

Town of Hampden

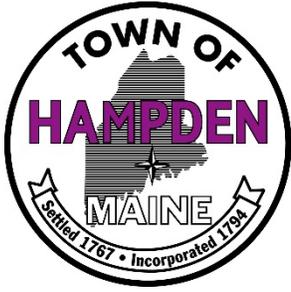
Planning Board

Wednesday February 8, 2017, 7:00 pm

Municipal Building Council Chambers

Agenda

1. Administrative
 - a. Minutes – December 14, 2016 and January 11, 2016
2. Old Business – None
3. New Business
 - a. Public Hearing: Site Plan Review. Coral Reef Realty Trust proposes a 2,800 square foot building addition to the Hannibal Hamlin Place development at 54 Main Road North, Tax Map 36, Lot 16. This parcel is in the Village Commercial district.
 - b. Zoning Amendment – Use of a Residence for Business Purposes; report from the Ordinance Committee
4. Planning Board Comments
5. Adjournment



Town of Hampden

Planning Board

Wednesday December 14, 2016, 7:00 pm

Municipal Building Council Chambers

Minutes

In Attendance:

Planning Board

Eugene Weldon, Acting Chair

Kelley Wiltbank

Michael Avery

Andrew Scott, Alternate

Staff & Others

Karen Cullen, AICP, Town Planner

Tyler McIntosh

Acting Chairman Weldon called the meeting to order at 7:00 pm.

1. Administrative – minutes of November 9, 2016 meeting: Motion by Member Scott to approve as submitted, seconded by Member Avery, so voted 4/0/0.
2. Old Business: none.
3. a. Public Hearing: Site plan review application for a modification to an approved site plan for an existing firewood and Christmas Tree business at 5 Pond Road in the Rural district.

Acting Chairman Weldon read the hearing notice into the record and confirmed with Planner Cullen that the proper notice for the hearing had been given. He then opened the public hearing at 7:02 pm.

Tyler McIntosh, owner, gave a brief presentation, noting that nothing has changed since the site plan was approved last year in regard to the business itself. At the time of the original application, he was unsure of the specifics for the buildings so had noted “future buildings” on the site plan, which the Planning Board was not comfortable with so a condition was placed on that decision requiring removal of the building area, thus rendering the site unbuildable until the site plan is modified by the Planning Board. Mr. McIntosh is now ready to move forward with construction this spring. The location for the buildings will be in the old gravel pit area, far back from the road where they will not be visible.

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There being no other speakers on the application, Acting Chairman Weldon closed the hearing at 7:04 pm.

Town Planner Cullen reviewed her report on the application. Discussion on several points ensued:

- Christmas Tree operation will be small (100-300 or so trees, not thousands) and no trees will be ready for harvest for another 7 to 10 years. At this time Mr. McIntosh is unsure whether customers will come to the site or if he will cut trees and truck offsite. If sales are onsite, parking will be in the field area at the back of the site, not near the road.
- The driveway is currently between 1 to 1.5 vehicles wide, but they do not have any difficulty with two vehicles passing each other now. Board members were concerned if the driveway would be wide enough for customers to pass each other, in the event sales take place on the site. After discussion the Board decided to set a condition that prior to sales of Christmas trees on site, a site plan be submitted showing adequate parking and adequate ingress and egress.
- Drainage seems to be handled adequately, given the site where the buildings will be is an old gravel pit and it has not been excavated below the high water table.
- Lighting is not going to happen anytime soon; there is no power to the site and Mr. McIntosh isn't sure he will put it in due to the cost. Currently he uses a generator when power is needed. However, when the larger building is built he may want to extend power to the site and would like the option of having lights on the building. The Board is primarily concerned with the fixtures being downcast and not creating any glare or light trespass onto abutting properties. The Board decided to set a condition that any lights be installed to prevent glare or light trespass onto abutting properties.
- The Board agreed there was no need to include trees over 12" DBH on the site plan, given the nature of the site.
- Regarding signage, it was established that any future signs will be at the edge of the field near the road. After discussion the Board agreed that this business qualifies for two signs up to 16 square feet each under Section 4.8.5 of the Zoning Ordinance; they're interpretation of "farm products" and "agriculture" includes Christmas Trees. They further understand that the two sign faces could be mounted on a single sign structure. Mr. McIntosh indicated he would like to eventually have a 16 square foot sign with the name of the business on it, and removable panels that say "Christmas Trees For Sale" or "Firewood For Sale" (or something to that effect) which could be swapped out as the season dictates.

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Motion by Member Wiltbank to approve the application and Planning Board Order as amended, including the findings which are detailed in the Order, and to grant a waiver to the requirement for items to be shown on the site plan as detailed in the Town Planner's report; seconded by Member Scott; passed by unanimous vote (4/0/0).

- b. Stormwater Management Training – Planner Cullen gave a presentation on stormwater management in Hampden. She reviewed the basics of our program, gave updates on progress made in the last couple of years and briefly discussed what we expect for changes in the next MS4 stormwater permit cycle.

4. Planning Board Comments: None.

Planner Cullen asked the Board if they would be willing to consider changing the date of the January meeting at the request of an engineer representing the two applications tentatively scheduled for public hearing in January, who is unable to attend on January 11th. After discussion, it was decided to keep the January meeting date and the hearing will be held in February if no one is available to represent the applicants. Planner Cullen noted that as of now, there is no other business scheduled for the January meeting.

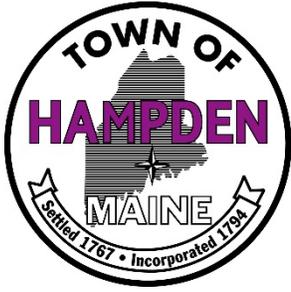
The meeting was adjourned at 8:36 pm by motion of Member Wiltbank with second by Member Avery; motion carried 4/0/0.

Respectfully submitted by Karen Cullen, Town Planner

Materials reviewed at the meeting:

- Application, Report from Planner Cullen, and draft Planning Board Order, Tyler McIntosh site plan
- PowerPoint presentation given by Planner Cullen on Stormwater Management in Hampden

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Town of Hampden

Planning Board

Wednesday January 11, 2017, 7:00 pm

Municipal Building Council Chambers

Minutes

In Attendance:

Planning Board

Eugene Weldon, Chair
Kelley Wiltbank
Michael Avery
Joan Reilly
Jim Davitt
Mort Syversen
Peter Weatherbee

Staff & Others

Karen Cullen, AICP, Town Planner

Rick Strout, builder for Pine Tree Food Equip.
_____, for Jumpin Jac Realty
Randal Atwood

Chairman Weatherbee called the meeting to order at 7:00 pm.

