



Town of Hampden  
Planning Board  
**Wednesday, February 9, 2022, 7:00 P.M.**  
**Municipal Building Council Chambers**  
**Minutes**

In Attendance:

Planning Board

Richard Tinsman, Chair  
Kelley Wiltbank  
Benjamin Dunham  
Gene Weldon

Staff

Clifton Iler, Town Planner  
Wanda Libbey, Admin Asst.  
Ryan Carey, CEO

Public

Sara Henry  
Jonathan Henry

Chair Tinsman called the meeting to order at 7:00 p.m. and verified that all attendees in-person and virtual could hear and see each other.

1. Administrative - None
2. Old Business - None
3. New Business
  - a. 85 Kennebec Rd – Public hearing for Conditional Use permit for an attached accessory apartment at 85 Kennebec Rd; Tax Map/Lot: 43-0-027. The property is located in the Residential B District.

Chairman Tinsman went over the public hearing process and then opened the public hearing at 7:03 p.m.

Town Planner Clifton Iler presented the application, and the applicants Sara Henry/Jonathan Henry:

- 85 Kennebec Rd; Tax Map/Lot 43-0-027
- Parcel in the Residential B district
- 1.75-acre parcel
- Property owners will reside in their single-family house
- Dedicated parking space for an accessory apartment
- Meets the design and size requirements of Section 4.25
- Meets the approval standards of Section 4.2 of Zoning Ordinance

Applicants Sara and Jonathan Henry added that the reason for the accessory apartment is so that Sara's parents can move in with them. In terms of the square footage of the apartment, a piece of that is a second-floor loft. Looking at having a staircase that goes to a half loft in the

apartment to add additional square footage, but it wouldn't change the outside perimeter and volume of the house. The design is going to be like a Carriage House.

Member Weldon commented that the application was very thorough, and it was appreciated.

Chair Tinsman asked whether the receipt of a Conditional Use permit is tied to the structure or the applicant. Town Planner Iler stated that it would be his interpretation that a Conditional Use permit would be tied to the applicant rather than the structure. The reason being, he stated, is that it would allow the Planning Board to review past decisions on properties and ensure that future sale and use of the property could be kept up to code with the Code Enforcement Officer.

Chair Tinsman closed the public hearing at 7:09 p.m.

**Motion:** Based on the finding and information presented herein, Member Weldon moved to approve the Conditional Use application for a proposed accessory apartment located at 85 Kennebec Rd. (Tax Map/Lot: 43-0-027) as presented; seconded by Member Wiltbank; motion carried by roll call vote 4/0/0 in favor.

#### 4. Town Planner Report

Planner Iler announced that on Monday, February 7, 2022, Town Council passed the Subdivision Ordinance. As you are aware this has been a multi-year process spearheaded by the previous Planner Karen Cullen. The approved ordinance will go into effect on March 9, 2022.

Chair Tinsman asked if there were any changes to the draft Subdivision Ordinance that Council approved? Town Planner Iler stated that there were two minor changes made specifically to the fire prevention section of the ordinance. One was to make it a requirement that all Cluster Subdivisions and Multi-family Subdivisions must install sprinklers as a means of fire protection. The second change was to add a clause stating that if a lot split subdivision in the rural district adhered to the dimensional requirements of the Zoning Ordinance, then it would not have to provide a means of fire protection.

There will be a Planning Board Workshop on Tuesday, February 15, 2022, at 6:30 p.m.

#### 5. Planning Board Comment

Member Wiltbank complimented Town Planner Iler on the report that he had drafted based on a state committee working on zoning and home rule. This is concerning our ability to regulate accessory dwellings or how many dwellings can be on a property. Member Wiltbank asked if Town Council is going to do anything about what the state committee is working on concerning home rule?

Planner Iler stated that Town Council requested the Town Manager and Planner Iler reach out to MMA to potentially get one of our local representatives to come to a future workshop or Town Council meeting to discuss this issue.

Member Weldon wanted the board to know he would not be able to attend the Planning Board Workshop scheduled for Tuesday, February 15, 2022.

#### 6. Adjournment

**Motion** by member Weldon moved to adjourn the meeting at 7:17 p.m., seconded by member Wiltbank; motion carried by roll call vote 4/0/0 in favor.

Respectfully submitted by Wanda Libbey, Administrative Asst.