

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, December 8, 2004, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (November 10, 2004)**
- 2. UNFINISHED BUSINESS.**
 - A. Major Subdivision, Final Plan for Phase 2 of the Hampden Center Estates Subdivision – Onsite Developers, LLC – Request for major subdivision, final plan approval for a 13-lot, 32 acre subdivision with a public street - Located on the corner of Patterson Road and Western Avenue in a Rural District (Tax Map 8, Lot 33) – Continued from November 10, 2004 Planning Board Meeting.**
 - B. Minor Subdivision - Eric and Lisa Martin - Application for Martin Subdivision, a 4 lot, 35 acre subdivision with no public improvements - Located at 135 Carmel Road South in a Rural District & Resource Protection District (Tax Map 1, Lot 44). – Continued from October 13, 2004 Planning Board Meeting**
- 3. NEW BUSINESS**
 - A. Minor Subdivision Plan - Michael C. Levesque & David T. Locke – Requesting review of the Springer Estates Subdivision, a 3 lot, 7.37 acre subdivision with no public improvements - Located at 1042 Western Avenue in a Rural District (Tax Map 7, Lot 35) – Public Hearing**
 - B. Major Subdivision, Preliminary Plan - COL-TEA, MAC, Inc. (Terrence Cliff) – Requesting review of a 15 Lot, 15.55 acre subdivision with proposed Public Improvements including approximately 1,000 feet of new street, sewer and water - Located off Ruth Avenue (Coolbrook Subdivision) in a Residential A District (Tax Map 9, Lot 28) – Public Hearing**
 - C. Home Occupation, Site Plan/Conditional Use - Rebecca L. Nelson Requesting review of a home office for massage therapy located at 634 Meadow Road in a Rural District (Tax Map 4, Lot 20-6). – Public Hearing**
 - D. Subdivision Sketch Plan - Cynthia Philbrick Requesting review of 4 lot, 53.8 acre cluster subdivision with no public improvements located at 1220 Western Avenue in a Rural District (Tax Map 7, Lots 20-A & 20-A1+2**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, November 10, 2004, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (October 13, 2004)**
- 2. UNFINISHED BUSINESS.**
 - A. Major Subdivision, Final Plan for Phase 2 of the Hampden Center Estates Subdivision – Onsite Developers, LLC – Request for major subdivision, final plan approval for a 13-lot, 32 acre subdivision with a public street - Located on the corner of Patterson Road and Western Avenue in a Rural District (Tax Map 8, Lot 33) – Continued from September 8, 2004 Planning Board Meeting.**
 - B. Minor Subdivision - Eric and Lisa Martin - Application for Martin Subdivision, a 4 lot, 35 acre subdivision with no public improvements - Located at 135 Carmel Road South in a Rural District & Resource Protection District (Tax Map 1, Lot 44). – Continued from October 13, 2004 Planning Board Meeting**
- 3. NEW BUSINESS**
 - A. Revised Subdivision Sketch Plan of the Webber Brook Subdivision – Webber Brook, LLC – Requesting revision to consider cluster development standards for the 14-lot, 172 acre subdivision located at 606 and 618 Western Avenue in a Rural District (Tax Map 8, Lots 20 & 21).**
 - B. Subdivision Sketch Plan - Michael C. Levesque & David T. Locke – Requesting review of the Springer Estates Subdivision, a 3 lot, 7.37 acre subdivision with no public improvements - Located at 1042 Western Avenue in a Rural District (Tax Map 7, Lot 35).**
 - C. Subdivision Sketch Plan - Cynthia Philbrick – Requesting review of the Philbrick Subdivision, a 5 lot, 53.8 acre subdivision with no public improvements - Located at 1220 Western Avenue in a Rural District (Tax Map 7, Lot 20-A & 20-A1+2).**
