

**TOWN OF HAMPDEN
PLANNING BOARD
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Wednesday, May 14, 2014 at the Hampden Municipal Building Council Chambers by Chairman Peter Weatherbee.

Attendance: Planning Board Chairman Peter Weatherbee, Members Michael Avery, James Davitt, Kelley Wiltbank, Gene Weldon, Mort Syversen and Andrew Nelson.

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

1. APPROVAL OF MINUTES (April 9, 2014)

Member Nelson made a motion to approve the minutes as written this motion was seconded by Member Syversen. The Board voted unanimously to approve the minutes as written.

Ordinance Committee Meeting Minutes: (April 23, 2014) Member Avery made a motion to accept the minutes. This motion was seconded by Member Wiltbank. Note: Member Weldon had a comment about page 4 item D states that the vote was unanimous (both Member Weldon and Chairman Weatherbee voted against the motion) on the storage facility part of the item. Member Weldon wanted this reflected in the minutes. Vote was three in favor and two against the motion.

2. OLD BUSINESS

A. Shoreland Zoning Ordinance Text Amendment – Town of Hampden requests text amendment to Article 13, A (1) Establishment of Shoreland Districts, Resource Protection, Water bodies and Wetlands to match the current State regulation – Previously Tabled and Sent to Ordinance Committee)

Member Weldon made a motion to remove the item from the table, this was seconded by Member Wiltbank. The vote was six in favor and none against.

Member Davitt made a motion for an "ought to pass" recommendation to Town Council. This motion was seconded by Member Wiltbank. The vote six in favor and none against. Member Syversen did not vote on this item, due to not being at the committee meeting, or the Planning Board meeting on this item.

B. Shoreland Zoning Ordinance Map Amendment – Town of Hampden requests five map amendments to jurisdictional wetlands that change the zoning from Resource Protection to Limited Residential and three map amendments that relocate the location of the edge of the jurisdictional wetland- Items 1 through 8 – Previously Tabled and Sent to Ordinance Committee)

1. Kennebec Road wetland between Back Winterport Rd. & Monroe Rd. Resource Protection District to Limited Residential District.
2. Kennebec Road wetland between Wessnette Drive & Emerald Drive. Resource Protection District to Limited Residential District.
3. Back Winterport Road wetland near Railroad Crossing. Resource Protection District to Limited Residential District.
4. Carmel Road South wetland near Kennebec Road. Resource Protection District to Limited Residential District.
5. Patterson Road wetland near Ichabod Lane. Resource Protection District to Limited Residential District.

6. Meadow Road wetland at Patterson Road. Redefine wetland edge and reduce extent of Shoreland Zoning.
7. Patterson Road wetland near Ichabod Lane. Redefine wetland edge and reduce extent of Shoreland Zoning.
8. Kennebec Road wetland between Back Winterport Rd. and Monroe Rd. Redefine wetland edge and reduce extent of Shoreland Zoning.

Member Wiltbank made a motion to remove the item from the table this was seconded by Member Davitt. The vote was six in favor and none against.

Member Davitt made a motion for an “ought to pass” recommendation to Town Council. This was seconded by Member Avery. The vote was six in favor and none against

Member Syversen did not vote on these items, due to not being at the committee meeting, or the Planning Board meeting on this item.

C. Subdivision Ordinance Text Amendment – Town of Hampden requests text amendment to Article 542 Area Required to create an exemption for the open space requirement for certain Minor Subdivisions in the Rural District – Previously Tabled and Sent to Ordinance Committee)

Member Weldon made a motion to remove the item from the table, this was seconded by Member Wiltbank. The vote was six in favor and none against.

Member Davitt made a motion for an “ought to pass” recommendation to Town Council. This was seconded by Member Wiltbank. The vote was six in favor and none against.

Member Syversen did not vote on this item, due to not being at the committee meeting, or the Planning Board meeting on this item.

D. Zoning Ordinance Text Amendment – Town of Hampden requests a Zoning Ordinance test amendment to Article 3.13 Business B District to amend the permitted and conditional uses contemplated in the district. – Previously Tabled and Sent to Ordinance Committee)

Member Davitt made a motion to remove the item from the table, this was seconded by Member Wiltbank. The vote was six in favor and none against.

