



Town of Hampden

Planning Board

Wednesday October 11, 2017, 7:00 pm

Municipal Building Council Chambers

Minutes

In Attendance:

Planning Board

Gene Weldon, Chair
Peter Weatherbee
Jim Davitt
Mort Syversen
Jim Davitt
Jennifer Austin
Kelley Wiltbank

Staff

Angus Jennings, AICP, Town Manager
Ben Smith, AICP, Contract Planner

Public

Michael Levesque, Applicant

Chairman Welden called the meeting to order at 7:00 pm.

1. Administrative.

- a. Minutes of September 13, 2017 meeting: **Motion** by Member Davitt to approve as submitted; Second by Member Wiltbank, carried 6/0/1, Member Avery abstaining.

2. Old Business.

- a. Introduction of contract planner, Ben Smith, AICP. Discussion of approved scope of services, availability for Board support during interim engagement.

Town Manager Angus Jennings introduced Ben Smith as the contract planning who would be assisting the Board with project review and staffing the next several Board meetings in the absence of Karen Cullen. Day to day operations of the department would fall to Danielle Simons in the office and Ben would be in the office a couple days per month.

Ben Smith introduced himself briefly and said he looked forward to assisting the Board.

3. New Business

- a. Public Meeting: Michael Levesque proposes amendment (pursuant to the Subdivision Ordinance Sec. 342) to the approved Springer Estates Minor Subdivision to increase the area contained in Lot 3 by 1.6 acres. Subdivision located off Western Avenue (Parcel 07-0-035B, Parcel 07-0-035C).

Michael Levesque introduced the project to the Board.

- The proposed change to the subdivision is to add 1.6 acres to Lot 3, which he currently owns, to bring the total acreage of that lot to 6.19 acres.
- The land to be added is coming from a 96+/- acre property to be retained by the applicant.
- The purpose of the application is to give the buyer of Lot 3 some additional land behind the existing house to serve as a buffer to any potential activities on the applicant's remaining land.

Planning Board Members asked questions:

Member Scott asked for clarification on the configuration of future property access. The plan shows an Existing Gravel Drive for the house on Lot 3 on Deer Lane as well as a Woods Road on Route 9 (Western Avenue) that is on the frontage for the Remaining Land, but traverses both Lots 1 and 3 before returning to the Remaining Land. Mr. Levesque stated that the easements over Lots 1 and 3 were to be extinguished and a new entrance would be constructed when necessary for the Remaining Land.

Member Avery noted that there appeared to be only 210 feet of frontage on Route 9 for the entire Remaining Land. The applicant agreed, noting that the only frontage for the Remaining Land was on Route 9.

Member Avery noted that he had done some survey work for an abutting property owner, and that the past work would not impact his review or vote of this application. There was no objection from the Board or the applicant.

Member Avery asked if there had been a previous change to area of Lot 1. Mr. Levesque confirmed that changes to the lot lines between Lot 1 and Lot 3 had occurred in the past.

Member Syversen recalled that during the original application review there had been discussion about how the Remaining Land retained frontage relative to Route 9 (Western Avenue) and Deer Hill Road. Mr. Levesque reiterated that the only frontage for the Remaining Land was on Route 9.

Motion by Member Weatherbee to Approve the minor amendment to Springer Estates showing the new lot lines; second by Member Avery; carried 7/0/0.

4. Staff Report: Town Manager Jennings introduced Ben Smith, Contract Planner, who will be working with the Town over the next few months until Planner Cullen is back. Mr. Smith gave a brief introduction of himself and background and expressed his pleasure for the opportunity to assist the Board.

Town Manager Jennings reviewed the Planning Board Project List of projects that are upcoming for the next Board meeting and recently approved projects under construction.

Town Manager Jennings reminded the Board of training opportunities through Maine Municipal Association.

5. Planning Board Comment. Chariman Weldon asked Town Manager Jennings about the status of the Fiberight facility. Manager Jennings said that the recently placed binder pavement had to be removed due to consistency issues with depth of pavement and is being replaced.

The meeting was adjourned at 7:45 pm by motion of Member Davitt, with second by member Syversen; motion carried 7/0/0.

Respectfully submitted by Ben Smith, Contract Planner