1. Administrative
 - a. Reorganization: Election of Officers. Member Wiltbank made a motion to nominate Peter Weatherbee to serve as Chairman, Gene Weldon to serve as Vice-Chair, and Mike Avery to serve as Secretary; seconded by Member Weldon. Discussion followed, Gene Weldon said he'd serve as Chairman as long as there is a back-up for meetings he may need to miss. Peter Weatherbee said he'll continue to serve if nobody else will. Vote on first motion failed, 0/7/0. Member Syversen made a motion to nominate Gene Weldon to serve as Chairman, seconded by Member Weatherbee; motion carried unanimously, 7/0/0. Discussion regarding Vice-Chair; the Planning Board By-laws indicate that the Chairman shall designate another member to serve as acting chair for any specific meetings he will miss; thus there is no reason to elect a Vic-Chairman. Member Wiltbank made a motion to nominate Mike Avery to serve as Secretary, seconded by Member Syversen; motion carried unanimously, 7/0/0.
 - b. Minutes of December 14, 2016 meeting: Member Avery had questions on page 2 second bullet regarding discussion on the driveway width; the minutes don't indicate what the outcome of the discussion was – it may be in the Board Order. He had the same concern regarding the lighting. Request for Town Planner to check the record to revise the minutes. Motion by Member Avery to table the minutes to the next meeting, seconded by Member Davitt, so voted 6/0/1 (Member Weatherbee abstained).
2. Old Business: none.

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3. a. Public Hearing: Site plan review application for Jumpin Jac Realty for new construction of a 3,600 square foot building to house Pine Tree Food Equipment at 17 Nadine's Way in the Commercial Service district.

Chairman Weldon read the hearing notice into the record and confirmed with Planner Cullen that the proper notice for the hearing had been given. He then opened the public hearing at 7:14 pm.

Rick Strout, representing Pine Tree Food Equipment (the applicant), stated the facility is for the commercial sales and service for restaurant equipment.

There being no other speakers on the application, Chairman Weldon closed the hearing at 7:15 pm.

Town Planner Cullen reviewed her report on the application. Discussion on several points ensued:

- The site plan did not show the location of all of the buildings within 300 feet of the site; this was made a condition of approval.
- The size of the new culvert at the driveway to Mecaw Road is not given; it was stated by Mr. Strout that it is 15 inches in diameter and 30 feet long. This was also made a condition of the approval.
- Comments from DPW Director Sean Currier included the silt fence was not continuous around the site; the Board made this a condition of approval.
- DPW Director Currier also questioned the location of snow storage on the site; Mr. Strout said it would be pushed off the sites of the driveway and parking lot and would not go into the drainage ditches. The Board felt it was unnecessary for this to be a condition of approval.
- The Woodard & Curran review was limited to looking at potential for pollutants entering Sucker Brook and resulted in a modification to the site plan to eliminate a ditch along the driveway to Nadine's Way. That runoff will instead sheet flow to the ditch on Nadine's Way, providing better removal of pollutants.
- Lighting on the site will be limited to four small downcast fixtures, two on the garage and two on the building at the main entrance. Given a lack of detail in the submission, the Board set a condition requiring details of the lighting proposed to ensure it complies with the ordinance.

Motion by Member Avery that the application for Pine Tree Food Equipment meets the standards under §4.1 of the Zoning Ordinance, Site Plan Review, and to approve the application and Planning Board Order as amended, including the findings which are detailed in the Order, subject to the following conditions:

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1. That a plan showing the three abutting buildings that are within 300 feet of the site be submitted to the Town Planner and Code Enforcement Officer for their review and approval;
2. That a detail sheet (or specification sheet) showing the proposed lighting in compliance with the Zoning Ordinance be submitted to the Town Planner and Code Enforcement Officer for their review and approval;
3. That the site plan be amended to show the size of the culvert at the driveway on Mecaw Road; and
4. That the site plan be amended to show a continuous silt fence around the site.

The motion was seconded by Member Syversen; passed by unanimous roll call vote (7/0/0).

- b. Discussion with Randal Atwood regarding issues related to a lot partially fronting on the vacated portion of Ledgewood Drive. Mr. Atwood noted the property is owned by the Trust for Blaine Atwood, who now resides in an assisted living facility. Mr. Atwood described the situation, which is that Blaine Atwood had created this subdivision in 1966 and built the road with the exception of the cul-de-sac in 1968. The cul-de-sac was not built due to the high cost of doing so given the topography in that area. The Town accepted the portion that was built, which is 800' from Emerson Mill Road, shortly thereafter. Since the cul-de-sac end was never built, it eventually reverted to Blaine's ownership, but they didn't realize that until recently when the title company discovered the problem.

About a year ago Randal Atwood spoke with Myles Block (CEO) and Sean Currier (DPW Director). Based on that conversation Mr. Atwood thought he was good to go with splitting off the house from the remaining 10 acres of land. Then he discovered this problem which left both the Atwood parcel and the parcel across the street (a three-unit apartment building built in 1977) with less than the required 200 feet of frontage. Mr. Atwood asked the Planning Board if they could waive the frontage requirement or grant a variance or make the cul-de-sac a paper street again, or help in some other way. The goal is to be able to split the 12 acres into two lots, a 2 acre lot with the house and a 10 acre lot which may be sold to an abutter (not on Ledgewood Drive).

Member Weatherbee said he's not sure the Planning Board can address the problem, it seems as though all of the questions are legal and the Atwood's need to seek legal counsel. He noted the Board cannot give legal advice. Board members agreed, and felt that they would need an application before them to act on; they cannot give legal advice as requested.

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4. Town Planner's Report: We need to set a date for the Ordinance Committee to meet to review the proposed amendment to the home occupation section of the Zoning Ordinance. The Board agreed on January 17 at 6:30 pm. Planner Cullen said she will post the meeting tomorrow (Thursday January 12) once she received confirmation that there would be a quorum.