 - D. Revision of Preliminary Subdivision Plan – F & L Properties, Inc. (Bion Foster, Michael Levesque) – Request extension of preliminary plan approval for 54 Lot, 118 Acre Cluster and Conventional Subdivision - Located on the westerly side of Main Road South, 0.7 miles south of Dorothea Dix Park in a Rural District (Tax Map 3, Lots 30)**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, October 13, 2004, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (September 8, 2004)**
- 2. UNFINISHED BUSINESS.**
 - A. Zoning Ordinance Text Amendment - Town of Hampden – to amend portions of Article 3.14 Village Commercial District and 3.15 Village Commercial II District to allow Fast-Food Restaurants – Public Hearing**
- 3. NEW BUSINESS**
 - A. Major Subdivision, Final Plan Revision for Phase 2 of the Colonial Heights Subdivision - Cushing Family Corporation – Request for revision to wetlands mapping and alteration of several side lot lines in order to adjust lot area - Located on the end of Constitution Avenue and Independence Avenue off Western Avenue in a Residential B District (Tax Map 6A). – Public Hearing**
 - B. Major Subdivision, Preliminary Plan - Ron and Deborah Mansell - Application for Butternut Estates Subdivision, a 10 lot, 26.4 acre subdivision with public improvements - Located at 1347 Carmel Road North in a Rural District (Tax Map 4, Lot 7-F). – Public Hearing**
 - C. Minor Subdivision - Eric and Lisa Martin - Application for Martin Subdivision, a 4 lot, 35 acre subdivision with no public improvements - Located at 135 Carmel Road South in a Rural District & Resource Protection District (Tax Map 1, Lot 44). – Public Hearing**
 - D. Home Occupation/Site Plan/Conditional Use - Dana Smith - Application for review of public accountant office as a home occupation located at 350 Main Road South in a Rural District (Tax Map 3, Lot 28). – Public Hearing**
 - E. Pre-application Subdivision Sketch Plan – Webber Brook, LLC (Robert Foster) – Pre-application for Webber Brook Subdivision, a 14 lot, 172 acre subdivision with public improvements located at 606 and 618 Western Avenue in a Rural District (Tax Map 8, Lots 20 & 21)**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, September 8, 2004, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (August 18, 2004)**
- 2. NEW BUSINESS.**
 - A. Conditional Use and Site Plan - Dead River – Request approval to erect an additional 30,000 gallon, above ground propane storage tank located at 293 Western Avenue, in a Commercial Service District (Tax Map 29, Lot 14) – Public Hearing**
 - B. Major Subdivision, Final Plan for Phase 2 of the Hampden Center Estates Subdivision - Onsite Developers, LLC. (Louis LaChance and Don Pelletier) - Request for construction of a 13 Lot, 32 Acre Subdivision with public improvements including a Town road - Located on the southwest corner of Western Avenue and Patterson Road in a Rural District (Tax Map 8, Lot 33).**
 - C. Zoning Ordinance Text Amendment - Town of Hampden – to amend portions of Article 4.5.4 Non-conforming Uses – to allow the expansion of mobile home parks as a non-conforming use – The purpose of this amendment is to conform with M.R.S.A., Title 30-A, § 4358, which requires that planning boards consider allowing expansion of existing mobile home parks – Public Hearing**
 - D. Zoning Ordinance Text Amendment - Town of Hampden – to amend portions of Article 4.7 Off-street Parking, Loading, Drive-thru Design and Bufferyard Requirements – to add design provisions for drive-thru uses and to revise the parking space requirement for restaurants and to renumber the article – Public Hearing**
 - E. Zoning Ordinance Text Amendment - Town of Hampden – to amend portions of Article 3.14 Village Commercial District and 3.15 Village Commercial II District to allow Fast-Food Restaurants – Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, August 11, 2004, 7:00 P. M.

