

Town of Hampden

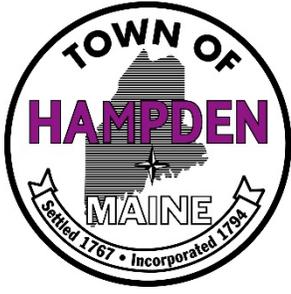
Planning Board

Wednesday October 12, 2016, 7:00 pm

Municipal Building Council Chambers

Agenda

1. Administrative
 - a. Minutes – September 14, 2016
2. Old Business – None
3. New Business
 - a. Public Hearing: Bog Road Final Subdivision Plan; Southbranch LLC proposes to subdivide 121.8 acres in the Rural District on Bog Road into 7 lots. The site is located on the north side of Bog Road and the west side of Souadabscook Stream and consists of three parcels: Tax Map 11, Lots 9, 10, and 3-A. No new roads or other infrastructure will be built; each new lot will have frontage on Bog Road.
 - b. Public Hearing: Site Plan Review; Emera Maine proposes a solar array for electric generation on a 3.7 acre area of their site located at 28 Penobscot Meadows Drive, Tax Map 10, Lot 40A. This parcel is in the Industrial Park district.
 - c. MRC/Fiberight Project Update
4. Planning Board Comments
5. Adjournment



Town of Hampden

Planning Board

Wednesday September 14, 2016, 7:00 pm

Municipal Building Council Chambers

Minutes

In Attendance:

Planning Board

Peter Weatherbee, Chairman
Andrew Scott
Kelley Wiltbank
James Davitt
Morton Syversen

Staff & Others

Angus Jennings, Town Manager
Karen Cullen, AICP, Town Planner

Chairman Weatherbee called the meeting to order at 7:02 pm.

Chairman Weatherbee noted there was no television coverage of tonight's meeting and introduced Karen Cullen, Hampden's new Town Planner. He noted that Myles Block had filled in admirably in the absence of a town planner.

1. Administrative – minutes of July 19, 2016 meeting: Approved as submitted upon motion by Member Syversen with second by Member Davitt; 4/0/1 with abstention by Member Wiltbank.
2. Old Business: none.
3. a. Public Hearing: Zoning Ordinance Amendment to Section 4.8.1, Off-Premises Signs
Chairman Weatherbee opened the hearing and stated that in Ordinance Committee Chairman Avery's absence, he will report that the committee met on August 3 and recommended that this amendment be passed on to Town Council with a recommendation "ought to pass." He noted this concerns the marina and the need for signage on Route 1A so people know what amenities for the public exist there. He said the proposed amendment allows people to know what is there. Member Davitt said the idea is to clean up the area to improve its appearance. Chairman Weatherbee asked for public comment; Town Manager Jennings said the purpose is also to advertise the public park which currently has no visibility on Route 1A and the public doesn't know it exists. There being no further comment, Chairman Weatherbee closed the public hearing.

Motion by Member Davitt to send to Town Council with a recommendation "ought to pass"; seconded by Member Syversen. Motion carried 5/0/0.

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- b. Public Hearing: Zoning Ordinance Amendment to Section 5.3.1, Building Permits
Board Chairman Weatherbee opened the hearing and reported that the Ordinance Committee discussed this amendment at their meeting on August 3. Code Enforcement Officer Myles Block had explained that this is a housekeeping item and will make our ordinance consistent with the state's building code. Town Manager Jennings stated that it also changes the time to act on a building permit from six months to twelve months. There being no further comments, Chairman Weatherbee closed the hearing.

Motion by Member Syversen to send to Town Council with a recommendation "ought to pass"; seconded by Member Davitt. Motion carried 5/0/0.

- c. Public Hearing: Shoreland Zoning Ordinance Amendment to bring into compliance with DEP's model ordinance

Town Planner Cullen stated that she had found a significant error in the draft amendment and did not feel comfortable recommending that this proposed amendment move forward at this time. She added that she had spoken with DEP about it and had been assured there is no deadline to make the modifications to our ordinance. She recommended that the Board table this amendment and she will bring revisions forward once she has an opportunity to thoroughly review the ordinance with the DEP guidelines to ensure they are correct and make sense for Hampden.

Motion by Member Davitt to table the proposed Shoreland Zoning Ordinance amendments; seconded by Member Scott. Motion carried 5/0/0.

- d. Pre-application and sketch plan – Bog Road subdivision

Tim Brochu from CES was present with his client, property owner Lee Cliff. Tim explained that the property is about 120 acres off Bog Road. The site was once a gravel operation, the old excavations are now ponds. The site has been reclaimed and now has vegetation growing. The proposed subdivision is to create a total of seven lots along Bog Road; one has about 100 acres and the remaining six range in size from about 2.5 to 3.5 acres. All the lots meet the minimum standards and have land area suitable for installation of a well and a septic system. There are extensive wetlands on the property but not in the area of the subdivision. Most of the large lot is unbuildable (bog). The site is currently in three parcels, tax map 11 lots 9, 10, and 3A; all are on a single deed and are in single ownership. The zoning district is Rural, with some Shoreland zoning along the back of the six smaller lots and the majority of the large lot is in Shoreland zoning. There is an

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abandoned house on the lot adjacent to Souadabscook Stream; there is an informal boat landing there which has been maintained by the property owner. Discussion on the future of the landing; Member Syversen stated he was not in favor of the Town purchasing that lot, it was noted that it is private property and the future owner has the option to continue to allow public use or to close it.

Motion by Member Scott to declare the submitted sketch plan as a minor subdivision since there is no infrastructure to be built; seconded by Member Wiltbank. Motion carried 5/0/0.

