

**TOWN OF HAMPDEN
PLANNING BOARD
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Wednesday, February 13, 2013 at the Hampden Municipal Building Council Chambers by Chairman Peter Weatherbee.

Attendance: Planning Board Chairman Peter Weatherbee, Members Eugene Weldon, Peter Frazier, Andrew Nelson.

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

1. APPROVAL OF MINUTES (January 9, 2013)

Member Weldon made a motion to approve the minutes as written this was seconded by Member Nelson, the vote was unanimous.

Chairman Weatherbee then explained the procedures for hearing each item on the agenda. Chairman Weatherbee asked to hear from proponents then opponents, then anyone with general questions or comments. He requested they come up to the podium and state their name and address for the record. He indicated that once everyone has made comment the Chairman closes the public hearing.

2. NEW BUSINESS

A. Site Plan/Conditional Use Approval – Calvary Apostolic Church requests approval for Church use of an existing building for 7,500 sq. ft. of the old Hampden Academy complex (library building) located at 1 Main Road North in a Residential B District for place of assembly with 100 seats – Tax Map 36, Lot 76 – Public Hearing

Chairman Weatherbee asked if this item had been noticed, Mr. Osborne replied that it had been public noticed.

Chairman Weatherbee opened the public hearing asking for anyone wishing to speak in favor of the Calvary Apostolic Church application.

Tom Channell, Pastor of the Calvary Apostolic Church, stated that they wish to occupy part of the old Hampden Academy, the library and several adjacent classrooms. The seating capacity would be 100 seats, with floor area of 7,500 sq. ft. They have a one year lease with the Town of Hampden.

Public Hearing for the Calvary Apostolic Church was closed by Chairman Weatherbee and he asked for staff comments.

Bob Osborne stated that this is a conditional use/site plan approval. Mr. Osborne stated that the site is going from permitted use (school) to conditional use (church). He discussed parking. He noted that the place of assembly requires 34 parking spaces which are available as indicated on the site plan. Mr. Osborne discussed the reuse of the old Hampden Academy. There are no proposed changes to the site, other than some modest renovations going on inside.

Member Frazier asked about signage. Pastor Channell stated that they did speak to Ben Johnson the Code Enforcement Officer, about a sign.

Bob Osborne noted that the Church would need a sign permit if they choose to have a sign.

The Planning Board turned their attention to the Board Order draft that had been prepared by staff. They discussed the elements of the Board Order. The first area of review is that the site plan submission is acceptable and the zoning ordinance standards are met. The Planning Board hereby adopts the findings of 1 through 8 of this Board Order and based on those findings the Board concludes that the application appears complete and the Planning Board accepts the application. This motion was made by Member Weldon seconded by Member Frazier with a vote of four in favor and none against. The second area of review is that the standards governing site plan review. The Planning Board hereby adopts the findings of 9 A through M of this Board Order and based on those findings the Board concludes that there is sufficient evidence that the standards governing site plan approval are satisfied. This motion was made by Member Weldon and seconded by Member Frazier with a vote of four in favor and none against.

The Planning Board discussed the elements of the Board Order regarding the Conditional Use. The Planning Board hereby adopts the findings regarding the conditional use 1, 2 and 3 A through J, and based on those findings and conditions contained therein the Board concludes that the application meets the standards. This motion was made by Member Weldon and seconded by Member Frazier with the vote of four in favor and none against.

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

B. Subdivision Sketch Plan Review – Elizabeth Halpern requests review of a five-lot, single-family residential subdivision on 11.2 acres located at the corner of Western Avenue and Patterson Road in a Rural District– Tax Map 5, Lot 48

Chairman Weatherbee opened the public hearing, and asked to hear from anyone wishing to speak in favor of the application.

Don Becker of CES represents the Halpern proposal. Mr. Becker stated that this proposal is for a 5-lot subdivision, with lots on Western Avenue and Patterson Road, there are no public improvements. The open space is depicted on the subdivision sketch titled Nason Knoll Subdivision.

Bob Osborne stated that this is a five-lot subdivision with no public improvements. With lots on Western Avenue and Patterson Road, the driveways coming off of Western Avenue will need Maine DOT approval. Patterson Road driveways are approved by the Town's Public Works Director. There are very good soils on this parcel. The parcel size is 11.2 acres; the lot size would be 2 plus acres, with 200 feet of road frontage. The wetlands have been mapped.

Member Weldon made a motion to class the proposed subdivision as a Major Subdivision with no improvements. This motion was seconded by Member Nelson. The vote was four in favor and none against.

3. OLD BUSINESS
A. Board Order Discussion - Mystic Lodge

Mr. Osborne had some discussion with the Planning Board on the Mystic Lodge. Mr. Osborne asked if a letter of decision should be signed by all Members. Members asked if it could be signed by the Secretary. It was decided that Chairman Weatherbee would sign for the Planning Board.

4. TOWN PLANNER REPORT

5. PLANNING BOARD CONCERNS

6. ADJOURNMENT

Meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

Michael Avery, Secretary