Discussion on packet distribution: Board preference is to receive the full packet, printed, one week prior to the meeting. Planner Cullen said it will be mailed; if completed in time for members to pick up at the Town Office, she will notify them by email.

5. Planning Board Comments: None.

The meeting was adjourned at 8:45 pm by motion of Member Wiltbank with second by Member Avery; motion carried 7/0/0.

Respectfully submitted by Karen Cullen, Town Planner

Materials reviewed at the meeting:

- Application, Report from Planner Cullen, Memo from Woodard & Curran, and draft Planning Board Order, Pine Tree Food Equipment site plan
- Memo from Planner Cullen regarding Ledgewood Drive

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Town of Hampden
Land & Building Services



Report on Application
Site Plan

Hannibal Hamlin Place, Main Road N

To: Planning Board
From: Karen M. Cullen, AICP, Town Planner *KMC*
Date: January 11, 2017
RE: Report on Site Plan Application for Hannibal Hamlin Place

Project Information

Applicant: Coral Reef Realty Trust
Site Location: 54 Main Road North; Parcel 36-0-016
Zoning District: VC – Village Commercial
Proposal: Construct a 2,800 square foot addition to the current structure fronting on Main Road North at the Hannibal Hamlin Place shopping center. The plan includes the addition of 26 new parking spaces, 21 of which are located to the rear of the new addition.

I have reviewed this application and have determined it to be in compliance with the requirements of Section 4.1, Site Plan Review, of the Zoning Ordinance. Staff had reviewed the initial application submittal and requested a number of issues to be addressed, this was done by the applicant in November. Due to the Agent (Jim Kiser) being unavailable to attend the January Planning Board meeting, the hearing for this application has been set for February 8, 2017.

The application and plans are attached to this report for your review. In addition, a draft Order (decision) is also attached for your review.

Section 4.5.3.2, under Non-conforming Site Developments, indicates that the existing portions of the shopping center are not subject to mandatory compliance with current standards. Therefore, my review has stopped short of requiring better vehicular circulation in the front of the existing shopping center, particularly in front of the building housing the bank and insurance company (fronting on Main Road North). However, this area is a concern to me and I believe it may be appropriate to try to address what I consider to be a safety issue there; currently the area has little or no demarcation between the sidewalk (pedestrian space) and parking lot or roadway. There may be potential for the five existing spaces in front of the existing building to be angled, with a one-way travel pattern from the north to the south, exiting the new driveway (southernmost

end of the shopping center). Some sort of barrier (fence) or other demarcation (grass strip) would be needed between the sidewalk and the parking area, and based on the survey information shown on the plan that area is within the road right-of-way and is not on the shopping center parcel, thus such measures are probably not feasible. It is up to the Planning Board whether you want to pursue that idea with the applicant. I only suggest it as a way to eliminate some of the long stretch of “no man’s land” that pedestrians are faced with at this busy shopping center.

In the attached draft Order, you will note there is a comment and one of the findings (number 4) is incomplete; I simply couldn’t figure out any way to write this such that it met the standard. It should be easy enough if we only address the lot with the new addition, but since it is tied to the adjacent parking area (as one way out, all traffic will need to enter this small parking area in front of the new addition through the existing parking lot discussed in the previous paragraph), I couldn’t come up with satisfactory language. I encourage the Board members to give this serious thought before the meeting in February.

On the stormwater, the project falls under the thresholds for a stormwater permit. I do want to point out however, that the stormwater runoff from the new parking area in the back of the building will sheet flow to the low spot on the abutter’s property. I don’t know if there is a requirement anywhere that would require an agreement or easement between the two property owners to allow that to occur. I will try to find out before the meeting in February.

One other thing I want to point out is that the overall shopping center will have 18 more parking spaces than are required under the zoning ordinance. The ordinance does not have a maximum number of spaces so the applicant is well within their rights to have the extra spaces. In this case, there is an agreement with the abutting property owner to provide 12 spaces for patrons of the Fresh Ginger restaurant, so there is good reason to exceed the minimum requirement. That said, there could be some leeway in the number of spaces provided in the front of the new addition or in an alternative design of the spaces in front of the bank and insurance company.



ENGINEERING & DEVELOPMENT CONSULTING

8 November 2016

PB File Copy

**Town of Hampden
RECEIVED**

NOV 08 2016

**Planning & Zoning
Office**

Karen Cullen
Town Planner
106 Western Ave
Hampden, ME 04444

Site Plan Amendment, Hannibal Hamlin Place, Main Road North

Dear Karen,

On behalf of Coral Reef Realty Trust, we are submitting the attached site plan for approval under the Hampden Zoning Ordinance. This plan is for the addition of 2,800 sf of building to the current structure fronting on Main Road North and includes additional parking for this structure along with the entire commercial facility.

The subject property was recently acquired by Coral Reef and is located at 54 Main Road North, adjacent to the Hannibal Hamlin Place property. The property previously contained an old residential structure that has been removed from the site. The site is currently a grassed area pending approval of this site plan.

The site will use the former driveway as an exit only egress from the new structure and add parking to the rear of the site that will serve the new structure and the remaining tenants in the development. The new structure will provide access locations both on the front and rear of the building. The project will add 25 new parking spaces and restripe several areas to add parking or H/C spaces.

Stormwater management does not require any state permits as the work does not exceed the Stormwater Law thresholds (1 ac impervious or 1 ac disturbed). Drainage will be managed by sheet flow of stormwater off the pavement areas. This drainage will flow into existing low wet areas and to a new field basin to be installed. The catch basin at the front of the site will be reconstructed and the rim raised to accommodate the new pavement.

We look forward to discussing this project with the staff and planning board at the next available meeting. If you have any questions or comments regarding this application, please contact us at your earliest convenience.

Best Regards,

A handwritten signature in black ink, appearing to read 'JRK.', written in a cursive style.

James R. Kiser, PE, LSE
Kiser & Kiser Company

Enc.

C: Peter Jensen



SITE PLAN/CONDITIONAL USE APPLICATION

Please note: Application must be submitted with site plans in conformance with Section 4.1 and 4.2 of the Hampden Zoning Ordinance. Incomplete plans will not be processed.

Date: 8 November 2016

APPLICANT: Name: Coral Reef Realty Trust

Address: PO Box 880728, Port St. Lucie, FL 34988

Phone: Fax: Cel: 207-356-7060 Email: crtrmrn@gmail.com

AGENT: Name of agent or representative: Jim Kiser, Kiser & Kiser Co.