Town Planner Cullen noted this will be set for public hearing for the October 12th meeting if the final plan application is submitted soon.

e. Discussion re: Day care facilities

Town Planner Cullen stated she had received an inquiry from a resident interested in opening a daycare facility in his home that would exceed the number of children currently allowed at a daycare in the zoning district in which the property lies. The resident was not in attendance at the meeting and the Board passed over the item.

f. Zoning Ordinance Amendment Process – Discussion

Town Planner Cullen presented her summary of the current zoning amendment process along with the required steps and her recommended process (which will require changes to the Town Charter and the Zoning Ordinance). After discussion the consensus of the Board was that they prefer the Town Council taking the lead on zoning amendments.

g. Overview of Town's Work Plan and Planner's responsibilities

Town Manager Jennings explained the background of the town planner position, that there is a need for strong planning functions at this time. He then explained the town work plan, noting that the baseline tasks are those that must get done no matter what, and the value added tasks that provide much needed work but which always get displaced when a crisis arises or when the baseline tasks require more time. Manager Jennings went on to explain that this matrix is his method of cataloging all of the tasks and is a valuable management tool. He noted the list is exhaustive and that he is working with the Town Council to create the "short list" for next year.

Member Syversen asked if this was taken from the comprehensive plan; Manager Jennings said no, this tool was developed while working in a previous job. He

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added that he would like to incorporate the comprehensive plan recommendations into this list. He added that using this matrix allows him to be sure the Town Council decisions are based on good, accurate information.

h. Status of Comprehensive Plan Committee

Member Syversen said the comprehensive plan committee was created to prepare the plan and see it go forward. He noted there are no specific action items, but it does have goals at a fairly high level. He stated he felt it made sense to keep the committee intact in the event Town Council wants to amend anything in the plan.

4. Planning Board Comments

Chairman Weatherbee requested that the agenda have more detailed information on each item.

The meeting was adjourned at 8:31 pm by motion of Member Syversen with second by Member Wiltbank; motion carried 5/0/0.

Respectfully submitted by Karen Cullen, Town Planner

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Town of Hampden
Land & Building Services



Report on Application
Subdivision
Southbranch LLC, Bog Road

To: Planning Board
From: Karen M. Cullen, AICP, Town Planner *KMC*
Date: October 5, 2016
RE: Report on Subdivision Application for Southbranch LLC on Bog Road

Project Information

Applicant: Southbranch LLC (Lee Cliff)
Site Location: Bog Road
Zoning District: Rural and Shoreland (Resource Protection and Limited Residential)
Proposal: Subdivide a 121.8 acre property consisting of three parcels into seven lots, each with frontage on Bog Road.

I have reviewed this final subdivision plan and find it to be in compliance with all but two of the required submission items for final minor subdivisions. Specifically, item 343.1.3 of the Subdivision Ordinance requires that when the applicant is a corporation, a statement as to whether the corporation is licensed to do business in the state of Maine and a copy of the Secretary of State's registration be submitted. In this case, the applicant (and owner) is a limited liability corporation. I have requested that this information be submitted before or at the Planning Board meeting.

Secondly, item 343.2.5 requires that the owners of parcels abutting those to be subdivided, including those on the opposite side of the road from the parcels being subdivided, be shown on the plan; the submitted plan does not show any abutters across Bog Road. Staff did notify all abutters within 300 feet of the subject property, including those on the opposite side of Bog Road, as required for the public hearing. If the Board is so inclined, a waiver to this requirement could be granted.

In my review, I also noticed that the Shoreland Zoning designation for a portion of lot 6 is incorrectly labeled as "general development" where it should be "limited residential"; I have requested that this error be corrected prior to the Board signing the plan.

The proposal is to create a total of seven lots out of the combined area of the three existing parcels. Six lots would range in size from 2.4 to 3.7 acres and the seventh lot would comprise the

remaining 103± area. All lots have been tested for suitability for installation of an on-site wastewater treatment system, and per the report by Stephen Howell, Licensed Site Evaluator, each lot has at least one area where soil conditions meet the minimum requirements of the Maine Code for subsurface wastewater disposal.

Each lot meets the minimum requirements for frontage and area for the Rural district, and lot 6, which is partially within the Shoreland Limited Residential zone, exceeds the minimum requirements for that district as well. The majority of lot 7, and a portion of lots 1 through 6, are within the Shoreland Resource Protection zone and those areas are not proposed for any development. Each of the 7 lots includes sufficient area for development with a dwelling, septic system, well, driveway, and any accessory structures outside of the Resource Protection zone.

Given that there is no new infrastructure (e.g. roads, sewer, water, or drainage) associated with this subdivision, each lot complies with all applicable requirements, and provided that the plan and submissions be corrected as noted above, I recommend that this subdivision is ready for approval by the Planning Board.



SUBDIVISION APPLICATION

Please note that this application must be submitted with plans in conformance with Article 300 of the Hampden Subdivision Ordinance. *Incomplete applications will not be processed. All fees must be paid for application to be processed. Proper number of copies of application must be submitted in order to be processed.* All town ordinances are available at www.hampdenmaine.gov for review

RECEIVED

SEP 26 2016

This application is for (check one):

- Sketch Plan
- Minor Final
- Major Preliminary
- Major Final

Code Enforcement Office

Date: 9-26-2016

APPLICANT (LANDOWNER):

Name: SOUTHBRANCH, LLC (ATTN: LEE CLIFF)

Address: 762 BLACKSTREAM ROAD HERMON, MAINE 04401

Phone: N/A Cell: 299-5747 Email: lcliff@hermon.net

AGENT (SUBDIVIDER):

Name of agent or representative: CES, INC (ATTN: TIM BROCHU)

Address: 465 SOUTH MAIN STREET BREWER, ME. 04412

Phone: 989-4824 Cell: 852-9225 Email: tbrochu@ces-maine.com

THE SITE:

Location of site: BOG ROAD Hampden tax map and lot number: 11-0-009
11-0-010
11-0-003-A

Zoning district: SHORELAND/RURAL Existing use of property: VACANT

Legal interest in the parcel: OWNER

Subdivision size (acres): 121.8 +/- Proposed number of lots: 7

Will your project disturb one acre or more of land area? Yes No

If Yes, and if your project is in the Urbanized Area, refer to the Town of Hampden Post Construction Storm Water Ordinance.

