

**TOWN OF HAMPDEN
PLANNING BOARD
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Thursday, March 14, 2012, at the Hampden Municipal Building by Chairman Peter Weatherbee.

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

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

1. APPROVAL OF MINUTES (February 08, 2012)

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

2. NEW BUSINESS

A. Conditional Use/Site Plan Approval – Hodgdon Landscape and Stone Supply request approval for a service business with over 5,000 sq. ft. of outdoor display and storage for trailer storage and landscape business located at 330 Coldbrook Road in an Interchange District - Public Hearing. Tax Map 9, Lot 35-A

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 asked to hear from people in favor then anyone opposed then anyone with questions or comments. Public Hearing is opened.

Jim Kiser, PE representing Hodgdon Landscape and Stone Supply stated that the site has some history in that it was the former Maine Sport Dome. Hodgdon Landscape & Stone Supply is leasing the property from H. O. Bouchard. Their landscape business was formerly located at 202 Coldbrook Road. They will have an outdoor display area in the lower half of the parking area. A small office trailer with electric and water, a port-a-potty is also proposed. No outdoor lighting is proposed. No one else spoke. Chairman Weatherbee closed the Public Hearing and asked for staff comments.

Bob Osborne, Town Planner stated that there are trailers on site which are an extension of Bouchard's truck depot. The Conditional Use applies to Hodgdon Landscape & Stone Supply only. Mr. Osborne also noted that he observed after a spring rain that the storm drains are working well on this site with no ponding. There are no traffic issues, and outdoor lighting should be discussed with the applicant. Staff would recommend approval.

Jim Kiser addressed the lighting issue. He stated that operations will be during the daylight hours only. There will be a gate for security, no other lighting is proposed.

Night lighting for security and safety issue for people on site should not be needed, but for minimum lighting only.

Member Avery had concerns and questions on hours of operation and the lighting of the site. He also noted on the plan about the signage.

Member Weldon made a motion that it meets Article 4.2.3 standards governing conditional use. This motion was seconded by Member Avery. The vote was seven in favor and none against.

Member Syversen made a motion the plan meets Article 4.1.7 site plan approval standards. With the condition that hours of operation be limited to daylight hours. This motion was seconded by Member Avery.

Member Syversen withdrew his motion. Lighting of the site was discussed further.

Member Syversen made a motion for site plan approval meeting Article 4.1.7 with lighting not being required with their hours of operation in the daylight hours only. Member Avery seconded the motion. The vote was seven in favor and none against.

Chairman Weatherbee asked that the Town Planner's staff memo be made part of the record.

B. Subdivision Sketch Plan – David and Melissa Ryder requests Subdivision Sketch Plan Review for a Two-lot rural subdivision located near 396 Meadow Road in a Rural District. – Tax Map 4 Lot 25-A.

Chairman Weatherbee stated that this application is sketch plan only, Bob Osborne notified abutters, but no public notice due to this being only a sketch plan.

Darrell Ginn professional land surveyor representing the Ryder's spoke about the proposed two-lot subdivision. One lot is 19.7 acres the second lot is 2.75 acres. The soils have been tested, and the wetlands have been mapped.

Mr. Osborne stated that this was the former site of the Bangor Rescue Mission. The house lot was previously split out and sold. This is a minor subdivision with no public improvements. The lots meet the required upland area and dimensional standards. The open space is being retained by the developer and is off-site on an adjoining parcel also owned by the applicant. The open space was discussed with the Board Members.

A motion was made by Member Syversen to class the subdivision as a minor subdivision with no public improvements. This motion was seconded by Member Weldon. The vote was seven in favor and none against.

C. Comprehensive Plan – Town of Hampden requests review of the Draft Comprehensive Plan by the Planning Board for review and comment as specified by the Town Charter.

Bob Osborne, town planner stated that the Comprehensive Plan Committee is holding a public hearing on March 22, 2012 at 7 p.m. The public will have an opportunity to have input and make comments. Mr. Osborne stated that he will set up a date for a meeting of the comprehensive plan committee and suggested that both ordinance committee members

attend on a Wednesday evening to be announced. The Planning Board is to make a recommendation to the Town Council after its review.

4. STAFF REPORT

Mr. Osborne stated that 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.

Also coming up is a new business in the business park is coming, Central Maine Diesel, on lot 5.

5. BOARD MEMBERS CONCERNS

No Board Member concerns.

6. ADJOURNMENT

The Planning Board meeting adjourned at 7:50 p.m.

Respectfully Submitted,

Michael Avery, Secretary