Address: PO Box 282, Hampden, ME 04444

Phone: 862-4700 Fax: Cel: 852-9562 Email: jim@kiser-kiser.com

THE SITE: Location of site: 54 Main Road North Hampden tax map and lot number: 34/16,17,17C,18

Zoning district: Village Commercial Existing use of property: commercial

Legal interest in the parcel: own

Owner of parcel if other than applicant:

Owner's address: Same (see above)

PROPOSED PROJECT: Proposed use of property: Building addition (2,800 sf) and added parking covering

(Please include floor area per use, seating if applicable, and land area). 15,000± sf

Proposed starting date: April 2017 Final completion date: Nov 2017

FEES: Application fee is: \$75.00 for structures under 3,000 sq. ft. and total site improvements under 5,000 sq. ft.; \$150.00 for structures between 3,000 and 20,000 sq. ft. and total site improvements under 50,000 sq. ft.; and \$500.00 for structures in excess of 20,000 sq. ft. and more than 50,000 sq. ft. of site improvements. Application fee amount: \$150.00

DRAW ACCOUNT: The Town of Hampden requires applicants to contribute \$600.00 for the Town to hire a consulting engineer to review their plans and, if necessary, \$1,000.00 for an engineer to review their traffic analysis. Draw account contribution is: (Any unspent portion of the draw account will be returned to applicant, however; if additional funds are required applicant agrees to cover all costs that the Town of Hampden may incur. Complete and accurate submissions require less time to review).

CERTIFICATION: By signing this form I certify that the information provided on these plans, text, and associated testimony is true and correct. I certify that all site improvements will be constructed in strict conformance with Planning Board approved plans. Furthermore, I acknowledge that failing to construct site improvements in accordance with the zoning ordinance and Planning Board approved plans that I am obliged to take corrective action that may include obtaining a revised Planning Board approval or the removal of non-conforming uses and structures and site improvements. (Agents that lack authority to certify said items should not sign this form).

Signature: [Handwritten Signature] Date: 8 November 2016

OFFICE USE ONLY

Date received: Date complete:

Fees paid: Amount/Date: Draw paid: Amount/Date:

Conditional Use determination:

Planning Board action: Date:

Conditions:

Aerial Photo
Hannibal Hamlin Place
Hampden, Maine



Scale: 1"=100'±



TOWN OF HAMPDEN
DEPARTMENT OF PUBLIC WORKS

106 WESTERN AVE.
HAMPDEN, ME 04444

TEL 862-3337

FAX 862-3910

November 7, 2016

To: Jim Kiser
From: Sean Currier
Subject: Cape Coral Realty Trust – Sewer Capacity
Hannibal Hamlin Plaza

The sewer main located in the sidewalk along Route 1A adjacent to Hannibal Hamlin Plaza has sufficient capacity to accept the proposed 150 gallons per day from Cape Coral Realty Trust. A Utility Connection Permit and a Sewer Hook On fee will need to be acquired at the Hampden Town Office (106 Western Avenue) prior to install of any sewer service unless the addition will be served by the existing sewer. Restriction and connection details may be obtained from the Public Works Director at 862-3337.

Yours truly,

A handwritten signature in black ink, appearing to be "S Currier".

Sean Currier, PWD

Hampden Water District



Tel: (207) 862-3490

Fax: (207) 862-3595

www.hampdenwaterdistrict.org

P.O. Box 218

Hampden, ME 04444-0218

11/7/16

Kiser & Kiser Engineering
Jim Kiser P.E.
P.O. Box 282
Hampden, Maine 04444

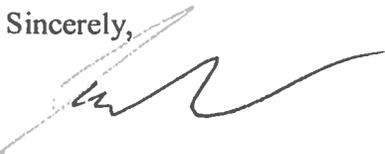
Re: Hannibal Hamlin Plaza Addition

Dear Mr. Kiser,

The Hampden Water District has the capacity to serve the proposed addition to be constructed in the Hannibal Hamlin Plaza. There is an existing 3/4" service line that served the previous building on the property that can be reused for this addition.

The Hampden Water District will provide inspection throughout this project for all main and service line installations at the owner's expense. We look forward to working with you on this project.

Sincerely,



Jamie Holyoke
Superintendent
Hampden Water District

Date Received:

APPLICATION FOR DRIVEWAY/ENTRANCE PERMIT
MAINE DEPARTMENT OF TRANSPORTATION
219 HOGAN ROAD
BANGOR, ME 00401-5603
Phone: (207)-941-4500 FAX: (207)-990-2667



Application No. _____

Application is hereby made to construct, change location, grade or use served by a driveway or entrance to property in accordance with Title 23 M.R.S.A. § 704 and §705.

Section A
Property Owner Information

- 1. Land Owner's Name: Coral Reef Realty Trust Phone# 207-356-7060
2. Land Owner's Mailing Address: POBox 880728, Port St. Lucie, FL 34988
3. Applicant or Agent's Name: Jim Kiser, Kiser & Kiser Co. Phone # 207-862-4700
4. Applicant/Agent Mailing Address: PO Box 282, Hampden, ME 04444
5. Other contact information: _____

Section B
Property Location Information

- 6. Directions to property: Route 202 south from Rt 395 to intersection with Rt 9, turn left at light and follow to intersection of Rt 1A. at light turn right, travel 350' to site on the right.
7. Route No. 1A Road Name: Main Road North
8. North South East West - side of highway
9. City/Town: Hampden County: Penobscot
10. Distance from nearest intersection: 350' +/- Name of Intersection: Western Ave/Rt 9
11. Nearest Utility Pole #: 1333/4 Attach Survey Data (if available)
12. Map and Lot number 34/16 (MUST provide copy of tax map) Lot prior to May 25,2002? Yes No

Proposed Location of Driveway/Entrance shall be staked and flagged by applicant.