If Yes, and if your project is outside the Urbanized Area, Contact the Maine Dept. of Environmental Protection.

Will your project result in one acre or more of non-revegetated land area? Yes No

If Yes, you will most likely require a State Storm Water Permit, Contact the Maine Dept. of Environmental Protection.

(APPLICATION CONTINUES ON REVERSE SIDE.)

FEES: Application fees are as follows (from section 2.12 of Fees Ordinance):

- Subdivision Sketch Plan – no charge.
- Minor Subdivision (less than five lots and no public improvements) - \$35.00 plus \$20.00/acre.
- Minor Subdivision Review/Inspection Draw – not required.
- Major Subdivision Preliminary Plan (five or more lots and/or public improvements) - \$85.00 plus \$50.00/acre, plus \$1,000.00 peer technical review draw account. ^{150.00}
- Major Subdivision Final Plan (review/inspection draw account) – Fee based on 10% of estimated cost of completing all on-site public improvements, plus 10% of estimated cost of completing all off-site public improvements.
- Major Subdivision Final Plan (mobile home park construction review/inspection draw account) – Fee based on 10% estimated cost of completing all on-site improvements, plus 10% of estimated cost of completing all off-site improvements.
- OPEN SPACE: Please contact the town to discuss requirements for open space, calculations for required acreage or calculations for fee-in-lieu of open space.

Application fee amount: \$ 956.40

Complete and accurate submissions require less time to review.

Other fees may be incurred throughout the development process, including but not limited to: sewer hook-on or opening of a public way fees.

CERTIFICATION: By signing this form I certify that the information provided on these plans, text, and associated testimony is true and correct. I certify that all site improvements will be constructed in strict conformance with Planning Board approved plans. Furthermore, I acknowledge that if the constructed site improvements are not built in accordance with the Zoning and Subdivision Ordinances and Planning Board approved plans that I am obliged to take corrective action that may include obtaining a revised Planning Board approval or the removal of non-conforming uses and structures and site improvements. (Agents that lack authority to certify said items should not sign this form.)

Signature: [Signature] CEB INC Date: 9/26/2016

OFFICE USE ONLY

Date received: 9/26/16 Date complete: _____
\$650 App \$297 Legal Ad \$940 Postage.
Fees paid: Amount/Date: 956.40 Draw paid: Amount/Date: _____

Conditional Use determination: _____

Planning Board action: _____ Date: _____

Conditions: _____

Is this in the Urbanized Area? Yes No



Engineers ♦ Environmental Scientists ♦ Surveyors

September 26, 2016

Town of Hampden
Attn: Karen Cullen
106 Western Ave.
Hampden, ME 04444

Re: Southbranch, LLC – Lee Cliff / Subdivision Final Plan

Dear Karen:

Please find attached 12 paper copies and 2 transparent copies of the final plan for the above noted residential subdivision. We have also attached preliminary soil test pit information for each lot.

The subdivision will consist of the establishment of 7 lots on an approximately 121 acre parcel owned by the applicant (Book 10688, Page 112). All lots will have frontage on the Bog Road and no infrastructure will be required for the project. Each lot will have individual subsurface wastewater disposal and individual wells. Lots generally range in size from 2.4 acres to 3.7 acres. However, one lot will be substantially larger and will include the remaining land area. This lot is anticipated to be approximately 103 acres.

There are no restrictive covenants on the property and no wetland areas will be disturbed as part of the project.

If you have any questions or need any additional information, please let us know.

Sincerely,
CES, Inc.

A handwritten signature in black ink, appearing to read 'Tim Brochu', is written over a faint, larger version of the signature.

Tim Brochu, Project Manager
Senior Vice President

TB/
Enc.



Soil Solutions

276 HOXIE HILL ROAD, ORRINGTON, MAINE 04474 (207) 825-4792

July 18, 2016

Mr. Lee Cliff
c/o Southbranch LLC
762nBlack Stream Road
Hermon, ME 04401

RE: Preliminary Soil Evaluation of 7 proposed lots in the Bog Road in Hampden, ME

Dear Lee;

As you requested, on July 11, 2016 I conducted preliminary soils evaluation of 7 proposed lots on the Bog Road in Hampden, Maine for subsurface wastewater disposal. Specifically, proposed lots 1 through 7 were evaluated in accordance with the most current Maine Subsurface Wastewater Disposal Rules (Maine Code) dated August 3, 2015. A minimum of one test pit suitable for subsurface wastewater disposal was excavated by hand in each of the 7 proposed lots. In general, all of the soils observed consisted of gravelly sandy loam very old fill or native soil over silty marine or lacustrine sediments with an apparent seasonal groundwater table and/or restrictive layer at 11 to 22 inches in depth and no bedrock expected to greater than 48 inches bedrock in depth. Test pit logs are attached on HHE-200 forms.

Evaluation of each of the proposed lots revealed at least one area where soil conditions meet the minimum requirements of the Maine Code for subsurface wastewater disposal and are therefore suitable for location of a subsurface wastewater disposal system. Specifically, these soils are classified from 8D to 8C, except for 7C soils in TP3, under the Maine Code with a minimum sizing factor of large, except for medium large in TP3 for disposal field sizing. To meet minimum Maine Code requirements, each lot would need a minimum 1000 gallon septic tank followed by a 1200 square foot disposal bed, except for TP3 where a 900 square foot disposal bed or proprietary devise of equal square feet would be required to provide adequate treatment of wastewater for a 3 bedroom house. Each suitable test pit area for subsurface wastewater disposal is identified on the ground by a wooden stake with orange flagging with the test pit designations. In addition, the location of these suitable test pit areas is shown a copy of a site plan prepared by CES Inc. and attached for your use.

