



Town of Hampden
Planning Board Meeting
Wednesday February 12, 2020

Minutes

In Attendance:

Planning Board

Kelley Wiltbank, Chairman
Jake Armstrong
Brent Wells
Ladoiya Wells
Richard Tinsman
Jennifer Austin

Staff

Paula Scott, Town Manager
Ryan Carey, CEO
Jessica Rickman, Recording Clerk

Public

Jim Kiser
Lori Lefferts
Glenn Hebert
Susan Sigouin
Leo Sigouin
Miles Greenacre

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

1. Administrative

- a. Minutes – Jan. 8, 2020 regular meeting,
- b. Workshop Minutes – Dec. 17, 2019, Jan. 8, 2020, and Jan. 21, 2020

Motion: by Member Ladoiya Wells to approve the minutes of the January 8, 2020 regular meeting and December 17, 2019, January 8, 2020, and January 21, 2020 workshop meetings; second by Member Tinsman; motion carried 6/0/0.

2. New Business

T&M Contractors Inc. – Public Hearing for a Major Site Plan and Final Subdivision Plan for Lupine Meadows, a multi-family development on Western Ave. consisting of 8 dwelling units in two buildings on parcel 08-0-009 and a portion of 08-0-007-G. This property is in the Rural district. Chair Kelley Wiltbank opened the public hearing at 7:08pm

Jim Kiser, representing the applicant, presented the proposed plan:

- 8 units in 2 buildings, separated by 80 ft between them, east of the Canaan Road.

- The site is to be served by on-site wastewater disposal with each building having a separate disposal field.
- 1 central well for all 8 units. This won't be public water because it doesn't exceed 10 units.
- A fence is included to screen the proposed dumpster and have added two linden trees that have a full crown and limited height.
- Widened dumpster area to allow Public Safety enough room to turn around.
- Availability of water for firefighting too far off a run (i.e. too far from the public water system). The applicant is providing 5,000 gallons of water in underground tanks and his understanding is mutual aid would be brought in.
- Outstanding question that remains is the issue of ownership & maintenance of those tanks. Developers will be responsible for maintaining the system. Will work with Town staff to work out the details.

Questions:

Chair Kelley Wiltbank – Staff and Woodard and Curran agreed there needs to be additional silt fencing near the southern boundary especially near the southeastern corner of the site. Jim Kiser said it was further along site, silt fence will now capture that area, erosion control plan covers that.

Board member Richard Tinsman suggested adding adequate water to the site for fire suppression, to the condition on the Board Order.

Opposition/Questions/Concerns?

Lori Lefferts of 749 Western Avenue addressed the Board.

- Are these apartment buildings?
Jim Kiser said that they are classified as Multi-Family because they have entrances in each building proposed as rentals.
- Lori Lefferts asked if the water tanks were above or underground.
Jim Kiser said that the water tanks are underground.
- She mentioned as a homeowner next door, she is disappointed this project is being considered. She purchased her home because of the rural area and now there is a potential of 32 people living in that stretch of road. She is on the northside between the project and Canaan Road. She isn't opposed to something being built there; this just seems very aggressive for that area.

Paula Scott, Town Manager approached the Board and said that she agreed with Richard Tinsman's suggestion that the terminology to the effect that it be an adequate water supply be added to any type of conditional approval. The concern that the town has in part is the water supply source.

Chairman Wiltbank closed the public hearing at 7:24pm.

3. Planning Board comments:

Chairman Wiltbank said with the findings and the two conditions that Karen Cullen, Town Planner noted and with the added verbiage of an adequate water supply to the first condition; Chairman Wiltbank asked if Paula Scott, Town Manager and Ryan Carey, CEO would be okay with the Board approving the Major Site plan and Final Subdivision Plan? Also, have Jim Kiser work with the Town staff to resolve the issues with the understanding that no building permits will be issued unless these are taken care of. Paula Scott, Town Manager and Ryan Carey, CEO were okay with this.

Member Austin mentioned to Lori Lefferts that we note your disappointment, but they are proposing something that is allowed in this Zoning district. So, this is how we are approaching this application; the only way we can.

Member Tinsman said there are two parts to this board Motion. One is the findings in fact and the other is the approval process that we go through. We have a draft of the findings in fact but there are two of those findings in fact that we need additional language on 8 and 9. Suggests adding the verbiage "if approval conditions are met" to both findings.

Motion: By Member Tinsman that the Hampden Planning Board approve the Major Site plan and Final Subdivision plan for T&M Contractors to construct two 4 unit multifamily buildings on Parcel 08-009 as previously described subject to the conditions listed in the Board Order with the modification that condition 1 read "that life safety issues be resolved prior to the issuance of a building permit, including that adequate water to the site for fire suppression be designed by the applicant and approved by the Deputy Fire Chief.", with the rest of the paragraph written as drafted. The two conditions 1 and 2 still apply. Seconded by Member Austin; motion carried 6/0/0.

4. Adjournment: Chairman Kelley Wiltbank adjourned the meeting at 7:31 pm.

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