

Town of Hampden

Planning Board

Wednesday, June 10, 2020, 7:00 pm

Municipal Building Council Chambers

Agenda

1. Administrative
 - a. Minutes – May 19, 2020 regular meeting

2. New Business
 - a. Bacon – Public Hearing for a Major Site Plan to construct a new self-service storage facility consisting of three buildings on property located at 271 Western Ave, parcel 29-0-011, in the Business district.

 - b. Stearns Farm – Request for extension of the Preliminary Subdivision Plan approval granted by default on January 10, 2020.

 - c. Honey Hill Estates – Request for a second extension of the Preliminary Subdivision Plan approval granted on July 16, 2019 and extended to July 16, 2020.

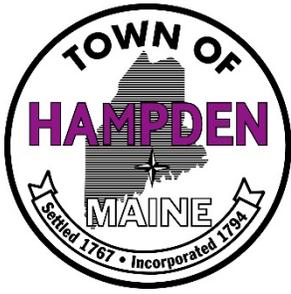
 - d. Lupine Meadow – Reapproval and re-signing of the Final Subdivision Plan.

3. Old Business

4. Town Planner Report

5. Planning Board Comment

6. Adjournment



Town of Hampden
Planning Board Meeting
Tuesday May 19, 2020

Minutes

This meeting was held via remote means (Google Meet) due to the Covid-19 Pandemic, in accordance with SP0789 / LD2167, An Act To Implement Provisions Necessary to the Health, Welfare and Safety of the Citizens of Maine in Response to the COVID-19 Public Health Emergency.

In Attendance:

Planning Board

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

Staff

Karen Cullen, Town Planner
Ryan Carey, CEO
Jessica Rickman, Recording Clerk

Public

Jim Kiser

The meeting was called to order at 7:00 pm. Chairman Wiltbank explained that this meeting is being held remotely, with himself in the Council Chambers and everyone else via Google Meet, in accordance with the guidelines for the pandemic. He took attendance by roll call; all members listed above participating with both audio and video. It was established that all board members were able to hear and speak to all the other members. All staff and public participants could likewise hear and speak to all other participants.

1. Administrative

- a. Minutes – April 14, 2020 regular meeting

Motion: by member Gene Weldon to approve the minutes of the April 14, 2020 regular meeting with the correction of the date of the minutes to read Tuesday April 14, 2020 instead of Wednesday April 14, 2020, seconded by Richard Tinsman; motion carried 7/0/0 by roll call vote.

2. New Business

- a. Philip Libby – Minor Subdivision for a 2 lot subdivision at 177 Western Ave, parcel 30-0-033-A, in the Residential B district, to create one new lot for a single family home.

Karen Cullen, Town Planner addressed the board and said that the Philip Libby application does not need Planning Board approval. She said after receiving an inquiry about a similar situation elsewhere in town, she sought the advice of the Town Attorney to

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see if this constituted a subdivision and thus Planning Board approval, and the answer was no. She then went through a presentation explaining why, see attached Exhibit A.

Questions:

Richard Tinsman asked what is the action for this item? Is it a tabling? Karen Cullen, Town Planner said no, they do not actually need any approval from the Planning Board, it can just be considered a withdrawal.

Kelley Wiltbank, Chair asked if there were any more questions on this item? Gene Weldon mentioned he appreciates Karen going through the presentation. He asked for more clarification on how both lots met the 125 feet of road frontage. Karen Cullen, Town Planner explained how, with the orange highlight on the "Add a right-of-way" slide from her presentation.

- b. Michael Levesque – Minor Subdivision for a 4-lot subdivision on vacant land on Western Ave, parcels 07-0-014-B and 07-0-015-A, in the Rural district, to create four new lots for single family homes.