Please call me at (207) 825-4792 if you have any questions.

Sincerely,



Stephen H. Howell
Site Evaluator # 213
Soil Scientist # 187



EXHIBIT 1- BOG ROAD, HAMPDEN PROPOSED SUBDIVISION SUMMARY OF SOIL CONDITIONS

Lot #	Test Pit	Soil Name	Plumbing Cost Soil Profile & Condition	Depth of Pit	Depth to Seasonal Ground Water	Depth to Bedrock	Area of Suitable Soils	Area Required for System Installation	Type of System Anticipated
1	TP1	Lamoine	8D	35"	12	>48"	2000 sq. ft.	1200 sq. ft.	20' by 60' D. Bed
2	TP2	Lamoine	8D	35"	14	>48"	2000 sq. ft.	1200 sq. ft.	20' by 60' D. Bed
3	TP3	Lamoine	7C	35"	22	>48"	2000 sq. ft.	900 Sq. Ft	20' by 45' D. Bed
4	TP4	Lamoine	8C	35"	16"	>48"	2000 sq. ft.	1200 sq. ft.	20' by 60' D. Bed
5	TP5	Lamoine	8C	35"	16"	>48"	2000 sq. ft.	1200 sq. ft.	20' by 60' D. Bed
6	TP6	Lamoine	8D	35"	12"	>48"	2000 sq. ft.	1200 sq. ft.	20' by 60' D. Bed
7	TP7	Lamoine	8D	35"	11"	>48"	2000 sq. ft.	1200 sq. ft.	20' by 60' D. Bed



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

HAMPDEN

BOB ROAD

LEE CLIFF

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP1 Test Pit Boring
< 1" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	VERY OLD GRAN. S. LOAM FINE	FRABLE	BROWN	NONE
10	SILT LOAM		LT. OLIVE BROWN	
20	SILTY CLAY LOAM	FIRM TO V. FIRM	OLIVE BROWN TO OLIVE	COMMON TO MANY DISTINCT
30	LIMIT OF OBSERV. = 30"			
40				
50				

Soil Classification Profile <u>B D</u>	Slope <u>1-5%</u>	Limiting Factor <u>12"</u>	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Observation Hole TP2 Test Pit Boring
< 1" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	VERY OLD GRAN. S. LOAM FINE	FRABLE	BROWN	NONE
10	SILT LOAM		LT. OLIVE BROWN	
20	SILTY CLAY LOAM	FIRM TO V. FIRM	OLIVE BROWN TO OLIVE	COMMON TO MANY DISTINCT
30	LIMIT OF OBSERV. = 30"			
40				
50				

Soil Classification Profile <u>B D</u>	Slope <u>1-5%</u>	Limiting Factor <u>14"</u>	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP3 Test Pit Boring
< 1" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	GRAVELLY SANDY LOAM		BROWN	NONE
10		FRABLE	YELLOWISH BROWN	
20	SILT LOAM TO SILTY CLAY LOAM	FIRM TO V. FIRM	OLIVE BROWN TO OLIVE	COMMON TO MANY DISTINCT
30	LIMIT OF OBSERV. = 35"			
40				
50				

Soil Classification Profile <u>7 C</u>	Slope <u>1-5%</u>	Limiting Factor <u>22"</u>	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Observation Hole TP4 Test Pit Boring
< 1" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	VERY OLD GRAN. S. LOAM FINE	FRABLE	BROWN	NONE
10	SILT LOAM		LT. OLIVE BROWN	
20	SILTY CLAY LOAM	FIRM TO V. FIRM	OLIVE BROWN TO OLIVE	COMMON TO MANY DISTINCT
30	LIMIT OF OBSERV. = 35"			
40				
50				

Soil Classification Profile <u>B C</u>	Slope <u>1-5%</u>	Limiting Factor <u>16"</u>	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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#213 7/18/16

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

HAMPDEN

BOB ROAD

LEE CLIFF

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP5 Test Pit Boring
<1 " Depth of Organic Horizon Above Mineral Soil

Observation Hole TP6 Test Pit Boring
<1 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	V. OLD GRAV. S. LOAM FILL	FLUABLE	BROWN	NONE
10	SILT LOAM		LIGHT BROWN TO OLIVE BROWN	
20	SILTY CLAY LOAM	FIRM TO V. FIRM	OLIVE BROWN TO OLIVE	MANY TO DISTINCT
30	LIMIT OF OBSERV = 35"			
40				
50				

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	V. OLD GRAV. S. LOAM FILL	FLUABLE	BROWN	NONE
10	SILT LOAM		LIT. OLIVE BROWN	
20	SILTY CLAY LOAM	FIRM TO V. FIRM	OLIVE BROWN TO OLIVE	COMMON TO MANY DISTINCT
30	LIMIT OF OBSERVATION = 35"			
40				
50				

Soil Classification 8 C Profile Condition	Slope 3-8%	Limiting Factor 16"	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Soil Classification 8 D Profile Condition	Slope 8-15%	Limiting Factor 12"	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP7 Test Pit Boring
<1 " Depth of Organic Horizon Above Mineral Soil

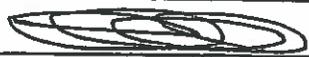
Observation Hole _____ Test Pit Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	V. OLD GRAV. S. LOAM FILL	FLUABLE	BROWN	NONE
10	SILT LOAM		LIT. OLIVE BROWN	
20	SILTY CLAY LOAM	FIRM TO V. FIRM	OLIVE BROWN TO OLIVE	COMMON TO MANY DISTINCT
30	LIMIT OF OBSERV = 35"			
40				
50				

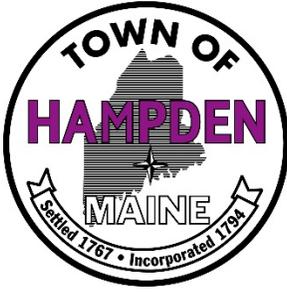
Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification 8 D Profile Condition	Slope 5-12%	Limiting Factor 11"	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Soil Classification Profile Condition	Slope %	Limiting Factor "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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213 7/18/16



Town of Hampden
Land & Building Services

Planning Board Order
Southbranch LLC Subdivision

Approval Date: October 12, 2016

Project Name: Southbranch LLC Subdivision

Location of Project: Bog Road

Assessor's Reference: 11-0-009, 11-0-010, and 11-0-003-A

Deed Reference: B10688/P112

Zoning District: Rural and Shoreland (Resource Protection and Limited Residential)

Total Acreage: 103.8± acres

Type of Use: Subdivision for residential use

Applicant: Southbranch, LLC
762 Blackstream Road
Hermon, ME 04401

Owner: Same as Applicant

Plans Prepared by: CES, Inc.

