



## Town of Hampden

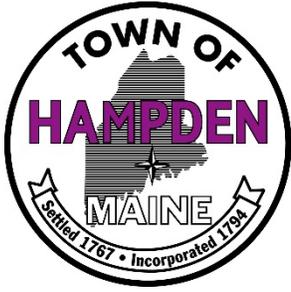
### Planning Board

Wednesday, November 14, 2018, 7:00 pm

Municipal Building Council Chambers

## Agenda

1. Administrative.
  - a. Minutes – October 10, 2018
2. Old Business
3. New Business
  - a. ReVision Energy – Major Site Plan. Installation of a 165.6 KWDC solar array on property behind the White House Inn. The property is in the Interchange district and is located at 155 Littlefield Road, parcels 09-0-049, -049-A, and -049-B.
  - b. Bangor Realty Group LLC – Sketch (Subdivision) Plan. Proposal for a multi-family cluster housing development consisting of 30 units in six buildings on a 3.5 acre site on Mayo Road, parcel 35-0-001-A. The property is in the Residential B district.
  - c. Stan & Sean MacMillan – Sketch (Subdivision) Plan. Proposal for a 35 lot cluster subdivision with two new roads, on a 27.7 acre parcel located on Main Road North, parcels 33-0-011-A and 33-0-015-A. The property is in the Residential A district.
  - d. James Dana – Shoreland Permit. Proposal to bury a 1,000 gallon propane tank for residential use within the Limited Residential Shoreland Zoning district. The property is located at 22 Murphy Lane, parcel 25-0-002, and is in the Residential A zoning district.
4. Staff Report
5. Planning Board Comment
6. Adjournment



Town of Hampden  
Planning Board Meeting  
Wednesday October 10, 2018, 7:00 pm  
Council Chambers

## Minutes

In Attendance:

Planning Board

Gene Weldon, Chairman  
Kelley Wiltbank  
Peter Weatherbee  
Jim Davitt  
Tom Dorrity

Staff

Karen Cullen, AICP, Town Planner

Public

Juliane Shaw

The meeting was called to order at 7:00 pm.

1. Administrative: Minutes of September 12, 2018. **Motion** by Member Weatherbee to approve the minutes as submitted; second by Member Davitt; carried 5/0/0.
3. New Business:
  - a. **Minor Subdivision – Juliane Shaw** to split off two additional lots within a five year period from property located on Pond Road and Fowler’s Landing Road (parcel 11-0-008). This property is in the Rural and Seasonal districts as well as the Limited Residential and Resource Protection Shoreland Zoning districts. Chairman Weldon noted this minor subdivision application does not require a public hearing.

Juliane Shaw, the owner, presented the application:

- She is proposing to split the parcel into three lots – two to sell for building on and one “remaining land”
- Ms. Shaw described the location of the property.

Planner Cullen noted the fee was paid for the creation of one additional lot, not two; an additional amount may be owed to create that third lot (Lot A). She noted the parent parcel is counted as a lot in determining the number of lots in the subdivision.

Planner Cullen summarized her report:

- The original submission included a very odd configuration for Lot C, in order to get the required frontage on Pond Road; this was done since Fowler’s Landing Road does not meet the definition of a road in the Zoning Ordinance, which is required by reference of §524 of the Subdivision Ordinance. As a result of my report the applicant has submitted a revised plan which shows Lot C with frontage only on Fowler’s Landing Road, and the applicant is requesting a waiver to §524 under the provision of Article 600 of the Subdivision Ordinance.
- the new plan was reviewed today and there are still issues with the submission requirements; from her report she noted that:

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- Item 1 (zoning district designations) is incorrect, and provided a rough sketch of the locations and designations of the districts to Juliane to give to her surveyor, noting there are two regular Zoning districts plus two Shoreland Zoning districts.
- Item 2 (acreage) has been provided on the plan in that Lot A is 2.12 acres, Lot C is 40,600 square feet, and the remaining land is 27.2 acres.
- Items 3 through 7 have been addressed.
- Item 8 has been addressed with the clarification that Lot A is being created as a separate lot to be sold at this time and is not to remain a part of the “remaining land.”
- Item 9 has been addressed.
- Since the configuration of Lot C has changed, the issues raised in the report regarding design standards have been addressed (Article 500 issues in report).
- Recommendation to the Planning Board to entertain the waiver request to consider Fowler’s Landing Road as adequate for frontage for Lot C, given that the road has existed since the early 1900’s as evidenced by records found at the Registry of Deeds dating back to 1929. This was well before the town adopted the Subdivision Ordinance and roads were not required to be built to any particular standard at that time.
- The revised plan includes a note as recommended in the report that states that the Board’s approval of this waiver and subdivision plan does not constitute approval, acceptance, or responsibility for maintenance or snow removal by the Town for Fowler’s Landing Road.

Key points from Planning Board discussion were:

- When the 100 foot strip is conveyed, there will be some sort of recording at the Registry of Deeds, serving as notification to the Town that the parcel configuration has changed.
- As currently written, the Subdivision Ordinance requires that any future changes to the parcels in this subdivision will require Planning Board approval (as opposed to a lot split accomplished without Board approval).

**Motion** by Member Wiltbank to categorize this as a minor subdivision based on Planner Cullen’s input; second by Member Weatherbee; carried 5/0/0 by roll call vote.

**Motion** by Member Wiltbank that no public hearing is required for this minor subdivision based on the limited effect on abutting properties; second by Member Weatherbee; carried 5/0/0 by roll call vote.

**Motion** by Member Wiltbank to waive Section 524 of the Subdivision Ordinance and to consider Fowler’s Landing Road, which is a private road created long before subdivision regulations existed, as adequate for the purposes of establishing frontage for Lot C; second by Member Dorrity; carried 5/0/0 by roll call vote.

**Motion** by Member Wiltbank to approve the subdivision as submitted, but that the Board will not sign the mylar until the following corrections are made: revise note 4 on the plan to reflect the accurate Zoning districts and Shoreland Zoning districts, and revise the plan to show the correct locations of those districts; second by Member Davitt; carried 5/0/0 by roll call vote.

The applicant will bring in the revised mylar (2 copies) and staff will notify the board members to come in to sign the mylars.

### 3. Old Business: Planning Board Bylaws.

**Motion** by Member Wiltbank to remove this item from the table; second by Member Weatherbee; carried 5/0/0.

Planner Cullen noted the changes to the draft bylaws discussed at the previous meeting, regarding remote participation, were not made since she found the state laws do not yet permit remote participation by local board members. Member Wiltbank thought the discussion was to simply allow

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remote participation but that member would not be eligible to vote, would not be counted toward quorum, would have to have seen the pertinent materials prior to the meeting, be able to hear the proceedings, and be able to be heard by the participants at the meeting. After some discussion the Board decided to move on with the bylaws and if the state law changes we can go back in to amend the bylaws at that time.

**Motion** by Member Davitt to accept the revised bylaws as presented; second by Member Weatherbee; carried 5/0/0. Chairman Weldon noted these become effective immediately, and requested that a copy be submitted to Town Council for their information.

4. Staff Report:

- a. Planner Cullen noted the Town Center project continues to go well; the second public meeting was well attended and Ben Smith is now working on the draft report. She added the summary of the second meeting will be posted online in the next week or so.
- b. Planner Cullen reported the major project she is working on currently is the creation of a Compensation Fee Utilization Plan, which will allow the town to collect fees charged by DEP to developers who need to get a Site Law permit who are within the watersheds of either of our Urban Impaired Streams – Sucker Brook or Shaw Brook. She said the plan will list specific projects that the fees can be used for. Both the town and DEP will need to approve the plan, and it is a “living” document – new projects can be added as needed. The purpose of the whole thing is to improve the water quality of Sucker Brook and Shaw Brook. She noted she is doing the Sucker Brook plan first and will be doing the Shaw Brook plan once this one is completed.

5. Planning Board comments: Member Weatherbee stated he thought Planner Cullen’s report on the Shaw subdivision was very well done and made a complicated situation easy to understand. Other board members agreed and also commented that her work on the bylaws was very good.

