



Town of Hampden
Planning Board
Wednesday, April 12, 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

Jim Kiser
Tyler McIntosh
Sara Luciano
Orie Bartlett
Vincent Venturelli

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.

1. Administrative

a. Minutes – March 8, 2023, Regular Meeting

Motion by Member Dunham to approve the minutes of March 8, 2023, Regular Meeting as written; second by Member Beaulier; motion carried 7/0/0 by roll call vote.

2. Old 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. *Tabled from the last meeting.*

Motion by Member Beaulier to remove Hampden Crossing from the table, seconded by Member Dunham; the motion was carried by a roll call vote of 7/0/0 in favor.

Jim Kiser, representative for the applicant, summarized the Board's direction to revise the application from the March 8, 2023.

- The fence has been updated to a 4' agricultural style with wire mesh. This fence will be placed at the top of the steeper slopes (greater than 3:1). In addition, a fence will be placed at the top of the pond/bottom of the approach slope.

- The Stormwater Maintenance Plan has been updated to replace the word “should” with “shall” as requested by the Planning Board.

Planner Iler explained that the revised site plan was provided to the Board and staff believes the revisions meet the desires the Board set out at the previous meeting.

Planning Board Questions:

Member Day asked the following questions:

- *Has the site had a high-intensity soil survey?* Jim Kiser said that it has not.
- *Do you know the cause of the erosion and how did you conclude the cause?* Jim Kiser stated that his report did not specify any specific erosion causes. Shallow groundwater and surface water will be controlled throughout the site by directing it away from the slope. Jim Kiser feels that any of the sluffing material along with the regrading and reduction in the slope height at the top will be sufficient to control any further erosion due to surface water.
- *Are you concerned that if Sucker Brook were to flood in the future it would affect the retaining wall that is to be constructed for this project?* Jim Kiser stated that he is not concerned. He also noted that there have been notable floods and surface ponding in that area since 1945 and it has not been determined that there was any escalation or expansion of that area.

Member Day noted for the record, that the Board has the right to require additional information when it is determined necessary to meet the criteria of the State Subdivision Law, Title 30-A. This would include a high-intensity soil survey.

Member Small asked what the purpose of a high-intensity soil survey is. Jim Kiser explained that a high-intensity soil survey is broken down into smaller units to identify the toxicity of the soil. This project has had a medium-intensity soil survey.

Member Marble expressed his continued concerns with this project.

Motion by Member Dunham to approve the Final Site Plan and Subdivision Plan, based on findings of fact presented, for the construction of a multi-family development at Old County Rd (Tax Map/Lot: 10-0-037-1), seconded by Member Beaulier; motion carried by roll call vote 6/1/0 in favor.

3. New Business

- a. Maple Subdivision – Public hearing and Minor Subdivision Final review for a proposed four-lot subdivision located on Pond Rd (Tax Map/Lot: 11-0-004). This property is located in the Rural District.

Chair Tinsman 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 7:18 p.m.

Member Marble stated that he will be participating and voting on this project as his business with the applicant has been completed and there are no further obligations in place.

The project was presented by the applicant, Tyler McIntosh.

- The site is located at 52 Pond Rd. His company MFS, Inc, has owned the property since 2015.
- Part of the property was formally used for logging. The field portion of the property is designated under the farm use tax program and is currently used to raise cattle.
- The remainder of the property was left to be subdivided into 3 two-acre lots.

Town Planner Iler presented his report on the application:

- This project did not require third-party review because there is no construction on the lots. The three lots meet all applicable ordinances and guidelines, and staff have no concerns in reference to this project.
- Planner Iler cautioned the board and the applicant that on July 1, 2023, new State Law LD 2003, subject to rulemaking, will go into effect and could change what can be built on a lot dramatically. This could, in turn, require the applicant and the Board to review this project as a Major Subdivision based on the number of units that could be built.

Public Questions/Concerns/Opposition:

Orie Bartlett, an abutter at 27 Pond Rd is concerned with the marshy area across the road from hers and the possibility of water from that property onto hers.

Applicant, Tyler McIntosh explained that the culvert and marshy area across from her are on farmland. The three surveyed properties are just uphill from that property.

Planning Board Questions:

Member Marble asked if soil testing was approved on each lot. Planner Iler explained that the applicant did provide well-test kits.

Chair Tinsman closed the public hearing at 7:33 p.m.

Motion by Member Marble, moved to approve the Final Subdivision Plan for Maple Subdivision, based on the information presented, for the creation of four lots at 52 Pond Rd (Tax Map /Lot: 11-0-004) located in the Rural District, seconded by Member Day; the motion was carried by a roll call vote 7/0/0 in favor.

4. Town Planner Report

Planner Iler reminded the board of the workshop meeting scheduled for Wednesday, April 19, 2023, at 6:30 p.m. in Council Chambers.

5. Planning Board Comment

Member Dunham explained that he would not be attending the Planning Board Workshop on Wednesday, April 19th and that Chair Tinsman would preside over the meeting in his absence.

Chair Tinsman congratulated Member Dunham on the graduation of his son from Navy Basic Training.

6. Adjournment

Motion by Member Beaulier moved to adjourn the meeting at 7:36 p.m., seconded by Member Kaiman; the motion was carried by a roll call vote of 7/0/0 in favor.

Respectfully Submitted By,

Wanda Libbey, Administrative Asst.