

**TOWN OF HAMPDEN
PLANNING BOARD
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Wednesday, April 10, 2013 at the Hampden Municipal Building Council Chambers by Chairman Peter Weatherbee.

Attendance: Planning Board Chairman Peter Weatherbee, Members Eugene Weldon, Michael Avery, Mort Syversen, Kelley Wiltbank, and Associate Member Jim Davitt.

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

1. APPROVAL OF MINUTES (February 13, 2013)

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

2. NEW BUSINESS

A. Subdivision Sketch Plan Review – Kiser and Kiser Company requests review of Kennebec Acres Subdivision an un-lotted, multi-family residential subdivision (seven four-unit apartment buildings) on 36.7 acres located on the south east side of the Kennebec Road (near 625 Kennebec Road) in a Rural District and Shoreland Zoning Resource Protection District Tax Map 5, Lot 81 – Public Meeting.

Chairman Weatherbee asked to hearing from Mr. Kiser on this application.

Jin Kiser stated that he is presenting this project. This project has been in front of the Board in with different scenarios for the last five years. Mr. Kiser stated that over 5-years ago this parcel was before the Planning Board with a minor subdivision along the Kennebec Road. The remaining back land is what I am proposing to develop as a cluster development in the Rural zone. We have been to the Planning and Development Committee part of the Council with a proposal of a zone change in regard to the resource protection zone.

The building envelope for this parcel under the cluster development is 18 building with 3 units in each building, being a total of 29 units. We are proposing 28 units, (four-plexes) eight buildings total number of units would be 28.

Each building would have its own septic system, with multiple wells and full foundations.

Bob Osborne town planner stated that this development is a major subdivision with no public improvements. The soil types are not bad in this area. For fire safety, if the pumper truck needed to refill with water to aid in fighting a fire, there is water on the site. The access road was discussed with the applicant and Planning Board Members.

A motion was made by Member Syversen to class this subdivision as a major subdivision with no public improvements; this motion was seconded by Member Avery. The vote was six in favor and none against.

The applicant explained that each four plexus would be separated with a fire wall, and would comply with the life safety codes, and fire codes.

Mr. Kiser stated that he is looking for the Planning Board's comfort level on this project.

Member Syversen made a motion accept the four-plex concept, with the 2 hour firewall break between the units, pursuant to the fire department acceptance of the plans. This motion was seconded by Member Weldon. The vote was six in favor and none against.

3. TOWN PLANNER REPORT

Bob Osborne stated there is nothing to report.

4. PLANNING BOARD CONCERNS

Chairman Weatherbee welcomed Jim Davitt to the Planning Board. Board Committees were discussed. Jim Davitt was appointed to the Ordinance Committee. Both committees would welcome any Member that wants to attend.

5. ADJOURNMENT

Meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

Michael Avery, Secretary