**Motion** by Member Davitt to adjourn the meeting at 7:42; seconded by Member Weatherbee; carried 5/0/0.

*Respectfully submitted by Karen Cullen, Town Planner*

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Town of Hampden  
Land & Building Services



Report on Application  
Site Plan  
ReVision Energy

To: Planning Board  
From: Karen M. Cullen, AICP, Town Planner *KMC*  
Date: November 5, 2018

Project Information

Applicant: ReVision Energy; Property Owner is Danny Lafayette  
Site Location: 155 Littlefield Ave; Parcels 09-0-049, -049-A, & -049-B  
Zoning District: Interchange  
Proposal: Install an 8,000 sq. ft. 165.6 kWDC ground mounted solar array in the field behind the White House Inn, adjacent to I-95.

This application for a new solar array is a major site plan requiring a public hearing before the Planning Board. The proposed array consists of 480 panels in two rows mounted on pole foundations which will be driven into the ground with minimal soil disturbance. The existing vegetation will remain under the panels, and the existing topography will also remain the same. This will result in negligible changes to the existing drainage patterns and no stormwater management plans are needed. MDEP erosion control best practices will be observed during construction.

The proposed array is located 396.5 feet from the centerline of the southbound lanes of I-95. It consists of two rows which run nearly parallel to the highway, behind some trees and at roughly the same elevation as the highway. The panels will be facing south toward the highway. According to the application, the materials used in the panels will reflect as little as 2% of the light, and they claim glint and glare “are typically not concerns for residential buildings surrounding fixed tilt solar photovoltaic installations...” Based on my own online research on glint and glare, they typically are not problems due to the materials used in the panels, but there is always potential for it when glass is used. Therefore, to address future problems with glint or glare causing temporary blindness for drivers on I-95, I suggest that a condition be included with the approval that if necessary, a buffer be installed between the array and the highway to prevent such impacts to drivers on the highway.

I have assembled a series of images from Google Maps Street View (see attached), but recommend that Board members take a few minutes to drive past the site on I-95, either entering the highway southbound at Coldbrook Road or further north (if you happen to be driving there anyway), so you can see what the site looks like in person, from the perspective of a driver on the highway.

A chain link fence will be installed around the array, with a locked gate which will include a Knox padlock which will allow access to public safety personnel. The area inside the gate is large enough to accommodate a future expansion of the array by 149kW, bringing the site total to 314.6kW. The future expansion would be two additional rows, presumably using the same construction method. A 20 foot wide gravel access road is proposed from Emerson Mill Road in Hermon across the field and to the site. That property, Map 8 Parcel 7 in Hermon, is also owned by Danny Lafayette.

Under Section 4.1.5.1, submission requirements, all applicable items have been provided.

Under Section 4.1.6.2, site plan objectives, all items have been met or are not applicable.

The site plan has been reviewed by Public Safety and their only comment was that the gate must have a Knox box or equivalent to allow Public Safety personnel to access the area in the event of an emergency. The Public Works Director also reviewed the plans, he had no comments since the proposal will not impact roads, drainage, or sewer.

Based on the above, I recommend approval of the site plan as submitted, subject to the condition included in the draft Board Order, attached. In addition, I recommend that this approval include the future expansion of the array, since that expansion will similarly have negligible impact on the town or the environment.

Series of images from Google  
Maps Street View



apx location of array



I-95 ramp

from ramp



from ramp

©2018 Google

©2018 Google





travel lane

ramp

from travel lane

apx location of array



from travel lane

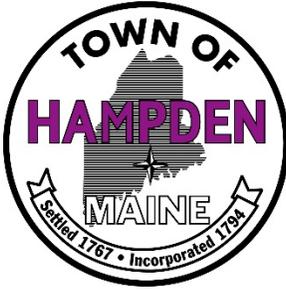




from travel lane

from travel lane





Town of Hampden  
Land & Building Services

## Planning Board Order ReVision Energy Solar Array

*Approval Date:* November 14, 2018

*Project Name:* ReVision Energy Solar Array

*Location of Project:* 155 Littlefield Ave

*Assessor's Reference:* 09-0-049, 09-0-049-A, & 09-0-049-B

*Deed Reference:* B4458/P309

*Zoning District:* Interchange

*Total Acreage:* Total site is 20.0 acres and the solar arrays will occupy roughly 1.5 acres including the future expansion area