AGENDA

Note: There is also a 6:00 P.M. Ordinance Committee Meeting

- 1. APPROVAL OF MINUTES (July 14, 2004)**
- 2. NEW BUSINESS.**
 - A. Site Plan - MSAD 22, Hampden Academy – Request revision of previously approved plan for athletic fields to modifying bleachers and construct concession stand and press box located at or near 1 Main Road North, in a Residential B District. (Tax Map 6, Lot 45) – Public Hearing**
 - B. Conditional Use and Site Plan - Dead River – Request approval to erect an additional 30,000 gallon, above ground propane storage tank located at 293 Western Avenue, in a Commercial Service District (Tax Map 29, Lot 14) – Public Hearing**
 - C. Zoning Ordinance Text Amendment - Town of Hampden – to delete the portions of Article 4.13 Manufactured Housing pertaining to annual licensing (Pending adoption of Mobile Home Park Licensing Ordinance) – Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, July 14, 2004, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (June 9, 2004)**
- 2. NEW BUSINESS.**
 - A. Conditional Use/Site Plan – Lynne P. Upton - Request Approval for Construction of a 600 Sq. Ft. Building for Use of Boarding Animals - Located at 469 Back Winterport Road, in a Rural District (Tax Map 3, Lot 5). – Public Hearing**
 - B. Site Plan - Moyse Engineering Services, Inc. – Request Approval to Construct a One-Story, 3,000 Sq. Ft. Building for Use as Business Or Professional Office – Located at 71 Mecaw Road in a Commercial Service District (Tax Map 10, Lot 49-C) – Public Hearing**
 - C. Conditional Use And Site Plan - Hampden-Gilpatrick Funeral Home – Request Approval for Construction of a 26 Space Parking Lot for the Use of the Funeral Home (Place Of Assembly Use) - Located at 45 Western Avenue, in a Village Commercial District (Tax Map 36, Lot 29) – Public Hearing**
 - D. Home Occupation, Conditional Use and Site Plan - Stanley Smith – Request Approval to Utilize an Existing 720 Sq. Ft. Accessory Use Garage Structure for Use as A Home Occupation for Wood Crafts – Located at 209 Western Avenue in a Residential B District (Tax Map 30, Lot 6-B) – Public Hearing**
 - E. Pre-Application Subdivision Sketch Plan - COL-TEA, MAC, Inc. (Terrence Cliff) – Preapplication Review of a 15 Lot, 15.55 Acre Subdivision with Proposed Public Improvements Including Approximately 1,000 Feet of New Street, Sewer and Water - Located off Ruth Avenue (Coolbrook Subdivision) in a Residential A District (Tax Map 9, Lot 28)**
 - F. Pre-Application Subdivision Sketch Plan - Ron and Deborah Mansell – Preapplication Review of a 10 Lot, 29 Acre Subdivision with Proposed Public Improvements Including Approximately 1,500 Feet of New Street - Located 3,000 Feet North of Meadow Road on the Westerly Side of Route 69 in a Rural District (Tax Map 4, Lot 7)**
 - G. Pre-Application Subdivision Sketch Plan - Eric And Lisa Martin – Preapplication Review of a Four Lot, 34.7 Acre Subdivision with No Proposed Public Improvements - Located 1,700 Feet South of Nealeys Corner on the Easterly Side of Route 69 in a Rural District (Tax Map 1, Lot 44).**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, June 9, 2004, 7:00 P. M.

AGENDA

6:00 P.M. Ordinance Committee Meeting

- 1. APPROVAL OF MINUTES (May 12, 2004)**
- 2. NEW BUSINESS.**
 - A. Conditional Use/Site Plan – MSAD 22, Hampden Academy - Request approval to change the use of an existing freestanding accessory use structure to a freestanding classroom - Located at or near 1 Main Road North, in a Residential A District – Public Hearing**
 - B. Major Subdivision Preliminary Plan amendment - Northland Ridge, LLC (Bill Albair) – Request review of one-lot, 35.53 acre subdivision and Planned Group Development on which 15 (formerly 16) two-family structures would be constructed and served with public street and water – Located at 274 Main Road South in a Rural District (Tax Map 3, Lot 18). – Public Hearing**
 - C. Major Subdivision Preliminary Plan - F&L Properties (Bion Foster, Michael Levesque) – Request review of Oldfield Estates Subdivision, (a combined rural cluster subdivision and conventional subdivision) totaling 54 lots on a 134 acre parcel served with public street and public water - Located on the west side of Main Road South, 0.7 miles south of Dorothea Dix Park, in a Rural District (Tax Map 3, Lot 30) – Public Hearing**
 - D. Minor Subdivision Plan - Robert Gilberti – Request approval of a 4–Lot, 26.5 Acre Residential Subdivision with no public improvements - Located on the easterly side of Back Winterport Road, 0.6 miles north of Baker Road in a Rural District (Tax Map 3, Lot 8) – Public Hearing**
 - E. Conditional Use/Site Plan - Gregory L. Higgins – Request approval for Light Industrial Use (Higgins Electric) and Site Plan revision for Retail Sales of Used Automobiles - Located at 812 Main Road North in a Commercial Service District (Tax Map 21, Lot 29) – Public Hearing**
 - F. Nullification of the recently approved Major Subdivision Final Plan Revision of the Town Farm Meadow Subdivision merging Tax Map 5, Lot 51 & 51-1 – This plan was recorded without a valid purchase and sale agreement by the applicant (Laurie and Fred Reichel) – Camille Brodek, the owner of the lots, has requested that the Planning Board nullify its approval and remove the plan from the registry of deeds**
- 3. OLD BUSINESS**
 - A. Zoning Ordinance Text Amendment - Town of Hampden - Modify Article 3.1 Industrial Park District, 3.2 Industrial District, 3.3 Commercial Service District, 3.4 Business District, 3.5 Rural District, 3.6 interchange District, 3.12 Industrial 2 District, 3.13 Business B District, 3.14 Village Commercial District, 3.15 Village Commercial II District and Article 7.2 Definitions by adding various restaurant, tavern, bar and dancehall uses and definitions – Public Hearing**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, May 12, 2004, 7:00 P. M.