Section C
Driveway/Entrance Information

- 13. Desired width of Driveway/Entrance: 16 (feet) Type of Surface: pavement
14. Will the development associated with this driveway/entrance have more than 10,000 square feet of impervious surface draining towards the highway? YES NO
15. Does your property have an existing access? yes no
16. If this is an existing access and you are changing its use, please describe
17. If this is an existing access and you are physically modifying, please describe:
18. Proposed Driveway/Entrance Purpose: Single Family Residence Home Business Commercial/Industrial Subdivision or Development Multi-family with 5 or less units Multifamily with more than 5 units Retail Office School Business Park Mall Other

Section D
Construction Information

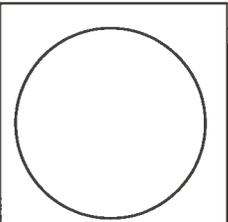
- 19. Construction expected to begin on April 2017 and be completed on November 2017
20. Person/Company constructing entrance to be determined
21. Construction contacts name _____ Phone _____

Site Sketch or attach Site Plan

see attached site plan

THE OWNER HEREBY AGREES

- 1) Provide, erect and maintain all necessary barricades, lights, warning signs and other devices to direct traffic safely while the work is in progress.
- 2) **At no time cause the highway to be closed to traffic.**
- 3) Where the drive/entrance is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the drive/entrance and restore drainage. All driveways/entrances abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12132 et seq.
- 4) **Obtain, deliver to site and install any culverts and/or drainage structures necessary for drainage; the size, type and length of such culverts or structures shall be as specified in the permit pursuant to 23 M.R.S.A. § 705. All culverts and/or drainage structures shall be new.**
- 5) Complete construction of proposed driveway/entrance within twelve months of commencement of construction.
- 6) **COMPLY WITH ALL FEDERAL, STATE AND MUNICIPAL LAWS AND ORDINANCES.**
- 7) Not alter, without the express written consent of the MDOT, any culverts, drainage patterns or swales within MDOT right-of-way.
- 8) **File a copy of the approved driveway/entrance permit with the affected municipality or LURC, as appropriate, within 5 business days of receiving the MDOT approval.**
- 9) Shall construct and maintain the entrance side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
- 10) **Notify the MeDOT (in writing) of a proposed change to use served by driveway/entrance when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (pce) during the peak hour of the day.**



Draw arrow to show "North"

FURTHER CONDITION OF THE PERMIT:

The owner shall assume the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suite, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant/agent and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal. Nothing herein shall, nor is intended to, waive and defense, immunity or limitation of liability which may be available to the MDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law.

The submission of false or misleading statements on or with this application, or the omission of information necessary to prevent statements submitted herein or herewith from being misleading, is a crime punishable under Chapter 19 of the Maine Criminal Code, and any permit issued in reliance thereon will be considered null and void without notice or further action by the Department.

Date Filed: 8 November 16

Signature of Applicant

Signature of Owner

By signing and checking this box I hereby certify that I have been granted permission from the property owner to act in their behalf.

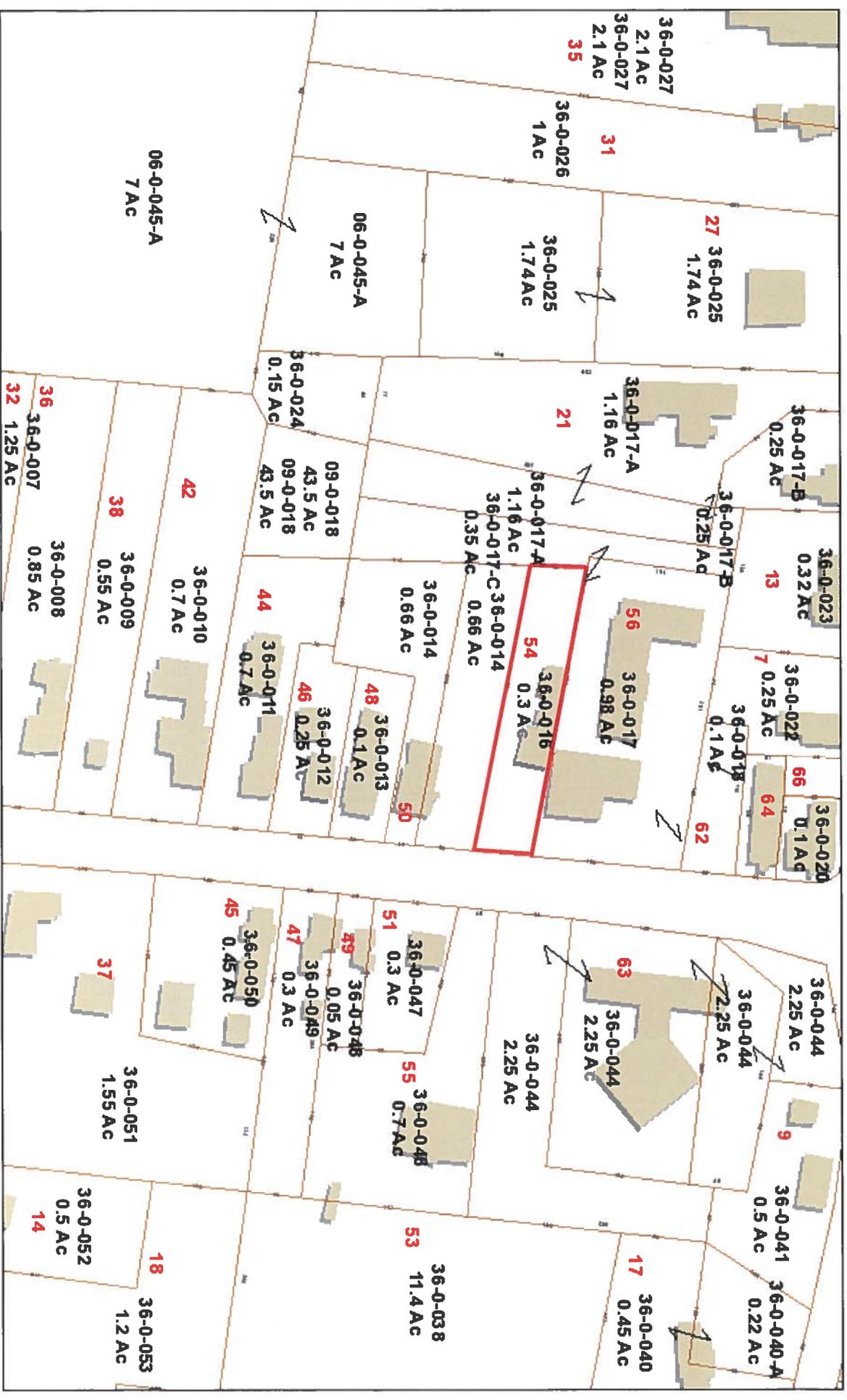


November 8, 2016

Hampden, ME



www.cai-tech.com



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21 November 2016

Karen Cullen
Town Planner
106 Western Ave
Hampden, ME 04444

Staff Comments, Hannibal Hamlin Place, Main Road North

Dear Karen,

We have reviewed the staff comments and offer the following updates and/or information.