*Type of Use:* Solar Array; 165.6 kW (DC) power generation, with future expansion to 314.6 kW

*Building Area:* none

*Applicant:* ReVision Energy, Brian Byrne  
91 West Main Street  
Liberty, ME 04949

*Owner:* Danny Lafayette, Whitehouse Inn  
155 Littlefield Ave.  
Bangor, ME 04401

*Plans Prepared by:* ReVision Energy

*Plans Dated:* August 22, 2018

*Application Date:* September 26, 2018

*Public Hearing:* November 14, 2018

*PB Members:*<sup>1</sup> Eugene Weldon, Peter Weatherbee, Kelley Wiltbank, James Davitt, Jennifer Austin, Tom Dorrity, and Jake Armstrong

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

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<sup>1</sup> Planning Board Members who were appointed to vote on this case.

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*Summary Description of Application:* This application is to install a solar array for the purpose of generating 165.6 kW (DC) of electrical power. The application is for two rows of photovoltaic panels mounted on poles with no grade changes and minimal disturbance of soil or vegetation on the site, which is currently an open field with some trees in the southern portion. The application states there are plans for a future expansion with two additional rows for a total power generation of 314.6 kW. The array will be enclosed in a chain link fence with access via a gravel road from Emerson Mill Road in Hermon, with a Knox box for access by public safety personnel.

*Findings:* After the public hearing duly noticed and held, the Hampden Planning Board made the following findings as required by Section 4.1.6.2 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.
2. The proposed project will not impact the environment due to grading, tree removal, wetland impacts, soil erosion, stormwater flow, or pollution.
3. The proposed project provides for vehicular safety; the public will not access the site.
4. The proposed project will minimize obstruction of scenic views – while it will be located in an open field adjacent to I-95, the current view includes industrial structures beyond this property and the proposed solar array is not considered to be too intrusive.
5. The proposed project does not include parking, storage, or other service areas, nor lighting, nor buildings, nor will there be any hazardous substances, thus items 4 through 7 under §4.1.6.2 are not applicable.
6. The proposed project includes a Knox box to allow access to the site for fire and service equipment, and there are minimal impacts to stormwater drainage.
7. The proposed project will have no impact on public utilities and will not overburden public services (Public Safety).

Based on these findings, the Hampden Planning Board voted \_\_\_\_\_ to approve the Site Plan for ReVision Energy to install a solar array on the property at 155 Littlefield Ave to generate up to 314.6 kW DC as previously described.

Conditions:

1. That, in the event that solar glint or glare impacts drivers on I-95, the applicant or property owner shall install a buffer (vegetation, solid fencing, or other appropriate material) to shield drivers from such glint or glare.

*For the Hampden Planning Board:*

\_\_\_\_\_  
Eugene Weldon, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Peter Weatherbee

\_\_\_\_\_  
Kelley Wiltbank

\_\_\_\_\_  
James Davitt

\_\_\_\_\_  
Jennifer Austin

\_\_\_\_\_  
Tom Dorrity

\_\_\_\_\_  
Jake Armstrong

**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.*

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Town of Hampden  
Land & Building Services

Report on Application

Sketch Plan

Mayo Road Cluster Subdivision

To: Planning Board  
From: Karen M. Cullen, AICP, Town Planner *kmc*  
Date: October 31, 2018

Project Information

Applicant: Bangor Realty Group, LLC  
Site Location: Mayo Road (between 146 and 152 Mayo Rd)  
Zoning District: Residential B  
Proposal: Using the cluster provisions of the zoning ordinance, develop this 3.5 acre property into 30 multi-family apartment units in six buildings. The proposal seeks a 10% density bonus for retaining 50% of the property as open space.