AGENDA

6:00 P.M. Ordinance Committee Meeting

- 1. APPROVAL OF MINUTES (April 14, 2004)**
- 2. OLD BUSINESS.**
 - A. Site Plan and Planned Group Development – Steve & Lea Andrew (49 Upper Oak Point Rd., Winterport) - Request review of six, one-story, 3,000 sq. ft. self storage units (warehouse use) and a 3,000 sq. ft. office building - Located at Penobscot Meadow Drive in an Industrial Park District (Tax Map 10, Lot 39) – Continued**
 - B. Major Subdivision Preliminary Plan - Northland Ridge, LLC (Bill Albair) – Request review of one-lot, 35.53 acre subdivision and Planned Group Development on which 18, two-family structures would be constructed and served with public street and water – Located at 274 Main Road South in a Rural District (Tax Map 3, Lot 18). – Continued**
 - C. Zoning Ordinance Text Amendment - Town of Hampden - Modify Article 3.7.6, Residential A District, Special District Regulations for Two-family Dwellings – Continued**
- 3. NEW BUSINESS**
 - A. Zoning Ordinance Text Amendment - Town of Hampden - Modify Article 3.1 Industrial Park District, 3.2 Industrial District, 3.3 Commercial Service District, 3.4 Business District, 3.5 Rural District, 3.6 interchange District, 3.12 Industrial 2 District, 3.13 Business B District, 3.14 Village Commercial District, 3.15 Village Commercial II District and Article 7.2 Definitions by adding various restaurant, tavern, bar and dancehall uses and definitions – Public Hearing**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, April 14, 2004, 7:00 P. M.