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

- This application is for a minor subdivision located on 202 in between the Sawyer Road and the Newburgh town line.
- 12.1 Acres
- Minor 4 lot subdivision
- No proposed municipal improvements within the project, just using existing road frontage to create 4 lots.
- Total property was added to by transfer from abutter property over into the primary property for the project.
- The primary lot is fully wooded, while the secondary lot is a portion of the fields on the property.
- The only wetlands noted on the plans on the property are on the back wooded area of the property.
- Provided test pits for each lot, showing that there are suitable soils available for subsurface wastewater disposal.
- Have not had any negative developmental restraints implicated by state review agencies being IF&W, Natural areas, and the Historical Preservation Commission.
- Forwarded the four entrance permits from DOT to Karen Cullen, Town Planner, for the driveways to each of the lots.
- One minor change on the plan, increased one of the lot sizes because it was just under 2 acres in size.

Jim Kiser mentioned that the plan will be delivered to have the board sign, with final approval of this minor subdivision.

Questions:

Gene Weldon had a question on the remaining lot. He asked if that is essentially the same owner? Jim Kiser said the gentleman has one LLC transferring that property to this 4-lot subdivision. Gene asked if the remaining land will be a lot on its own as well? Jim said correct, that was the difference we had, it was just under 2 acres in size and the surveyor

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picked it up that we were a couple thousand square feet shy. We adjusted the lot line, so that it makes it a fully conforming lot under the zoning ordinance. Gene Weldon then asked if there will be two different owners essentially? Or companies? Jim Kiser said right now it was easier to put it in two lots to avoid confusion on the size and whether you create a 4-lot subdivision or potentially a 6 lot subdivision on that. We chose to do it that way to try and keep it simpler. It was originally in two deeds before this owner bought it. It was just an oversight when they bought it that they did not keep it in two separate deeds. They had the attorney put it in two separate deeds, one under Hemi & one under Michael Levesque, so that we could then proceed and try to avoid some confusion on that.

Karen Cullen, Town Planner noted that she did receive the DOT permits, and she sent them onto the Planning Board.

Karen Cullen mentioned that this is not particularly pertaining to this application, but in her research of subdivisions where an applicant stated the term single family in their application, the Board actually included that in their vote, essentially restricting that property to the lots to single family as opposed to single family, duplex or multi-family or anything else that's permitted in the district. She asked if Mike's intention was that it be limited to single-family, or if he intends it just be open to any uses that are allowed in the district. Jim Kiser said from the applicant's perspective it is just a subdivision, he just referenced single-family because that is the traditional use out there. It is not necessarily the applicant's intent to do any type of attached multi-family out there right now, they are just looking at building homes on it. If the Board wants to include "single family" in the approval, then we wouldn't mind it as long as we can come back and ask for a multi-family if something changed in the market to prevent the sale of single-family homes out there.

Motion: After the public meeting duly noticed and held, the Planning Board finds that the applicable requirements of article 3.42 of the Hampden Subdivision Ordinance have been met based on this, its moved by Richard Tinsman that the Hampden Planning Board approve the subdivision request by Michael Levesque for 4 lots to accommodate single-family residences, seconded by Ladoiya Wells; the board voted by roll call and the motion carried 7/0/0.

- c. Nattapong Kongsuryia – Sketch plan for a 10-unit multi-family project on vacant land on Emerson Mill Road, parcel 08-0-056, in the Rural district.

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

- Sketch plan for a property located on Emerson Mill Road
- 5-acre parcel
- Seeking to put in a multi-family development
- Proposed project is two 4-unit buildings on the lower side of lot towards camp Pierce Webber and a duplex towards the top, which would be closer to abutting a single-family residence.
- Site is fully wooded and will not have much visibility from any abutting properties.
- 3 access points onto Emerson Mill Road
- There is a sight distance question and we are going to have to work with the Public Works Director, Sean Currier on that and probably do some tree clearing within the property to get the appropriate sight distance for the three entrances.

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- There is a portion of Emerson Mill Road that encroaches on the property, which is not uncommon with the way it was described way back when. They did not use curves in the descriptions, so you can see on the plan the roadway dips into a corner of the property. We identified that on there, and do not expect to do anything with it. Except for a little bit of driveway access in that area, so that in the future if it was deemed that they need to define that right-of-way, we can accommodate that fairly easily.

Questions:

Kelley Wiltbank asked Karen Cullen, Town Planner to give the board some input and guidance.