The following table summarizes compliance with the dimensional requirements for cluster subdivisions in the Residential B district.

	Requirement	Requirement	Comments
Tract	Min size	2 acres	Exceeds
	Min frontage	50 feet	Exceeds; there is 104.9 feet of frontage
	Min buffers/setbacks	50 feet front, 40 feet all others	The buffer/setback area is shown on the sketch plan and indicates no buildings are within the area. The parking lot extends slightly into the buffer on the south side of the development.
	Min open space	30%	See comments
	Max density	8 units per acre	Base density limits development to 28 units; with 10% bonus for providing 50% open space the limit increases to 30.8 (or 30) units, which is what is proposed.

I have the following comments from my review of this sketch plan:

1. The application does not include any information on the acreage of open space. §4.6.4.1 states that a maximum of 30% of the buffer area can be counted toward the open space acreage unless the Planning Board finds that due to the unique physical characteristics of the tract a higher percentage would provide a more desirable design. My assumption with this sketch plan is that every bit of land that is not covered by building or pavement is being considered by the applicant as common open space; while the cluster regulations don't prohibit that, it begs the question whether this design meets the intent of a cluster development. Note §4.6 states: "In order to promote the health and general welfare of the community and to preserve and make available

open space for recreation, agriculture, and conservation...” The Planning Board should decide whether the proposed design does that.

2. §4.6.4.3 requires that the common open space area be permanently protected with a conservation easement. Given the design of this development, I recommend that the common open space be owned either by the developer or by a homeowners association.
3. §4.6.4.5 and .6 address maintenance of the common open space and rules governing homeowner associations or open space trusts; the applicant should be aware of these and provide appropriate documentation on how the open space is to be owned and maintained, along with the conservation easement, with the submittal of the preliminary plan or site plan.
4. The minimum distance between buildings is 20’ unless there are windows in the walls facing each other in which case the distance is increased to 35’ or 50’ depending on whether one or both buildings have windows in the walls facing other buildings (see §3.2.1.4). The sketch plan does not indicate distance between buildings; this information needs to be included with the site plan.
5. §3.2.1.5 requires all parking areas for multi-family dwellings to be located to the side or rear of the building. The proposed design has all of the parking in front of each building, but this design places the parking away from the abutters which may be desirable.
6. As a point of comparison, if this project was designed under the standard (i.e. not cluster) provisions of the zoning ordinance, then:
  - a. it would be limited to a maximum density of 8 units per acre, or 28 units. The other yard setback would be the base of 20’ plus 2’ per unit over 4, or 48’ for a total of 68’ (see §3.4.2.2).
  - b. per §3.4.2.12, each separate building would be treated as though on a separate lot meeting all applicable dimensional requirements, however the Planning Board can authorize building locations that don’t comply with this provision “in order to achieve a site design that provides safer pedestrian and vehicular circulation into and within the site, or to protect natural resources on or off the site.”
  - c. per §3.2.1.3, a minimum of 40% of the parcel would be required to be permanent open space.
7. As another point of comparison, there are three nearby multi-family developments:
  - a. all were built in the 1980’s, when the dimensional requirements allowed a maximum of 9.47 units per acre.
  - b. one development has 12 units on about 2.5 acres, for a density of 4.8 u/a
  - c. another has 16 units on 3 acres, for a density of 5.3 u/a
  - d. the third has 3 units on .5 acre, for a density of 6 u/a

The Planning Board needs to:

1. Classify the subdivision as major or minor (it is major since there are more than four dwelling units).
2. Note there are no roads to be classified as minor or collector.
3. Discuss the above comments with the applicant and, if the Board decides modifications to the proposed design are needed, to communicate those with the applicant. Note that such discussion is non-binding on either the applicant or the Board (see Section 324).
4. Decide whether to do a site visit of the proposed project, and if so, schedule it.