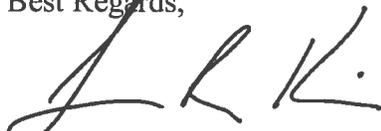
1. Yes, we talked to Sean and agree that if we can't access sewer through the existing building, we would use the service connection from the old house. If that service is in poor condition, it would be upgraded as part of the construction process.
2. The stripping area at the front of the new building has been extended to meet the existing parking stipes. This striped area is for the adjacent handicap parking space.
3. The cars in front of State Farm and the Keeping Room have less than a 24' aisle and I am concerned with blocking the curb cut in this area due to the narrow travel aisle width.
4. Yes the area between the addition's parking and the sidewalk on Main Road North will be loam/seeded per the notes.
5. This is a small green space and we are concerned that vegetative plantings will be significantly damaged by both parking lot plowing and sidewalk winter maintenance that will dump snow in this area. We also understand that a class 1 buffer has not been required for parking along street areas as shown by several developments along Western Ave.
6. Outside wall mount area lights are now shown on the plan. There are no pole lights on the property.
7. There is no proposed fencing on this plan. There is existing fencing at the northerly corner of the lot around the dumpsters. The vegetation on site is also limited but we did add several existing conifer trees in the island with the transformer. We intend for most of the vegetation along the southerly boundary with Rivertown Eye to remain. Several trees near Main Road North may have to be removed due to fill around their stumps.

8. In order to maximize spaces in the rows of the new parking area, we did not include a 5 or 10 foot area for vehicle swing when backing out. These spaces will have the full 24' aisle to use for maneuvering when backing out of the space.
9. In many cases, the minimum parking allocation by ordinances do not provide adequate parking for the varied uses that may occupy a building. In addition, the facility has a parking agreement with the restaurant for 12 spaces which probably does not adequately serve the abutting restaurant. The owner has been working over the years to add parking to the rear of the buildings as that is the only location that is available. This parking is primarily for employees in order to free up parking in the central area for patrons. There is no tenant yet assigned to the new building and when one is identified, some changes to the site may be required to accommodate the use. The idea of a green dining space would be interesting, if a tenant is identified.
10. We discussed an option for a common access location with the abutter and at the time, they did not feel it was in their best interest.
11. We had this property reviewed for wetlands and we have a letter on file indicating that the site does not have any wetlands. However, the wetland scientist did indicate that the area to the south is wet and the end of the applicant's property south of the propane tanks is very wet. The drain pipe crossing the new property acquisition terminates at the rear of the parking on the eye care lot. We have sheet flowed the drainage in the same direction as it currently travels and enters the abutting wet area and drainage pipe. We do not believe this will have any impact on future use of the abutting property. Part of the abutting property drains onto this lot.

In addition, we have revised the plan to have parallel parking behind the florist shop. This will provide more maneuvering room for trucks coming around the back of the building.

We look forward to discussing this project with the planning board at the January meeting; however, if you have any questions or comments prior to that time, please contact us at your earliest convenience.

Best Regards,



James R. Kiser, PE, LSE
Kiser & Kiser Company

Enc.

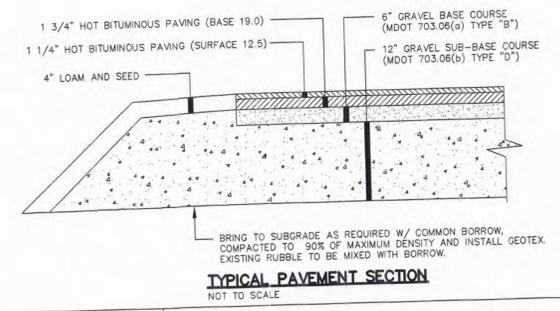
C: Peter Jensen



LOCATION MAP
NTS

GENERAL NOTES:

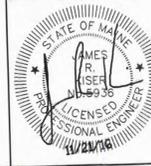
- RECORD OWNER OF PROPERTY IS CORAL REEF REALTY TRUST, PORT ST LUCIE, FLORIDA BY DEEDS RECORDED IN PENOBSCOT COUNTY RD BOOK 5844-PAGE 249, BOOK 6641-PAGE 52 AND BOOK 14071-PAGE 22. TOTAL AREA OF PARCEL IS 1.80+ AC.
 - THE PROPERTY IS SHOWN ON HAMPDEN'S TAX MAP 36 AS LOTS 16, 17, 17C AND 18.
 - THE PROPERTY IS LOCATED IN THE VILLAGE COMMERCIAL (VC) DISTRICT.
- SPACE AND BULK
- | | |
|-------------------|-----------|
| MIN LOT SIZE | 10,000 SF |
| MIN ROAD FRONTAGE | 75 FT |
| STREET YARD | 0 FT |
| OTHER YARDS | 14 FT |
| MAX LOT COVERAGE | 25% |
| MAX BLDG HGT | 35 FT |
- BOUNDARY + TOPOGRAPHIC INFORMATION FOR THE ADDITIONAL PARCEL IS BASED ON SURVEY BY PLUSGA + DAY, LAND SURVEYORS, BANGOR, MAINE. ADDITIONAL PROPERTY DATA BASED ON OLDER SURVEYS COMPLETED FOR THE PROPERTY AND ARE SHOWN AS APPROXIMATE ONLY. OFF-SITE DATA BASED ON GOOGLE EARTH AND TOWN OF HAMPDEN GIS DATA. ELEVATIONS ARE NGVD, 1929 BASED ON DISK, HAM-1A-Q.
 - EXISTING USE OF THE PROPERTY IS RESTAURANT, OFFICE AND RETAIL. PROPOSED DEVELOPMENT IS FOR THE EXPANSION OF PARKING AREA AND ADDITIONAL LEASE SPACE OF APPROVED USES.
 - PARKING ALLOCATION:
- | USE | REQUIRED | PROVIDED |
|------------------------------|----------|----------|
| RESTAURANT (LEASE) | 12 | 12 |
| RESTAURANT (1,360 SF) | 18 | 20 |
| OFFICE (7,924 SF) | 32 | 39 |
| RETAIL (3,550 SF) | 18 | 20 |
| NEW OFFICE/RETAIL (2,800 SF) | 14 | 21 |
| TOTAL | 94 | 112 |
| HANDICAP | 4 | 5 |
- THE PROPERTY IS SHOWN ON THE FLOOD RATE INSURANCE MAP FOR THE TOWN OF HAMPDEN, MAP NUMBER 2301680021B AND IT IS OUTSIDE THE 100 YR FLOOD AREA.
 - LIMITED INFORMATION IS AVAILABLE FOR UTILITY SERVICES TO THIS SITE. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND CALL DIG SAFE PRIOR TO CONSTRUCTION.
 - TOTAL NEW IMPERVIOUS AREA IS 10,960+ SF. TOTAL DISTURBED AREA IS ESTIMATED AT 15,000+ SF.
 - THIS PROJECT DOES NOT REQUIRE A MAINE DEP STORMWATER PERMIT DUE TO NEW IMPERVIOUS AREA OF LESS THAN 1 AC AND DISTURBED AREA OF LESS THAN 1 AC.
 - EROSION CONTROL TO BE PROVIDED WITH SILT FENCE AND A SILT SACK IN THE CATCH AND FIELD BASINS. ALL AREAS NOT OTHERWISE NOTED SHALL BE LOAMED AND SEEDED AND PROTECTED WITH HAY MULCH. ALL EROSION CONTROL TO BE IN ACCORDANCE WITH THE MFG RECOMMENDATIONS AND THE MAINE BMP MANUAL.