Plans Dated: September 26, 2016

Application Date: September 26, 2016

Public Hearing: October 12, 2016

*PB Members:*¹ Peter Weatherbee, Michael Avery, Kelly Wiltbank, James Davitt,
Morton Syversen, Eugene Weldon, and Joan Reilly

PB Action: Approved. This Subdivision is approved under Section 340 of the
Hampden Subdivision Ordinance.

¹ Planning Board Members who were appointed to vote on this case.

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Summary Description of Application: This application is to subdivide 103.8± acres on Bog Road in Hampden to create seven lots for residential development, each with frontage on Bog Road. Each lot meets the minimum dimensional requirements for the Rural district, and each exceeds the minimum dimensional standards for the Shoreland zone impacting the lot. Each lot has sufficient area to meet the minimum requirements for installation of a subsurface wastewater treatment system, a well, a dwelling, driveway, and any accessory structures without impacting the Shoreland resources on the lot.

Findings: After the public hearing duly noticed and held, the Hampden Planning Board made the following findings as required by Article 500 of the Hampden, ME Subdivision Ordinance:

- 511 The proposed subdivision meets the provisions of all applicable regulations and ordinances of the Town of Hampden and meets the intent of the comprehensive plan.
- 512 The proposed subdivision, while including land that is not of a character that it can be used for building purposes, does include sufficient land area that is developable on each of the seven lots.
- 521 The proposed lot layout allows for future construction of homes that will comply with the requirements of the Zoning Ordinance with no foreseeable difficulties as a result of natural conditions.
- 522 The proposed lot layout provides side lines that are within 20 degrees of right angles to the street.

Furthermore, the Board finds that the proposed subdivision will not create any adverse impact on the public's health, safety, and general welfare.

Based on these findings, the Hampden Planning Board voted _____ to approve the Subdivision for Southbranch, LLC to create a seven lot subdivision on their 103.8± acre property on Bog Road as previously described.

[Continued on the next page.]

For the Hampden Planning Board:

Peter Weatherbee, Chairman

Date

Michael Avery

Kelly Wiltbank

James Davitt

Morton Syversen

Eugene Weldon

Joan Reilly

Notes:

1. *A copy of this decision is on file with the Land & Building Services Office at the Town Offices, 106 Western Avenue, Hampden, ME 04444.*
2. *This decision is subject to appeal in accordance with Article 900 of the Hampden Subdivision Ordinance within 30 days after the date this decision is made by the Planning Board.*

Town of Hampden
Land & Building Services



Report on Application
Site Plan
Emera Maine Solar Array

To: Planning Board
From: Karen M. Cullen, AICP, Town Planner *KMC*
Date: October 3, 2016
RE: Report on Site Plan Application for Emera Maine Solar Array

Project Information

Applicant: Emera Maine
Site Location: 28 Penobscot Meadows Drive
Zoning District: Industrial Park
Proposal: Construct a solar array capable of producing up to 640 kW on 3.7 acres of the site, in three areas not proposed to be used for future buildings or other development.

I have reviewed this site plan and have determined it to be in compliance with the requirements of Section 4.1, Site Plan Review, of the Zoning Ordinance. Given the nature of the proposal I did not feel it was necessary or appropriate to require third party review, since there will be a negligible increase in impervious surface on the site, no additional traffic other than during construction, and no public access to the solar arrays.

Under Section 4.1.6, Required Information on Plans, all items have been provided with the exception of items 9, 12, 13, and 16, all of which are not applicable since they deal with items not proposed for this project. Item 3, boundaries of the tract of land, is not complete in that there is one small corner of the boundary of the parcel that extends off the site plan sheet, but it is located in the far corner of the site away from any of the three solar array areas.

Under Section 4.1.7, standards governing site plan review, all items have been met with the exception of items 3, 5, and 10, which are not applicable.

The site plan has been reviewed by Public Safety and they had no comments, given that it is within the Emera Maine facility and is going to be entirely fenced in. The Public Works Director also reviewed the plans and had no comments on the proposal.

I have also reviewed the submitted copy of the application for a minor amendment to the Maine DEP stormwater management permit. This submittal indicates the amount of new impervious surface in each of the three (stormwater) watersheds impacted by this proposal is so negligible that the runoff calculation estimates do not change and thus the previously designed (and built) stormwater system is sufficient to handle any additional runoff from the solar array development. The amount of new impervious surface within each watershed is: 112 sq. ft. (in 2.4 acre watershed), 804 sq. ft. (in 4.9 acres), and 112 sq. ft. (in 1.7 acres).

There is no parking associated with the solar array, and no lighting or signage is proposed for it either. There is a temporary construction area for staging of the equipment to be installed for the arrays, this is located such that it will not interfere with the placement of the arrays and will serve as the base for future development of the office building which will be permitted and built in the future. This area will be covered with loam and re-seeded upon completion of the installation of the solar arrays.

Based on the above, I recommend approval of the site plan as submitted.