Town of Hampden  
Land & Building Services

Report on Application

Sketch Plan

Stearns Farm Cluster Subdivision

To: Planning Board  
From: Karen M. Cullen, AICP, Town Planner *kmc*  
Date: October 30, 2018

Project Information

Applicant: Stan & Sean MacMillan  
Site Location: Main Road North (between Coldbrook Rd and Sunset Ave)  
Zoning District: Residential A  
Proposal: Using the cluster provisions of the zoning ordinance, subdivide this 27.7 acre property into 35 lots for single family homes. The proposal includes 8.4 acres of open space for a total of 30.3% open space.

The following table summarizes compliance with the dimensional requirements for cluster subdivisions in the Residential A district. Since this proposal is for single family units, the requirements for individual lots (which are optional) apply, based on the design submitted.

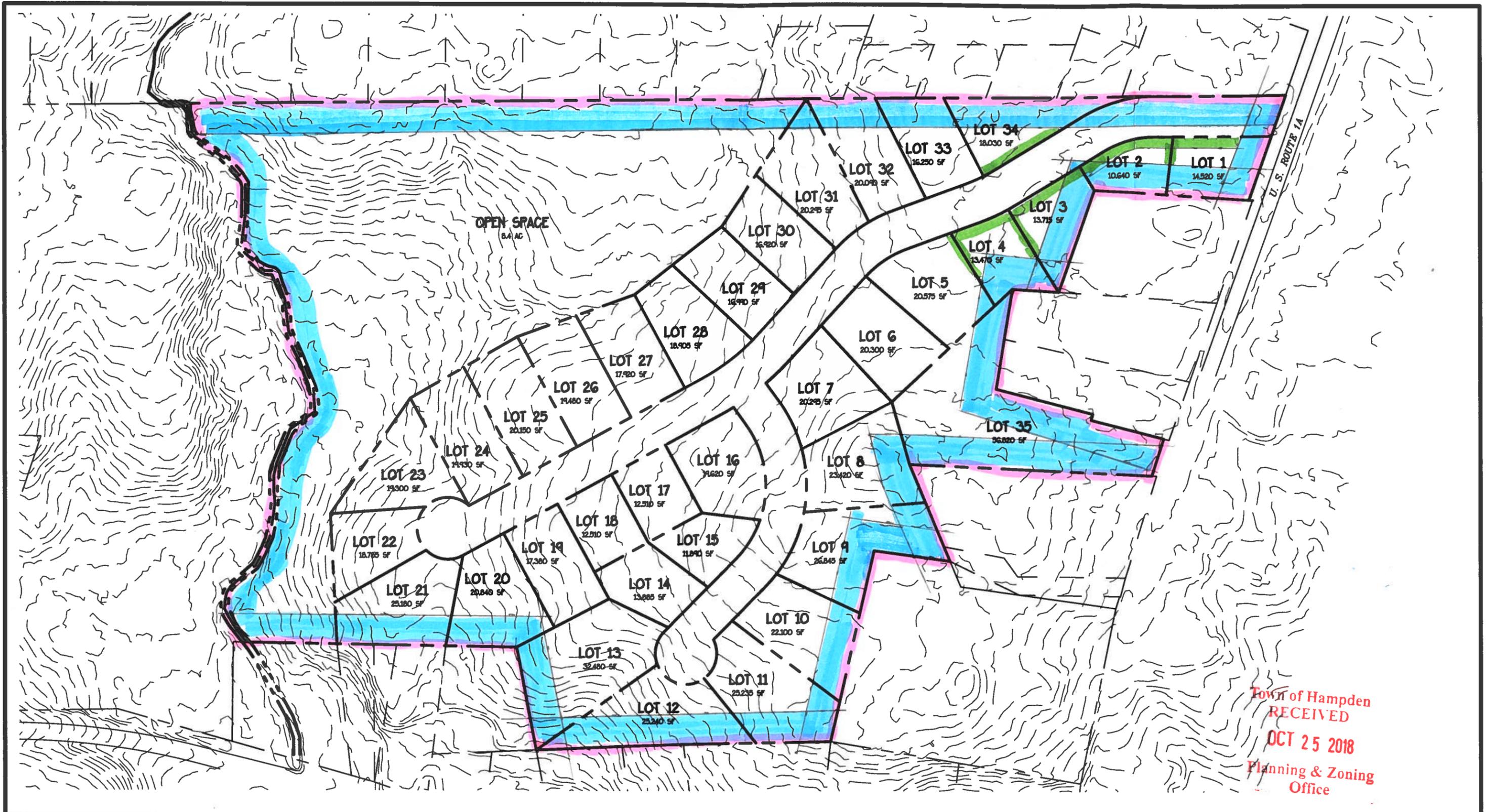
	Requirement	Requirement	Comments
Tract	Min size	2 acres	Exceeds
	Min frontage	50 feet	Exceeds; frontage is located in two spots, with 55 feet at the southerly spot and roughly 205 feet at the northerly spot.
	Min buffers/setbacks (all)	50 feet	The buffer/setback area is not shown on the sketch plan but affects 18 of the lots (see attached). While there is no requirement that the buffer area be separate from individual lots, the preliminary and final subdivision plans must show the location of the buffer and there must be a deed restriction on each affected parcel to ensure that no building occurs within that area.
	Min open space	30%	Meets (30.3%)
	Max density	3 units per acre	Exceeds (1.26 units/acre)
Individ Lots	Lot size	8,000 sq ft	Exceeds (10,640 to 56,820 sq ft)
	Frontage	50 feet	All lots appear to meet, most exceed
	Front setback	20 feet	All lots should meet
	Side & rear setbacks	10 feet	All lots should meet