Member Avery made a motion for an “ought to pass” recommendation to Town Council. This was seconded by Member Nelson. The vote was six in favor and none against.

Member Syversen did not vote on this item, due to not being at the committee meeting, or the Planning Board meeting on this item.

E. Zoning Ordinance Map Amendment – Town of Hampden requests a Zoning Ordinance Map amendment to change an area of Western Avenue from Residential A and Village Commercial District to Business B District. – Previously Table and Sent to Ordinance Committee)

Member Wiltbank made a motion to remove the item from the table, this was seconded by Member Avery. The vote was six in favor and none against.

Member Davitt made a motion for an “ought to pass” recommendation to Town Council. This was seconded by Member Wiltbank. The vote was six in favor and none against.

Member Syversen did not vote on this item, due to not being at the committee meeting, or the Planning Board meeting on this item.

Staff memo to be part of the public record.

3. NEW BUSINESS – (These items under new business were heard first.)

A. Site Plan Approval – Maine Ground Developers requests approval for construction of a 12,300 sq. ft. church building with associated parking area and driveways located in Ammo Industrial Park with planned access from Route 202 in an Industrial 2 District – Tax Map 10, Lot 56. – Public Hearing

Chairman Weather opened the public hearing and asked for proponents, opponents and those with questions and comments.

Oscar Emerson, Down to Earth Professional Land Services. Mr. Emerson spoke about the application and noted that he is here with Peter Thornton of Maine Ground Developers. They are proposing to build a 12,300 sq. ft. church building, with the required parking sited on 1.94 acre parcel of land within the Ammo Industrial Park.

Mr. Emerson show on a map where the site would be situated. He stated that it does not contain any wetlands. The lot will be accessed by a right of way off of Route 202. Mr. Emerson stated he has addressed DEP’s issues. They propose erosion control silt fencing prior to construction.

Chairman Weatherbee closed the public hearing as no one else wished to speak on this project and asked for Staff comments.

Bob Osborne stated that Mr. Emerson did a great job describing the project. There will be a new opening on Route 202. The Board Members had questions on building details, parking spaces and lighting. Staff recommended approval of the site plan.

Member Weldon made a motion from the Board Order that the application meets 1 through 8 review standards and is complete, this motion was seconded by Member Syversen. The vote was seven in favor and none against.

Member Weldon made a motion from the Board Order that the application meets review approval standards for site plan this motion was seconded by Member Syversen. The vote was seven in favor and none against.

NOTE: DOT has issued the entrance permit for this location as of 5/21/2014.

B. Site Plan Approval – Portland Air Freight requests approval for construction of a 7,200 sq. ft. building (6,000 sq. ft. warehouse and 1,200 sq. ft. office) with associated parking/loading area located in Ammo Industrial Park with access from Ammo Drive in an Industrial 2 District. – Portions of Tax Map 10, 56 and 60. – Public Hearing

Chairman Weatherbee opened the public hearing on this item asking for proponents, opponents and those with questions and comments.

Jeanna Detour of Carpenter Associates representing the application for PAF (Portland Air Freight). Allan Reed the President of PAF is also present for tonight's meeting.

Ms. Detour stated that there are 6 parking spots - 5 stalls for tractor trailers 12 x 75; 10 stalls 12 x 25 for tractors that are being proposed. Ms. Detour showed the location of the parking spaces on the site plan. A letter from Randy Bragg, PE stating the stormwater would not have a negative impact is part of the application. All public utilities are proposed, lighting and signage were discussed.

Chairman Weatherbee closed the public hearing.

Bob Osborne spoke about the project. It is proposed in the Ammo Industrial Park and access is from Ammo Drive. Staff recommended approval of the site plan.

Member Avery made a motion from the Board Order that the application is complete and consistent with site plan review items 1 through 8. With the condition that receipt of the lighting intensity specs is received for Code Enforcement Officer's approval. This motion was seconded by Member Davitt. The vote was seven in favor and none against the motion.

Member Avery made a motion from the Board Order that the site plan meets the required approval standards; this motion was seconded by Member Syversen. The vote was seven in favor and none against the motion to approval the site plan application.

Staff memo to be made part of the record.

4. STAFF REPORT

5. BOARD MEMBER CONCERNS

There were no Board Member comments.

6. ADJOURNMENT

Meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Michael Avery,
Planning Board Secretary