AGENDA

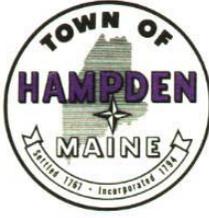
- 1. APPROVAL OF MINUTES (March 10, 2004)**
- 2. NEW BUSINESS.**
 - A. Major Subdivision Final Plan Revision – Onsite Developers – Request revision of Hampden Center Estates Subdivision (the 7 Lot) Phase 1 by deleting the alternative street reservation and rearranging several driveways - Located on the westerly side of Patterson Road in a Rural District (Tax Map 8, Lot 33) – Public Hearing**
 - B. Site Plan and Planned Group Development – Steve & Lea Andrew (49 Upper Oak Point Rd., Winterport) - Request review of six, one-story, 3,000 sq. ft. self storage units (warehouse use) and a 3,300 sq. ft. office building - Located at Penobscot Meadow Drive in an Industrial Park District (Tax Map 10, Lot 39) – Public Hearing**
 - C. Major Subdivision Preliminary Plan - Northland Ridge, LLC (Bill Albair) – Request review of one-lot, 35.53 acre subdivision and Planned Group Development on which 18, two-family structures would be constructed and served with public street and water – Located at 274 Main Road South in a Rural District (Tax Map 3, Lot 18). – Public Hearing**
 - D. Site Plan and Planned Group Development Amendment – Gail Realty - Request amendment of the approved plan by add outdoor display for marine (boat) sales, private boat launch and shoreline stabilization - Located at 747 Main Road North in a Commercial Service District and Resource Protection District (Tax Map 21, Lot 39) – Public Hearing**
 - E. Conditional Use/Site Plan - YMCA (Camp Pierce Webber) – Construct 20 space parking lot, athletic field, archery range, ropes course and replace 3 accessory structures - Located at 250 Emerson Mill Road in a Rural and Resource Protection District (Tax Map 8, Lot 58) - Public Hearing**
 - F. Site Plan - James W. Butler, Jr. – Request review of fill and grading plan for 4,750 yards of materials over 2 acres located at 674 Main Road North in a Business District (Tax Map 20, Lot 34). – Public Hearing**
 - G. Major Subdivision Final Plan Revision – Laurie and Fred Reichel – Request Review of one-lot amendment of the Town Farm Meadows Subdivision by merging lot 1 with retained land to the rear - Located on Western Avenue in a Rural District (Tax Map 5, Lot 51 & 51-1).- Public Hearing**
 - H. Zoning Ordinance Text Amendment - Town of Hampden - Modify Article 3.7.6, Residential A District, Special District Regulations for Two-family Dwellings – Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, March 10, 2004, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (January 14, 2004)**
- 2. OLD BUSINESS.**
 - A. Subdivision Sketch Plan – F & L Properties, Inc. (Bion Foster, Michael Levesque) – Request Review of a 54 Lot, 118 Acre Cluster Subdivision - Located on the westerly side of Main Road South, 0.7 miles south of Dorothea Dix Park in a Rural District (Tax Map 3, Lots 30) – Tabled**
- 3. NEW BUSINESS**
 - A. Major Subdivision Preliminary Plan - Highland Ridge, LLC (Bill Albair) – Request Review of a 17 lot, 35.53 acre cluster subdivision served with public street and public water on which 32 new dwelling units would be constructed - Located at 274 Main Road South (former Roberta Marsh property) in a Rural District (Tax Map 3, Lot 18) – Public Hearing**
 - B. Site Plan and Planned Group Development - Gail Realty – Request review of proposal to reuse a portion of the former Snow and Nealley Co. property for Retail Marine Sales – Located at 747 Main Road North in a Commercial Service District and Resource Protection District (Tax Map 21, Lot 39) – Public Hearing**
 - C. Subdivision Sketch Plan – Robert Gilberti – Request Review of a 4 Lot, 26.5 Acre Subdivision - Located on the easterly side of Back Winterport Road South, 0.6 miles north of Baker Road in a Rural District (Tax Map 3, Lot 8)**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**



**Town of Hampden
Planning Board
Meeting Cancellation**

February 2, 2004

Beric Deane
29 Summer Street
Hampden, ME 04444

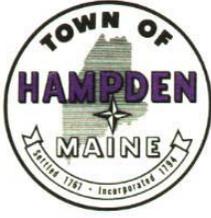
Dear Chairman Deane:

Please be advised that the Hampden Planning Board will not meet on February 11, 2004 because no items came to the Town by the required submission date. Enjoy your evening off.

I do encourage you to attend the Beginning With Habitat meeting scheduled for 7:00 pm on Monday, February 9, 2004. I think that you will find it interesting.

Thanks,

Robert C. Osborne, AICP
Town Planner



**Town of Hampden
Planning Board
Meeting Cancellation**

February 2, 2004

Richard Peer
12 Marion Drive
Hampden, ME 04444

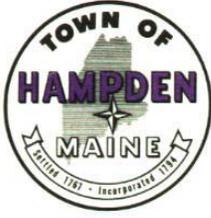
Dear Richard Peer:

Please be advised that the Hampden Planning Board will not meet on February 11, 2004 because no items came to the Town by the required submission date. Enjoy your evening off.

I do encourage you to attend the Beginning With Habitat meeting scheduled for 7:00 pm on Monday, February 9, 2004. I think that you will find it interesting.