I have the following comments from my review of this sketch plan:

1. Lot 35 would not have access to the interior roadway and I question whether it should be permitted to have less than the normally required 125 feet of road frontage. It has 55 feet frontage on Main Road North, where the access would be.
2. Lot 35 has a substantial amount of buffer/setback area, extending in from Main Road North such that a driveway would need to be around 250-300 feet long to reach an area large enough to build on.
3. It is unknown if there are any wetlands on the site, if there are and they are within the open space area, no more than half the wetland acreage can be counted toward the open space requirement.
4. The road entrance is located within the tract buffer – this is allowed by §4.6.4.2 provided no portion of the roadway is located closer than 25 feet to the tract boundary. Given the intent of the buffer to protect adjacent residential development and the narrowness of the tract where the entrance is located, a better design would eliminate lots 1 and 2 and move the road to the center of that frontage on Main Road North. If that area was considered open space, and smaller lots were created, the two lots could be located elsewhere. Note that §570 of the Subdivision Ordinance also allows the Board to require a buffer, but is not required.
5. Section 551.7 of the Subdivision Ordinance says that whenever possible, subdivisions with 15 lots or more should have at least two entrances to public roads. The only way that could happen here is if the Board granted a waiver to the requirement for a 66 foot right-of-way and a road entrance was built in the location of proposed Lot 35 (55 feet frontage). That would be about 575 feet from the main entrance, both on Main Road North. The benefit would be to provide a second means of access to the subdivision in the event one entrance was blocked for any reason.
6. There is a sewer line running through the open space area, installed in the early 1980's. There are two agreement/easements (one for each parcel) recorded at the registry of deeds, book 3274, page 171 and at book 3288, page 192. The subdivision plan should show the location of this line (if necessary, town staff can go into the field to locate the manholes with GPS and provide to the applicant). While the existing agreements specify no permanent structures are to be placed within five feet of the center line of the sewer line, and while the sewer line appears to be entirely within the open space parcel of the proposed subdivision, it may be prudent to include in the open space documents that no permanent structures are to be built or erected within some greater distance than five feet.

The Planning Board needs to:

1. Classify the subdivision as major or minor (it is major since there are more than four lots and there are roads and other infrastructure proposed).
2. Classify the roads as minor or collector – per the definitions in the subdivision ordinance, the portion of the main street from the intersection with Main Road North to the intersection with the side street is a collector, and the two cul-de-sacs are minor streets.
3. Discuss the above comments with the applicant and, if the Board decides modifications to the proposed design are desired, to communicate those with the applicant. Note that such discussion is non-binding on either the applicant or the Board (see Section 324).
4. Decide whether to do a site visit of the proposed subdivision, and if so, schedule it.



