



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

In Attendance:

Planning Board

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

Staff

Clifton Iler, Town Planner  
Wanda Libbey, Admin Asst.

Public

Patrick Layne  
John Higgins

Vice-Chair Dunham 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. Chair Tinsman was in attendance virtually.

In the absence of a regular member, Vice-Chair Dunham appointed Alternate Member Small to serve as a full voting member for the duration of the evening's meeting.

1. Administrative:

a. Minutes – February 8, 2023, Regular Meeting

**Motion** by Member Beaulier to approve the minutes of February 8, 2023, Regular Meeting as amended; second by Member Marble; motion carried 6/0/1 by roll call vote (Member Dunham abstained).

b. Minutes – February 14, 2023, Workshop Meeting

**Motion** by Member Marble to approve the minutes of February 14, 2023, Regular Meeting; second by Member Beaulier; motion carried 6/0/1 by roll call vote (Chair Tinsman abstained).

2. Old Business: None

3. New Business:

- a. Hampden Crossing – Public hearing, Major Subdivision, and Major Site Plan final review of a proposed 18-unit multi-family development located on Old County Rd (Tax Map/Lot: 10-0-037-1). This property is located in the Residential B District.

Vice-Chair Dunham went over the rules for public hearings, confirmed with Planner Iler that the required public hearing posting had been met, and then opened the public hearing at 7:04 p.m.

Jim Kiser, representing the applicant, presented the plan:

- The project will create 18 dwelling units within three (3) buildings.
- The project will be connected to municipal sewer and water and will require a DEP permit for stormwater management due to its location within the Sucker Brook watershed, an urban impaired stream.
- The applicant addressed comments within the staff report:
  - Sight distance – Traffic and roadway information is on a separate letter report within the application now. The site distance is very good in both directions.
  - Stabilization of the southerly slope – The slope will be brought back to a 3:1 grade near the top with the aid of a 4’ retaining wall.
  - The buildings will all have foundation drains, and the surface waters will be controlled and directed to the retention pond.
  - Buffering – There will be a stockade-type fence installed along the single-family residence on the northerly side of the property and an advisory fence at the top of the southerly slope.
  - Parking – The owner reduced the parking to the maximum amount of parking as contained in the ordinance.

Planner Iler affirmed that the Final Plan has met the conditions of approval from the Preliminary Plan of the January 11, 2023, meeting.

**Public Questions/Concerns/Opposition:**

Patrick Layne of 342 Old County Road expressed that he remains against this project.

**Planning Board Questions:**

Member Marble asked what was reviewed by Woodard & Curran preliminarily and whether a third party reviewed any of the responses to the measures the board requested. Planner Iler explained that the Final Plan had been reviewed by staff only.

Member Beaulier asked Jim Kiser to speak to his and his firm’s certification and expertise on groundwater stabilization. Jim Kiser stated that he has over 35 years of experience. Surface water for this site will be cut off and directed elsewhere so it does not go down the slope. Groundwater can be back drained and directed away. Another aspect of bank stabilization comes from reducing the slope, which will be done where possible on this site, and cutting the slope back, which will also be done on this site.

Members of the Board expressed concern regarding the language within the Stormwater Maintenance Plan. Jim Kiser explained that these plans are typically signed with the Town during the construction process and could be amended at that time. Planner Iler explained

that changing the language within the Stormwater Maintenance Plan to be more legally binding (i.e. replacing “should” to “shall”) is under the purview of the Planning Board, but he was not in the capacity to speak on behalf of CEO Carey or other members of the staff not in attendance.

The Board also expressed concern regarding the steepness of the slope as well as fencing along the retaining wall. The Board discussed the safety of children in reference to the existing slope and the length and type of fence chosen by the applicant.

Abutting property owner Patrick Layne expressed concerns as to where tenants will park in the winter while their parking lot is being plowed. There was discussion whether the cars would park on the street or in neighboring lots during this time. In his opinion, this is not a safe site for the level of traffic produced.

Vice-Chair Dunham closed the public hearing at 7:39 p.m.

The Board continued discussion concerning the safety of children in reference to the existing slope and the recommended fencing proposed by the applicant. Jim Kiser explained that the Board could make it a condition of approval to adjust the site plan to address their fencing concerns. Additionally, he would alter the language in the Stormwater Maintenance Plan to accommodate the Board.

Chair Tinsman asked Jim Kiser if the pond is a detention or retention pond. Jim Kiser stated that it is a retention pond.

Motion by Member Beaulier to approve based on the findings and information presented herein, the Major Site Plan and Subdivision Plan for the Hampden Crossing Townhomes 18-unit multi-family development on Old County Rd (Tax Map/Lot: 10-0-037-1); seconded by Member Kaiman; motion failed by 2/5/0 by roll call vote.

Motion by Chair Tinsman to table the application until the next meeting for the resubmission of the Stormwater Maintenance Plan and the proposed fencing alteration; seconded by Member Marble; motion carried by 5/2/0 by roll call vote.

4. Town Planner Report:

Planner Iler mentioned that the workshop for Tuesday, March 14, 2023, has been canceled.

5. Planning Board Comment: None

6. Adjournment:

Motion by Member Tinsman moved to adjourn the meeting at 8:11 p.m., seconded by Member Beaulieu; the motion was carried by a roll call vote of 7/0/0 in favor.

Respectfully Submitted By,

Wanda Libbey, Administrative Asst.