15 September 2016

RECEIVED

SEP 15 2016

TOWN OF HAMPDEN PLANNER

Karen Cullen
Town Planner
106 Western Ave
Hampden, ME 04444

PB File Copy

Site Plan Phase 3, Hampden Operations Center, Emera Maine

Dear Karen,

On behalf of Emera, we are submitting the Hampden Operations Center's (HOC) Site Plan application for the next phase of development for the 28 Penobscot Meadows Drive property. The original project was designed back in the early 1990's and permitted with the town and DEP at that time. In 2001, the project had not been initiated and a project amendment was permitted with DEP. This amendment included the entire build-out of the site. The 2001 town approval was for the first phase of the project which included the transformer warehouse and pole yard. Phase 2 of the project was completed last year and included the company's control center, warehousing, vehicle maintenance, fleet garage and offices.

The attached HOC Site Plan for phase 3 is for the development of up to 640 kW (AC) Microgrid/Solar project. This project has been initiated to demonstrate the economic, reliability, energy security and environmental benefits that solar installation can bring to customers and the electrical grid. The facility will reduce the long-term cost of operating the HOC facility and support Emera's focus on industry transformation, emerging technologies and alignment with Maine's focus on Non-Transmission Alternatives.

During the day, the system will provide power to HOC operations and any excess power will be supplied back into the power grid system. Night operations at the HOC will utilize a state of the art Tesla Powerpack battery backup system, which will be incorporated into the solar array system.

A minor modification has been submitted to the DEP with a copy provided to the town. The minor DEP application is for the addition of the solar array which was not previously permitted on the site.

The solar array is a minor change to the site as the system will be constructed on the fields located on the property. These areas will remain fields as the solar facility will be mounted on pile driven posts. Therefore, the only changed to the impervious area on the site will be from concrete pads for switch gear and the battery system. We have attached DEP's Section 12, Stormwater Management to the application to address the minor impact this facility will have to the overall HOC's stormwater management system.

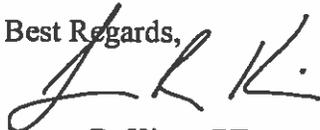
Also, this property is not in the regulated MS4 area as shown on the MS4 map for the Town and is not in the watershed of Sucker Brook.

The Solar Project will construct a temporary driveway access and lay-down area for use during construction of the solar arrays. This area will be covered with loam and re-seeded upon completion of the project. It is noted that this driveway and lay-down area will be reutilized in the future for further work at the HOC facility.

This phase of construction will create construction traffic; however, the improvements will not create any long term daily traffic impacts.

We look forward to meeting with the staff and board to discuss this project; however, if you have any questions prior to that meeting, please contact me.

Best Regards,



James R. Kiser, PE
Kiser & Kiser Company

Enc.

C: Eric Clapp
Jordan Dorey



SITE PLAN/CONDITIONAL USE APPLICATION

Please note: Application must be submitted with site plans in conformance with Section 4.1 and 4.2 of the Hampden Zoning Ordinance. Incomplete plans will not be processed.

Date: 12 September 2016

APPLICANT: Name: Emera Maine

Address: PO Box 932, Bangor, ME 04402
Phone: 973-2586 Fax: Cel: Email:

AGENT: Name of agent or representative: Jim Kiser, Kiser & Kiser Co.

Address: PO Box 282, Hampden, ME 04444
Phone: 862-4700 Fax: Cel: 852-9562 Email: jim@kiser-kiser.com

THE SITE: Location of site: 28 Penobscot Meadows Drive Hampden tax map and lot number: 10/40A

Zoning district: Industrial Park District Existing use of property: Operations Center,

warehouse, office Legal interest in the parcel: Own

Owner of parcel if other than applicant:

Owner's address:

PROPOSED PROJECT: Proposed use of property: addition of Solar Array and temp const area (re-seeded)

(Please include floor area per use, seating if applicable, and land area). 3.7 ac of fields net

Proposed starting date: Nov 2016 Final completion date: Aug 2017

FEES: Application fee is: \$75.00 for structures under 3,000 sq. ft. and total site improvements under 5,000 sq. ft.; \$150.00 for structures between 3,000 and 20,000 sq. ft. and total site improvements under 50,000 sq. ft.; and \$500.00 for structures in excess of 20,000 sq. ft. and more than 50,000 sq. ft. of site improvements. Application fee amount: \$500

DRAW ACCOUNT: The Town of Hampden requires applicants to contribute \$600.00 for the Town to hire a consulting engineer to review their plans and, if necessary, \$1,000.00 for an engineer to review their traffic analysis. Draw account contribution is: (Any unspent portion of the draw account will be returned to applicant, however; if additional funds are required applicant agrees to cover all costs that the Town of Hampden may incur. Complete and accurate submissions require less time to review).

CERTIFICATION: By signing this form I certify that the information provided on these plans, text, and associated testimony is true and correct. I certify that all site improvements will be constructed in strict conformance with Planning Board approved plans. Furthermore, I acknowledge that failing to construct site improvements in accordance with the zoning ordinance and Planning Board approved plans that I am obliged to take corrective action that may include obtaining a revised Planning Board approval or the removal of non-conforming uses and structures and site improvements. (Agents that lack authority to certify said items should not sign this form).