REV.	DATE:	BY:	COMMENTS:
DATE:	21 NOV 16	DESIGN BY: JRK	SCALE: 1"=20'
PROJ. NO:	648		

SITE PLAN
HANNIBAL HAMLIN PLACE
 MAIN ROAD NORTH
 HAMPDEN, MAINE

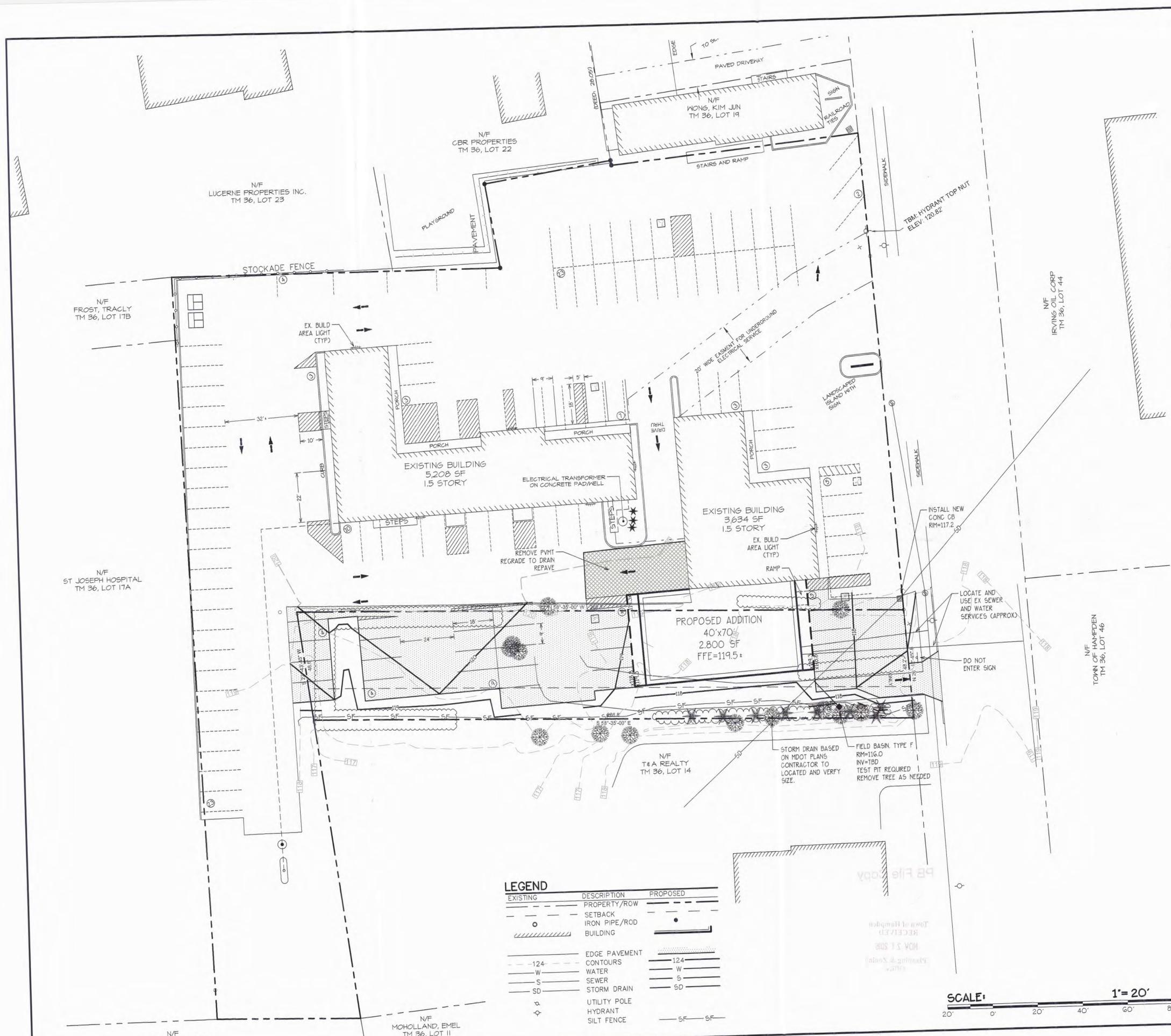
FOR:
CORAL REEF REALTY TRUST
 PO BOX 880728
 PORT ST. LUCIE, FL 34988



KISER

ENGINEERING & DEVELOPMENT CONSULTING
 PO BOX 282, HAMPDEN, MAINE 04444
 207-862-4700

SHEET 1-1



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
○	IRON PIPE/ROD	○
▨	BUILDING	▨
---	EDGE PAVEMENT	---
-124-	CONTOURS	-124-
W	WATER	W
S	SEWER	S
SD	STORM DRAIN	SD
⊕	UTILITY POLE	⊕
⊕	HYDRANT	⊕
---	SILT FENCE	---



