



Town of Hampden  
Planning Board  
**Wednesday, February 8, 2023, 7:00 pm**  
**Municipal Building Council Chambers**  
**Minutes**

In Attendance:

Planning Board

Richard Tinsman, Chair  
Amanda Day  
Jacob Beaulier  
Ryan Tribou  
Dennis Marble  
Benjamin Kaiman  
Monica Small (Alternate)

Staff

Clifton Iler, Town Planner  
Wanda Libbey, Admin Asst.  
Paula Scott, Town Manager

Public

Tyler McIntosh  
Steven Griffith

Chair Tinsman called the meeting to order at 7:00 p.m. and verified that all attendees in-person and virtual could hear and see each other. In the absence of a regular member, he appointed Alternate Member Small to serve as a full voting member for the duration of the evening's meeting.

1. Administrative:

a. Minutes – January 11, 2023, Regular Meeting

**Motion** by Member Marble to approve the minutes of January 11, 2023, Regular Meeting; second by Member Day; motion carried 7/0/0 by roll call vote.

b. Minutes – January 25, 2023, Workshop Meeting

**Motion** by Member Kaiman to approve the minutes of January 25, 2023, Regular Meeting; second by Member Marble; motion carried 7/0/0 by roll call vote.

2. Old Business: None

3. New Business:

a. Silverrod Solar – Discussion and determination on the Silverrod Solar project located off Western Ave (Tax Map/Lot: 07-0-022). The applicant is requesting an additional determination be made on the project's viability under Maine Subdivision Law. This application was approved by the Planning Board on July 13, 2022.

Planner Iler briefly explained where the two-megawatt Silverrod Solar project is located in Hampden and that it was approved by Planning Board on July 13, 2022. The title company for this project is requesting the Planning Board issue and sign a Letter of Determination that the Silverrod Solar project does not violate Maine Subdivision Law.

This is in addition to the Letter of Determination that the Planner has sent and the signed Planning Board Order from the approved application.

Applicant representative Steven Griffith clarified that they were not seeking to modify the site plan that was approved on July 13, 2022, only seeking a written determination that this project does not constitute as a subdivision.

Member Marble asked if any members present at the July 13, 2022 vote if this request by the title company and the subsequent responses has brought anything new that would affect how they look at the decision the Board reached in July. Chair Tinsman stated no.

**Motion** by Member Marble that the Planning Board sign the Letter of Determination for the Silverrod Solar project located off Western Ave (Tax Map/Lot: 07-0-022); second by Member Day; motion carried by roll call vote 7/0/0.

- b. McIntosh Subdivision – Sketch Plan review of a proposed four-lot subdivision located on Pond Rd (Tax Map/Lot: 10-0-037-1). This property is located in the Rural District.

Planner Iler explained that a sketch plan is an opportunity for the applicant to get initial feedback from the Planning Board prior to the preliminary review of a subdivision. The Planning Board will be required to classify whether it will be a major or minor subdivision.

Member Marble elected to recuse himself from the discussion given his separate business with the property owner.

Applicant Tyler McIntosh explained that he would like to subdivide three lots from his existing land. With the remaining property, Tyler will continue to use it for agricultural purposes.

It was the consensus of the board to classify this project as a minor subdivision and not to conduct a site walk. Vote 6/0/0 (Member Marble recused).

4. Town Planner Report:

Planner Iler reminded the board of the workshop meeting scheduled for Tuesday, February 14, 2023, at 6:30 p.m. in Council Chambers.

Planner Iler also reminded board members of the Planning Board & Board of Appeal Webinar on Thursday, February 16, 2023, in Council Chambers 4 PM – 7:30 PM.

5. Planning Board Comment: None

6. Adjournment:

Motion by Member Day moved to adjourn the meeting at 7:27 p.m., second by Member Marble; the motion was carried by a roll call vote of 7/0/0 in favor.

Respectfully submitted by Wanda Libbey, Administrative Asst.