Signature: [Signature] Date: 12 September 2016

OFFICE USE ONLY

Date received: 9/15/16 Date complete:

Fees paid: Amount/Date: Site Plan \$500 Draw paid: Amount/Date:

Conditional Use determination:

Planning Board action: Date:

Conditions:

Hampden Operations Center
Bangor Hydro Electric Company
Penobscot Meadow Drive
Bangor, Maine



USGS TOPOGRAPHIC MAP
BANGOR QUADRANGLE, 7.5' series
Scale 1"=2000'

Hampden Operations Center

Bangor Hydro Electric Company
Penobscot Meadow Drive
Hampden, Maine



SOILS MAP

NRCS Medium Intensity Soils Map
Scale 1"=1,000'

SuB	Suffield Silt Loam, 2-8%
SuC2	Suffield Silt Loam, 15-25%
SvB	Suffield Very Fine Sandy Loam, 2-8%
SvD	Suffield Very Fine Sandy Loam, 15-25%

Hampden Operations Center

Bangor Hydro Electric Company
Penobscot Meadow Drive
Hampden, Maine



AERIAL MAP

Google Earth
Scale 1"=300'

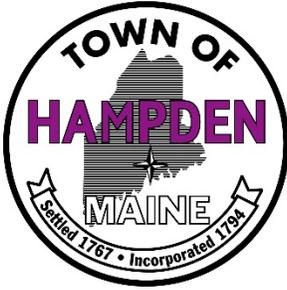
Section 12. Stormwater management (Flooding and General Standards)

A. Narrative.

This project is a minor amendment to the existing site location permit. The installation will consist of post driven pipe framing for mounting of the solar panels. The panels will be vertically angled toward the southern horizon. The post pipe support is to be driven into the ground similar to a fence post to a minimum depth of 4'. The pipe size is 3". Therefore the overall impact of the total of the pipes will be 2 pipes per panel column with a total of less than 30 sf of reduced ground surface. The facility will install several concrete pads for the installation of switch gear and battery storage. These pads are in several watersheds (original stormwater evaluation reference) as follows:

Watershed	pad area	Watershed area
WS-61	112 sf	2.4 ac
WS-50	804 sf	4.9 ac
WS-55	112 sf	1.7 ac

These additional impervious areas do not change the CN value for any of the three watershed and therefore, will not impact the runoff calculation estimates. In addition, WS-61 and WS-55 flow to wet pond flow control areas.



Town of Hampden
Land & Building Services

Planning Board Order
Emera Maine Site Plan

Approval Date: October 12, 2016

Project Name: Emera Maine Solar Array

Location of Project: 28 Penobscot Meadows Drive

Assessor's Reference: 10-0-40A

Deed Reference: B5421/P214

Zoning District: Industrial Park

Total Acreage: Total site is 23.4 acres and the solar arrays will occupy 3.7 acres

Type of Use: Solar Array; up to 640 kW (AC) power generation

Building Area: none

Applicant: Emera Maine
PO Box 932
Bangor, ME 04402

Owner: Same as Applicant

Plans Prepared by: Kiser & Kiser Co.

Plans Dated: September 13, 2016

Application Date: September 12, 2016

Public Hearing: October 12, 2016

*PB Members:*¹ Peter Weatherbee, Michael Avery, Kelly Wiltbank, James Davitt,
Morton Syversen, Eugene Weldon, and Joan Reilly

PB Action: Approved. This Site Plan is approved under Section 4.1 of the
Hampden Zoning Ordinance.

¹ Planning Board Members who were appointed to vote on this case.

DRAFT

Summary Description of Application: This application is to install a solar array for the purpose of generating up to 640 kW (AC) of electrical power. The power will be used by the Hampden Operations Center operations and any excess power will be supplied back into the power grid system. A Tesla Powerpack battery backup system will be utilized to store the power generated by the solar array. An area of the site which will be part of the future office building addition to the site will be used for a staging area for the construction of the solar arrays. Upon completion of the arrays, this area will be loamed and seeded until the office building is permitted and built (requires additional site plan approval at that time).

Findings: After the public hearing duly noticed and held, the Hampden Planning Board made the following findings as required by Section 4.1.7 of the Hampden, ME Zoning Ordinance:

1. The proposed project meets the provisions of all applicable regulations and ordinances of the Town of Hampden and meets the intent of the comprehensive plan, given that it is the addition of renewable energy production facilities (solar array) and the proposed installation meets all applicable regulations and ordinances.
2. The proposed project is consistent with generally acceptable design practices and is properly integrated with the terrain and existing buildings in the vicinity, given that the arrays will be pole mounted with little disturbance of the natural terrain.
3. The proposed project provides for safe ingress and egress for vehicles and pedestrians during the construction stage, given that the driveway location is appropriately located within the site and will not interfere with other operations on the site. The solar arrays themselves will not create any traffic, vehicular or pedestrian.
4. The proposed project provides for safe on-site circulation for vehicles and pedestrians, given that there will be no traffic generated by the solar arrays.
5. The proposed signage and exterior lighting for the proposed project comply with the applicable regulations of the Zoning Ordinance and do not present a hazard due to location, glare, or other conditions that negatively impact abutting property or the travelling public. This project does not include any signage or exterior lighting.
6. The proposed buildings are properly integrated with the existing topography and natural features of the site. This project does not include any buildings, and the arrays will be pole mounted with little disturbance of the existing terrain.
7. The proposed project minimizes earthmoving, erosion, tree clearance, vegetation disturbance, and the destruction of natural amenities, given that it is the installation of solar arrays that will have little impact on the existing terrain and minimal tree clearing since most of the site is already open field.
8. The slopes in the proposed project are vegetated or otherwise protected from erosion and are blended with surrounding terrain, given that the ground under the arrays will be vegetated.

9. The proposed project provides adequate stormwater management to prevent adverse impacts on neighboring properties, downstream water quality, or any public or private stormwater drainage system, and to prevent soil erosion, given that the project adds very little impervious surface and will have negligible impacts on the stormwater management system on the site.
10. The proposed project will not have a negative impact on existing scenic or natural beauty, rare or irreplaceable historic sites, or other features of importance to the community, given that the area where the solar arrays are proposed to be installed is not visible to the public and is not, so far as has been identified, a historic site.
11. The proposed project will not create an undue burden on utilities (e.g. sanitary sewer, stormwater drainage system, water lines), nor on municipal services (e.g. public safety, schools, open spaces, recreational facilities or programs, roads, solid waste disposal), given that the project will not create any demand on utilities and given that the arrays are within the securely fenced and gated area of the site.
12. The proposed project is designed to ensure adequate setbacks and screening for all exposed storage areas, machinery installations, service areas, truck loading areas, utility buildings, and any accessory areas and structures to provide audio/visual buffers that will minimize adverse impacts on surrounding properties, given that there is a 50 foot open space area between the arrays and the rail line, and an existing tree line along the property boundary with the rail line. The property abutting the site to the west also has existing woods buffering the postal facility from the arrays, and the abutting parcel to the northeast is vacant land owned by Emera Maine.
13. The proposed project will not have any unreasonable adverse impact on surface water quality, ground water quality, ground water quantity, soil quality, or air quality, given that the solar array will have minimal impact on the natural terrain and the site will continue to be vegetated under the panels.