Thanks,

Robert C. Osborne, AICP
Town Planner



**Town of Hampden
Planning Board
Meeting Cancellation**

February 2, 2004

David Caliendo
28 Canaan Road
Hampden, ME 04444

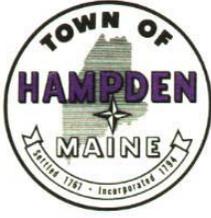
Dear David Caliendo:

Please be advised that the Hampden Planning Board will not meet on February 11, 2004 because no items came to the Town by the required submission date. Enjoy your evening off.

I do encourage you to attend the Beginning With Habitat meeting scheduled for 7:00 pm on Monday, February 9, 2004. I think that you will find it interesting.

Thanks,

Robert C. Osborne, AICP
Town Planner



**Town of Hampden
Planning Board
Meeting Cancellation**

February 2, 2004

Dawn Thomas
9 Canoe Club Road
Hampden, ME 04444

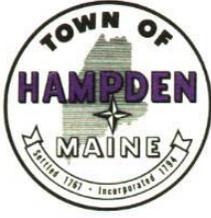
Dear Dawn Thomas:

Please be advised that the Hampden Planning Board will not meet on February 11, 2004 because no items came to the Town by the required submission date. Enjoy your evening off.

I do encourage you to attend the Beginning With Habitat meeting scheduled for 7:00 pm on Monday, February 9, 2004. I think that you will find it interesting.

Thanks,

Robert C. Osborne, AICP
Town Planner



**Town of Hampden
Planning Board
Meeting Cancellation**

February 2, 2004

Steve Dubay
P.O. Box 70
Hampden, ME 04444

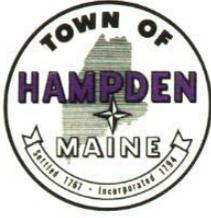
Dear Steve Dubay:

Please be advised that the Hampden Planning Board will not meet on February 11, 2004 because no items came to the Town by the required submission date. Enjoy your evening off.

I do encourage you to attend the Beginning With Habitat meeting scheduled for 7:00 pm on Monday, February 9, 2004. I think that you will find it interesting.

Thanks,

Robert C. Osborne, AICP
Town Planner



**Town of Hampden
Planning Board
Meeting Cancellation**

February 2, 2004

Michael Avery
342 Monroe Road
Hampden, ME 04444

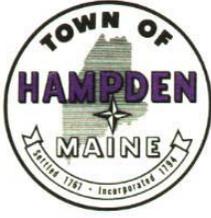
Dear Michael Avery:

Please be advised that the Hampden Planning Board will not meet on February 11, 2004 because no items came to the Town by the required submission date. Enjoy your evening off.

I do encourage you to attend the Beginning With Habitat meeting scheduled for 7:00 pm on Monday, February 9, 2004. I think that you will find it interesting.

Thanks,

Robert C. Osborne, AICP
Town Planner



**Town of Hampden
Planning Board
Meeting Cancellation**

February 2, 2004

Morten Syversen
70 Main Road South
Hampden, ME 04444

Dear Morten Syversen:

Please be advised that the Hampden Planning Board will not meet on February 11, 2004 because no items came to the Town by the required submission date. Enjoy your evening off.

I do encourage you to attend the Beginning With Habitat meeting scheduled for 7:00 pm on Monday, February 9, 2004. I think that you will find it interesting.

Thanks,

Robert C. Osborne, AICP
Town Planner

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, January 14, 2004, 7:00 P. M.

AGENDA

- 1. ELECTION OF OFFICERS**
- 2. APPROVAL OF MINUTES (December 10, 2003)**
- 3. OLD BUSINESS.**
 - A. Site Plan Review – Gregory L. Higgins – Retail Sales of Automobiles
Located at 812 Main Road North in a Commercial Service District (Tax
Map 21, Lot 29) – Continued**
- 4. NEW BUSINESS**
 - A. Subdivision Sketch Plan – F & L Properties, Inc. – Request Review of a 61
Lot, 122 Acre Subdivision in a Planned Unit Development - Located on the
westerly side of Main Road South, 0.7 miles south of Dorothea Dix Park in
a Rural District (Tax Map 3, Lots 30).**
- 5. STAFF REPORT**
- 6. BOARD MEMBER CONCERNS**
- 7. ADJOURNMENT**