

**TOWN OF HAMPDEN
PLANNING BOARD**

7:00 P. M. Wednesday, May 9, 2012

AGENDA

1. APPROVAL OF MINUTES (April 11, 2012)

2. NEW BUSINESS

- A. Conditional Use/Site Plan Approval – Deb and Timothy Scott request approval establish a boarding of animals use utilizing portions of their residence and attached garage as well as a 8,100 sq. ft. fenced outdoor area for use as training and exercise of dogs and as a second phase construction of a 1,120 sq. ft. garage building and an additional 6,300 sq. ft. fenced outdoor area located at 79 Patterson Road in a Rural District (Tax Map 5, lot 45-C) – Tax Map 10-B, Lot 5 – Public Hearing**
- B. Preliminary Subdivision Plan – Robert M. Higgins requests approval for a five-lot, 7.18 acre subdivision located near the southwest corner of Old County Road and Schoolhouse Lane in a Residential B District and Business District. (Tax Map 20, Lot 72) – Public Hearing**
- C. Site Plan Approval – Dead River Company requests approval to revise their existing site plan to add two 30,000 gallon propane storage tanks to their existing facility located at 293 Western Avenue in a Commercial Service District (Tax Map 29, Lot 14-1) – Public Hearing**

3. OLD BUSINESS

- A. Zoning Ordinance Text Amendment – Town of Hampden requests text amendment to create a new Waterfront 1 District located generally in the marina area the purpose of which is to support the location of water-dependent and water related uses. – Continued**
- B. Zoning Ordinance Map Amendment - Town of Hampden requests map amendment to create a new Waterfront 1 District located generally in the marina area this new zoning district is proposed for Tax Map 19, Lots 31 and 31-A and Map 28, Lot 17-A. – Continued**

4. STAFF REPORT

5. BOARD MEMBER CONCERNS

6. ADJOURNMENT