



Town of Hampden  
Planning Board Meeting  
Wednesday January 8, 2020

## Minutes

In Attendance:

Planning Board

Gene Weldon, Chairman  
Jake Armstrong  
Brent Wells  
Ladoiya Wells  
Richard Tinsman  
Jennifer Austin  
Kelley Wiltbank (late)

Staff

Karen Cullen, AICP, Town Planner  
Jessica Albee, Recording Clerk

Public

Oscar Emerson

The meeting was called to order at 7:01 pm.

1. Administrative

a. Election of Officers:

- i. **Motion:** by Member Tinsman to nominate Member Wiltbank to serve as Chair; second by Member Weldon, noting we can consult with Member Wiltbank when he arrives to confirm he is willing to serve as chair; motion carried 6/0/0.
- ii. **Motion:** by Member Austin to nominate Member Tinsman to serve as Vice-Chair; second by Member Armstrong; motion carried 5/0/1 (Tinsman abstained).

- b. **Motion:** by Member Austin to approve the minutes of the December 11, 2019 regular meeting; second by Member Tinsman; motion carried 6/0/0. Chair Gene Weldon mentioned that there was no quorum at the last Planning Board Workshop meeting, so it was agreed to have the Planning Board members read the minutes and vote to approve them at the next scheduled meeting.

2. Old Business - None

1. New Business

- a. Sky Villa – Informal Discussion regarding potential expansion of approved site plan for property at 741 Main Road N, in the Commercial Service district; parcel 21-0-040.

Planner Karen Cullen went over her notes (see Sky Villa file) on the conceptual plan for the Board and the applicant's representative Oscar Emerson. There are a few key items that the applicant will need to adjust and cover in a future meeting with the Planning Board, including among other issues shore frontage compliance (Shoreland Zoning), parking, drive-through

facility, and buffer compliance (Zoning Ordinance). The Planning Board had some comments/questions on stormwater management that will also need to be addressed.

4. Staff report: None
5. Planning Board comment: Chair Weldon informed Member Kelley Wiltbank that he had been voted in as Chair for the coming year and asked him if he was willing to serve as the new Chair, and Member Wiltbank said yes, he would. Member Tinsman mentioned that Chair Gene Weldon is one of the best Chairs he has seen in his Planning Board experience. Gene Weldon thanked Member Tinsman and the Board.
6. Adjournment: Chairman Gene Weldon adjourned the meeting at 7:51 pm.

*Respectfully submitted by Jessica Albee,  
CED Administrative Asst.*