Mr. Osborne stated 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.

William Baxter stated that they are amending lot lines between lots 6 and 7. The new house on lot 7 was built in the setback a foot and a half.

Member Syversen asked why they did not apply for a variance.

Mr. Osborne stated that it would not meet the requirements for a variance because the hardship was self imposed.

The Public hearing was closed.

Mr. Osborne, the town planner spoke about the amendment. The amended deeds and plot plan need to be recorded at the registry of deeds. Mylars are set out to be signed by Board Members before departing tonight's meeting.

Member Avery asked if lot 7's road frontage is adequate.

Mr. Osborne stated that it was.

Member Syversen made a motion to approve the amendment. This motion was seconded by Member Nelson. The vote was seven in favor and none against.

B. Subdivision Ordinance Sketch Plan Review – Robert M. Higgins request review for a proposed five-lot single-family subdivision located on the southwest corner of Old County Road and Schoolhouse Lane in a Residential B District. Tax Map 20, Lot 72.

Chairman Weatherbee asked if this item was set for a public hearing, Mr. Osborne stated that notices were posted and land abutters notices were send out, but this was not a public hearing it is sketch plan. Chairman Weatherbee asked to hear from a representative of the application.

Stan Plisga of Plisga and Day spoke about the proposed 5 lot subdivision. He stated that three of the lots would be on the Old County Road and the other two lots would be on Schoolhouse Lane. Mr. Plisga stated that the sewer elevation is very difficult on this site and was unsure how they are proposing sewer service. The sewer

question would be resolved before preliminary plan was submitted.

Mike Messier from 266 Old County Road, stated he lives across the street from the proposal, he would like to know where the driveways would be located. The plan was displayed so people could see the layout of the proposed subdivision. Mr. Messier also wanted to know what kind of houses are being proposed.

Mr. Osborne stated that this information would be at preliminary plan. The steps for subdivision approval are: 1) sketch 2) preliminary plan 3) final plan.

Dave Giroux real estate agent working with the landowner stated that the houses would be in keeping with the neighborhood, basically middle class housing.

Stan Plisga stated that the open space would be fee in lieu.

Member Avery made a motion to classify the subdivision as a major subdivision with minor proposed improvements. This motion was seconded by Member Nelson. The vote was seven in favor and none against.

4. **STAFF REPORT**

Mr. Osborne stated that the comprehensive plan will be coming to the Planning Board in the next month. The Comprehensive Plan Committee will need a response from the Planning Board as to their recommendations. The Planning Board Members asked about the path they should follow. The Planning Board Comprehensive Plan Committee will review the proposed 2010 Comprehensive Plan. Some Members asked about the availability of the Plan for them to review before the scheduled hearings.

5. **BOARD MEMBERS CONCERNS**
No Board Member concerns.

6. **ADJOURNMENT**

The Planning Board meeting adjourned at 7:45 p.m.

Respectfully Submitted,

Michael Avery, Secretary