



Town of Hampden
Planning Board Meeting
Tuesday April 16, 2019

Minutes

In Attendance:

Planning Board

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

Staff

Karen Cullen, AICP, Town Planner
Sean Currier, DPW Director

Public

Jim Kiser, for Hampden Village

The meeting was called to order at 6:33 pm.

1. Administrative:

- a. Minutes of April 10, 2019. No action was taken.

2. Old Business:

- a. Bangor Realty Group LLC for Hampden Village Townhomes – Continuation of Public Hearing for Major Site Plan and Major Subdivision Final Plan.

Motion by Member Wiltbank to remove this item from the table and continue the public hearing; second by Member Davitt; motion carried 6/0/0. (Time was 6:34 pm.)

The Board and Jim Kiser addressed each item in the Planner's report; only those items which were discussed further than the April 10 meeting are noted here:

4. Reduction in size of perimeter buffer – the Board had previously agreed to this request but Planner Cullen inquired as to their intention of how much of the existing wooded area could be cut. She noted the grading plan shows grading from the buildings downward to the proposed tree line. The Board decided the limit was the proposed tree line shown on the plan.
7. Fencing around the stormwater pond – The board felt that since the applicant has stated the lease agreements will address the stormwater pond then it is the responsibility of the property owner and the tenants to ensure children do not fall into the pond. Member Weatherbee stated the pond is an attractive nuisance and the Board has some responsibility to ensure the safety of the residents. He felt the safety issue outweighed the convenience factor of the property owner in regards to mowing (the applicant had stated at the previous meeting they were opposed to fencing because it would be inconvenient for mowing). After discussion the board decided to require signage be installed warning residents to stay away from the pond.
9. Outdoor lighting; Emera light on utility pole – the plan has been revised to include a shield on the light fixture. It was noted the light is going to be on a dusk to dawn schedule.

11. The building perimeter drains will not have much flow, according to Jim Kiser. He added that DEP doesn't consider the flow from perimeter drains in stormwater calculations.
12. Separation between the pedestrian walkway and the parking lot – After discussion the Board decided that physical separation is not necessary but periodic restriping of the pedestrian areas will be sufficient to maintain safe pedestrian circulation on the site. Of primary concern was snow removal and who was responsible for it where – the property owner will only be responsible for the parking lot and if the pedestrian way is part of the parking lot then it'll get plowed, otherwise the tenants will be responsible and it is likely portions of the walkway will not get shoveled.
- 13c. The hay bale detail drawing has been removed from the plan since sacks will be used instead, in compliance with state requirements.

Discussion regarding open space restrictions in lieu of the required conservation easement (cluster development provisions). After discussion the Board decided to require that note 14 on the subdivision plan be revised to read: "The open space and buffer/setbacks, as shown on this plan, may not be developed or altered, including tree removal or pruning live branches within 12 feet of the ground, without approval from the Town under amended subdivision review. Furthermore, there shall be no vehicular traffic or storage permitted within the open space area with the exception of necessary repairs or maintenance of utilities that are located within the open space area or landscaping equipment such as lawn mowers."

Discussion regarding buffering along entrance driveway for abutters house located south of the project. It was noted that the abutter had expressed concern that her privacy would be impinged upon by people coming and going into and out of the apartment complex, not just headlights shining in her windows. The plan has been revised to add four spruce trees, 6' to 8' spaced 8' apart, near the entrance on the south side of the driveway. It was noted these trees would be about a foot or so above the centerline of the driveway. The Board decided that these spruce trees would be sufficient to protect the abutter.

Review of the Board Order:

Waivers – the Board was in agreement with these as drafted with one exception, to remove the language in waiver 1 after "units 1-8" since it is no longer necessary.

Conditions:

1. This is a standard condition.
2. After discussion modified to only apply to outdoor work (site work, exterior of the building), and to delete the prohibition on working on holidays.
3. This is a standard condition.
4. This is a standard condition where applicable.
5. After discussion, modified to read: "That all striping shall be maintained to provide for safe onsite circulation for pedestrians and vehicles."
6. After discussion, modified to read: "That adequate signage be installed around the stormwater detention pond prohibiting unauthorized access."
7. This condition was deleted; the addition of the four spruce trees suffices.
8. This condition was deleted; the addition of a shield on the light addressed the concern.
9. This condition was deleted; the plan shows the proposed tree line which is where the Board had intended to allow clearing to occur to.
10. No change to this condition.

11. Item a of this condition was deleted as it is no longer necessary. Items b and c remain (renumbered).

Motion by Member Davitt to grant the waivers as stated in the (amended) Board Order, and to grant site plan approval and final subdivision approval to Bangor ARealty Group LLC for the construction of the 30 unit multi-family cluster development at 148 Mayo Road as previously described; second by Member Dorrity; motion carried 4/0/2 (Chairman Weldon and Member Armstrong abstained since they had each missed one of the public hearing meetings for this application).

The public hearing was closed at 8:03 pm.

The meeting was adjourned at 8:04 pm.

Respectfully submitted by Karen Cullen, Town Planner