N/F TOWN OF HAMPDEN TM 36, LOT 12

N/F MOHOLLAND, EMEL TM 36, LOT 11

N/F FROST, TRACY TM 36, LOT 17B

N/F ST JOSEPH HOSPITAL TM 36, LOT 17A

N/F LUCERNE PROPERTIES INC. TM 36, LOT 23

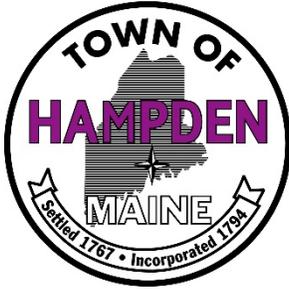
N/F CBR PROPERTIES TM 36, LOT 22

N/F MONG, KIM JUN TM 36, LOT 19

N/F IRVING OIL CORP TM 36, LOT 44

N/F TOWN OF HAMPDEN TM 36, LOT 46

N/F T & A REALTY TM 36, LOT 14



Town of Hampden
Land & Building Services

Planning Board Order
Hannibal Hamlin Place Site Plan

Approval Date: February 8, 2017

Project Name: Hannibal Hamlin Place

Location of Project: 54 Main Road North

Assessor's Reference: Map 36, Lots 16, 17, 17C, and 18

Deed Reference: B14071/P22

Zoning District: Village Commercial

Total Acreage: Lot 16 = 0.34 acres; Total site = 1.92 acres

Type of Use: Shopping center

Building Area: 2,800 square feet (new addition)

Applicant: Coral Reef Realty Trust
PO Box 880728
Port St. Lucie, FL 34988

Owner: Same as Applicant

Plans Prepared by: Kiser & Kiser Co.

Plans Dated: November 21, 2016 (revised)

Application Date: November 8, 2016

Public Hearing: February 8, 2017

*PB Members:*¹ Peter Weatherbee, Michael Avery, Kelley Wiltbank, Joan Reilly, James Davitt, Eugene Weldon, and Morton Syversen.

PB Action: **Approved.** This Site Plan is approved under Section 4.1 of the Hampden Zoning Ordinance.

¹ Planning Board Members who were eligible/appointed to vote on this case.

DRAFT

Summary Description of Application: This application is to build a 2,800 square foot addition to the current structure fronting on Main Road North at the shopping center. The plan includes the addition of 26 new parking spaces, 21 of which are located to the rear of the new addition.

Findings: After the public hearing duly noticed and held, the Hampden Planning Board made the following findings as required by Section 4.1.7 of the Hampden, ME Zoning Ordinance:

1. The proposed project meets the provisions of all applicable regulations and ordinances of the Town of Hampden and meets the intent of the comprehensive plan, given that it is the development of a lot within a commercial area with a permitted use.
2. The proposed project is consistent with generally acceptable design practices and is properly integrated with the terrain and existing buildings in the vicinity, given that the site is flat and the building will be located in appropriately within the overall development (shopping center).
3. The proposed project provides for safe ingress and egress for vehicles, given that the existing driveway on Main Road North (former residential driveway) will be one way traffic exiting the site. The site has appropriate accommodations for pedestrian traffic.
4. The proposed project provides for safe on-site circulation for vehicles and pedestrians, given that ????
5. Any signage and exterior lighting for the proposed project will comply with the applicable regulations of the Zoning Ordinance and will not present a hazard due to location, glare, or other conditions that negatively impact abutting property or the travelling public. No exterior lighting is proposed for the new addition.
6. The proposed building is properly integrated with the existing topography and natural features of the site, given the location of the addition in relationship to the road and the existing shopping center buildings.
7. The proposed project minimizes earthmoving, erosion, tree clearance, vegetation disturbance, and the destruction of natural amenities, given that the building will require a negligible amount of fill, if any.
8. Any slopes created for this project will have 4 inches of loam and will be seeded to prevent erosion.
9. The proposed project provides adequate stormwater management to prevent adverse impacts on neighboring properties, downstream water quality, or any public or private stormwater drainage system, and prevents soil erosion, given that the stormwater management on the site is directed to a new catch basin in the existing storm drainage system (MDOT) and utilizes sheet flow to an existing low area at the rear of the abutting property to the south. [Note, I don't know if there is any agreement with that owner to allow this or not. Additionally, the site development falls under the threshold for stormwater permitting.]

10. The proposed project will not have a negative impact on existing scenic or natural beauty, rare or irreplaceable historic sites, or other features of importance to the community, given that the area where the building is proposed is vacant; the previous building had been demolished in 2016.
11. The proposed project will not create an undue burden on utilities (e.g. sanitary sewer, stormwater drainage system, water lines), nor on municipal services (e.g. public safety, schools, open spaces, recreational facilities or programs, roads, solid waste disposal), given that the project will not create a significant demand on utilities, is non-residential, and is not expected to produce significant amounts of traffic or solid waste.
12. The proposed project does not include any exposed storage areas, machinery installations, service areas, truck loading areas, utility buildings, or any accessory areas and structures.
13. The proposed project will not have any unreasonable adverse impact on surface water quality, ground water quality, ground water quantity, soil quality, or air quality, given that it is below the threshold requiring MDEP stormwater permits and is designed to discharge a small amount of runoff directly into the stormwater drainage system.

Based on these findings, the Hampden Planning Board voted _____ to approve the Site Plan for Coral Reef Realty Trust to construct a building at their property at 54 Main Road North as previously described, subject to the following conditions:

- 1.

For the Hampden Planning Board:

Peter Weatherbee, Chairman

Date

Michael Avery

Kelley Wiltbank

Eugene Weldon

Morton Syversen

James Davitt

Joan Reilly

Notes:

1. *A copy of this decision is on file with the Land & Building Services Office at the Town Offices, 106 Western Avenue, Hampden, ME 04444.*
2. *This decision is subject to appeal in accordance with Article 6 of the Hampden Zoning Ordinance within 30 days after the date this decision is made by the Planning Board.*