Based on these findings, the Hampden Planning Board voted _____ to approve the Site Plan for Emera Maine to install a solar array on 3.7 acres of their property to generate up to 640 kW as previously described.

Continued on the next page.

For the Hampden Planning Board:

Peter Weatherbee, Chairman

Date

Michael Avery

Kelly Wiltbank

James Davitt

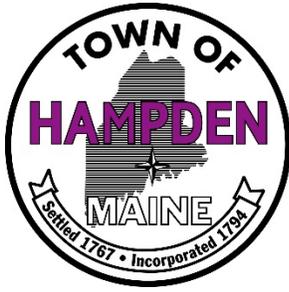
Morton Syversen

Eugene Weldon

Joan Reilly

Notes:

1. *A copy of this decision is on file with the Land & Building Services Office at the Town Offices, 106 Western Avenue, Hampden, ME 04444.*
2. *This decision is subject to appeal in accordance with Article 6 of the Hampden Zoning Ordinance within 30 days after the date this decision is made by the Planning Board.*



Town of Hampden
Land & Building Services

Memorandum

To: Planning Board
From: Karen M. Cullen, AICP, Town Planner *KMC*
Date: October 5, 2016
RE: MRC/Fiberight Project Update

Town staff has been working with the proponents of the MRC/Fiberight project over the last few weeks as they are addressing their needs and trying to get the project started. Due to circumstances beyond their control they are in a position where they need to begin road construction before the end of the construction season this year in preparation for site construction as early as possible in 2017. The attached memo from CES addresses their proposed method of dealing with this. Woodard & Curran is currently reviewing this as well as the final road and utility plans.

While the road design is not explicitly part of the Planning Board's approval, since the project was not proposed as a subdivision and the road is expected to be proposed for acceptance by the Town Council under the Town Ways Ordinance, access to the site is an explicit requirement of the Planning Board Order and the Zoning Ordinance and we believe it is important for the Planning Board to be apprised of the situation. It is possible that MRC may request modification to the Planning Board's Order; their attorney is currently reviewing the order in light of recent changes in their infrastructure design and proposed construction timing to determine if any modification is needed.

As of this writing I don't know if representatives of MRC will be attending the Planning Board meeting or not – in an effort to prevent unnecessary delays I have included this on the agenda. The project proponents have been advised that materials would need to be received this week in order to be timely for next Wednesday's meeting. If we receive additional information in a timely manner we will email it to you prior to the meeting.

October 3, 2016

Mr. Angus Jennings
Town of Hampden
106 Western Avenue
Hampden, ME 04444

Re: MRC Interim Access Road - Phase I Construction

Dear Angus:

Thanks again for your time last Thursday to meet and discuss the Municipal Review Committee (MRC) and Fiberight project. The MRC Board of Directors voted on Friday to move ahead with constructing interim access to the site (Phase 1) as I described to you last Thursday. This phased approach is necessary to address some critical path scheduling constraints that resulted from the several challenges that the MRC Board was addressing over the past few months. These challenges can be further explained by Greg Louder and Chip Reeves this afternoon. A phased approach is necessary to maintain the overall project schedule of construction completion in 2017 and operation of the Fiberight facility by Spring of 2018.

The proposed Phase I scope includes the following items:

- ♦ installation of the erosion and sedimentation control measures along the road corridor;
- ♦ clearing and grubbing of the access road project area;
- ♦ installation of the sanitary sewer gravity system including the main, services, sewer manholes, grinder station structure and pump station structure only, and the forcemain and air/vacuum release structure along the access road;
- ♦ installation of the access road box culvert and HDPE culverts;
- ♦ construction of one 15-foot lane of the access road through the sub-base gravel course; and,
- ♦ installation of temporary seed and mulch.

A detail highlighting the Phase 1 work elements is enclosed.

The MRC is in the process of finalizing a contract agreement with Sargent Corporation to begin construction as soon as possible to utilize the remaining 2016 construction season. We understand that the Town and your consultant need to review the revised construction plans that were provided on September 26, 2016 and also participate in a preconstruction meeting. An escrow for the Town's review was also approved last Friday. We will provide technical specifications for the Phase I construction activities by Wednesday this week. Based on the Phase I scope described above, we would request that you focus your review efforts on the construction activities to be done this Fall. Review and approval of the final design for elements beyond the Phase I scope can be completed at a later date as these items are not planned for construction until the Spring of 2017.

The following identifies the CES team members, roles, and responsibilities to help you, your staff, and the Town's consultant(s) coordinate with us.

CES Project Team Member	Project Role
Denis St. Peter, PE	Project Manager
Sean Thies, PE	Senior Project Engineer – Town Permitting, Design Engineer for Road and Stormwater
Travis Noyes, PE	Senior Project Engineer – Design Engineer for Water and Sewer
Nate Gustafson, PE	Senior Project Engineer – Task Manager for Construction Phase

Please let us know if you have any questions or need additional information.

Sincerely,
CES, Inc.



Denis St. Peter, P.E.
Senior Project Manager/Principal

Cc: Greg Louder
Chip Reeves
Craig Stuart Paul
Sean Thies, PE
Travis Noyes, PE
Nate Gustafson, PE
Enc.