**SKETCH PLAN: STEARNS FARM**

MAIN ROAD NORTH  
HAMPDEN, MAINE

FOR:  
STANLEY & SEAN MACMILLAN  
HAMPDEN, MAINE

25 OCT 18

-  Tract boundary
-  Buffer/setback (Tract)
-  Setback (in lot)



ENGINEERING & DEVELOPMENT CONSULTING  
PO BOX 282, HAMPDEN, MAINE 04444  
207-862-4700

Town of Hampden  
Land & Building Services



Report on Application  
Shoreland Permit  
James Dana

To: Planning Board  
From: Karen M. Cullen, AICP, Town Planner *KMC*  
Date: November 5, 2018

Project Information

Applicant: James Dana  
Site Location: 22 Murphy Lane  
Zoning District: Residential A, Limited Residential Shoreland  
Proposal: Install a 1,000 gallon underground propane tank for residential use within the shoreland zone.

This application is for a shoreland permit under Table 1, Land Uses in the Shoreland Zone, item 21D, other essential services, which requires Planning Board approval. Note that under Section 16D of the Shoreland Zoning Ordinance, there is reference to a public hearing which I am interpreting to allow the board to call a public hearing on an application when they deem it appropriate.

The application is to bury a 1,000 gallon propane tank at the edge of the shoreland zone furthest from the Penobscot River, at the corner of the parcel. This tank would replace existing above-ground tanks on the property and would reduce trips to the site from delivery trucks. Since there is a nearly 80 foot difference in elevation between the tank site and the river, and since propane is gaseous above  $-44^{\circ}$  F, in the unlikely event of an underground leak, the river would not be susceptible to contamination. Underground tanks are designed and constructed to have a lifespan of around 40 years. This tank would be owned by Irving and presumably they would be responsible for maintenance and monitoring for corrosion.

The proposed location of the tank is about 120 feet from the nearest abutter's house. Staff (including the Code Enforcement Officer) does not anticipate any problems with this proposal and recommends that the application for a shoreland permit be approved, without holding a public hearing.



# Town of Hampden Land & Building Services

106 Western Ave.  
Hampden, ME 04444

207-862-4500

www.hampdenmaine.gov  
planner@hampdenmaine.gov

## Application for Shoreland Permit - PB

Name of Applicant (primary contact): James F. Dasa

Company: \_\_\_\_\_

Address: 22 Murphy Lane Hampden ME 04444

Phone: \_\_\_\_\_ Cell: 603 703 1728

Email Address: jdasamd@gmail.com

Name of Owner: James F. Dasa

Address: 22 Murphy Lane Hampden ME 04444

Daytime phone: 603 703 1728

Does the project require a: Site Plan Review:  Yes  No Variance:  Yes  No (Explain in narrative)

Location of Property: 22 Murphy Lane

Assessor's Tax Map/Parcel Number: 25-0-002 Acreage: 1.3 Ac.

Zoning district (e.g. Rural, Residential A, Commercial Service): Limited Res.

Shoreland Zoning district:

- Resource Protection (RP)   
 Limited Residential (LR)   
 General Development (GD)  
 Stream Protection (SP)   
 Local Stream Protection (LSP)

Specific Use Proposed, from Table 1: propane tank

Description of proposal: I wish to buy a 1000 Gallon Irving owned propane tank for residential use.

Applicant's signature: \_\_\_\_\_

Owner's signature: \_\_\_\_\_  
(or proof that owner has given applicant all rights to submit the application)

Date of application submittal: 10/29/18

Official Use Only

Application Fee: \$ _____	Date Paid: _____	Check #: _____
Date of PB Meeting: _____		

Date Received Stamp



Hampden, ME



October 24, 2018

1 inch = 100 Feet

www.cai-tech.com



	CAI Town Line		Lot Number and Acreage
	Street Names		Limited Residential
	Parcel Lines - Ortho		
	Property_Hooks		

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# Dana Propane Tank

Hampden, ME



November 5, 2018

1 inch = 120 Feet

www.cai-tech.com



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