

**TOWN OF HAMPDEN  
PLANNING BOARD  
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Wednesday, July 11, 2012, at the Hampden Municipal Building by Chairman Peter Weatherbee.

Attendance: Planning Board Chairman Peter Weatherbee, Members Michael Avery, Eugene Weldon, Mort Syversen, Peter Frazier, Thomas Blais.

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

**1. APPROVAL OF MINUTES (June 13, 2012)**

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

**2. NEW BUSINESS**

**A. Final Subdivision Plan Approval – Robert M. Higgins approval for a five-lot, 7.18 acre subdivision located near the southwest corner of Old County Road and Schoolhouse Lane in a Residential B and Business District. Public improvements include individual sewer and water service to each lot. (Tax Map 20 lot 72) Public Hearing**

Chairman Weatherbee asked to hear from proponents, opponent, then anyone with general questions and comments. Public Hearing was opened.

Stan Plisga of Plisga and Day Land Surveyors spoke representing Robert Higgins on the five lot subdivision proposed for Old County Road and Schoolhouse Lane. Mr. Plisga stated that all the issues that the engineers had raised have been addressed. They are seeking final plan subdivision approval.

No one else wished to speak. Chairman Weatherbee closed the public hearing.

Bob Osborne, Town Planner spoke about the proposed five-lot subdivision. Mr. Osborne stated that the property owners names and the deed restrictions have been added to the final plan. There is a letter in the file from the Town Manager explaining that adequate funds have been received for the improvement guarantee needed to install all the public improvements (the new water and sewer services). The letter also indicated that cash in lieu of open space has been received in the appropriate amount. Power can be provided to these lots over head with no need of easements across property of others. The final plan is now complete. Stormwater has been revised by . A culvert will be installed on lot 5 to cross the driveway.

Property to be single family dwelling, as part of the covenants, the language was already in the deed.

Chairman Weatherbee asked that the staff memo is to be part of the record.

Member Avery made a motion that the final subdivision plan for Estelle's Estate meets the requirements for approval. This motion was seconded by Member Syversen. The vote was six in favor and none against the motion to approve.

**B. Town of Hampden forwards the 2010 Comprehensive Plan to the Planning Board for recommendations with particular focus on the comprehensive land use policy amendments proposed by the Citizens Comprehensive Plan Committee, and the Planning Board's responsibility to rule on proposals before them, as to the proposal's consistency with the comprehensive plan.**

Member Weldon made a motion to send the Comprehensive Plan to the Planning Board's Comprehensive Plan Committee. This motion was seconded by Member Syversen. The vote was six in favor and none against.

A meeting date was discussed.

**4. STAFF REPORT**

Staff had nothing to report, just a couple of items on the August agenda.

**5. BOARD MEMBERS CONCERNS**

There were no Member concerns

**6. ADJOURNMENT**

The Planning Board meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Michael Avery, Secretary