Karen Cullen, Town Planner said the only thing the Planning Board must do at this point is classify the subdivision. With 10 units, it is a major subdivision. A major site plan application will also be submitted, as well as a final major subdivision application for the construction of the multi-family units. Fire suppression will have to be dealt with in some fashion; Jim Kiser will have to work with the Fire Department on that issue. With the Souadabscook Stream down the street, it is probably not going to be a big deal, although there may be a need to put in a dry hydrant. The Fire Department is working on that issue right now throughout the rural area. The biggest concern that Sean Currier, Director of Public Works has is the proposal for three driveways into the single property. Given the topography, it might make sense to have one driveway from the road, then to have a driveway paralleling Emerson Mill Road to access the three buildings. Which would end up being fairly steep and could be an issue in regard to both erosion and stormwater management. So, that is something Jim Kiser will have to work out with Sean Currier, Director of Public Works in thinking about not just the number of entrances, but also the locations of the entrances, and the sight distance from the top of the hill, but also in terms of the benefits of this as opposed to the alternative, in regards to stormwater management.

Kelley Wiltbank said it says that this is beside the YMCA Camp. Jim Kiser said yes, it is adjacent to Camp Pierce Webber on two sides. Kelley Wiltbank asked if it would have an impact on the camp and the children? Jim Kiser did not anticipate any. Most of the camp activities take place further down towards the stream. Karen Cullen, Town Planner said that most of the camp activities are taking place away from where the development would go. They own the land behind the project, but it is basically all wooded area.

Motion: Gene Weldon moved that we classify this as a major subdivision, seconded by Jennifer Austin; motion carried 7/0/0 by roll call vote.

3. Old Business –

Karen Cullen, Town Planner asked the Planning Board if they had any questions or comments on the pre-application for the solar project on the Meadow Road. The applicant is preparing their final plans, so she wanted to make sure she passed on any questions or comments if they had any. The Planning Board did not have any questions or comments. She mentioned the project is going to require DEP approvals including SLODA.

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4. Planning Board Comment

Karen Cullen, Town Planner, and the board discussed how they are going to handle Planning Board meetings going forward. It was agreed that they will continue the remote meeting format for as long as possible and allow members, staff, and the public to attend in person or remotely. Karen also mentioned she would send out a more detailed letter to abutters and read any comments received from them into the minutes during any public hearings.

5. Adjournment

Motion: Gene Weldon moved to adjourn the meeting at 8:14 pm, seconded by Richard Tinsman; motion carried by roll call vote 7/0/0.

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

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LOT SPLITS & PRIVATE ROADS

MAY 19, 2020

THE SET-UP

- Someone has a parcel they want to divide into two, but it only has enough frontage for one lot.

Frontage requirement = 150'

THE SITUATION

- Doesn't meet the definition of subdivision in statute
- No Planning Board approval required
- But lots must meet frontage as defined in our zoning ordinance to be eligible for a building permit
- So **lot B would not be buildable**
- However, the split could include a right-of-way for a private road
- Definition of *frontage* refers to definition of *road or street* which includes a private road that has been built to the standards in the subdivision ordinance (not just a right-of-way)

ADD A RIGHT-OF-WAY

- Lot A has frontage on existing road
- Lot B would have frontage on private road, but only if the road is constructed.

Frontage requirement = 150'

NOTE...

- Any lot that doesn't meet the definition of *frontage* is not eligible for a building permit, thus a lot fronting on a private road ROW where no road meeting the standards exists, is considered to have no frontage
- This is a self-created hardship and is not eligible for a variance
- Any lot within a subdivision previously approved by the PB must **ALWAYS** be approved by the PB, regardless of what the change is (lot line adjustment, new lot created)

CURRENT REGS

- If a private road is built, and is both
 - Certified by a professional engineer licensed in Maine as meeting the requirements for a private road in the subdivision ordinance, AND
 - Has been inspected and deemed consistent with those standards by the DPW Director,
- THEN** the boundary of the lot along the private road ROW would meet the definition of *frontage* in the zoning ordinance and the lot would be eligible for a building permit.

PROBLEM?

- Potential for dozens of tiny private roads serving only one house.
- A private road built to the standards of our subdivision ordinance is much more than a driveway, and much more expensive
- This could encourage property owners to do a major subdivision instead

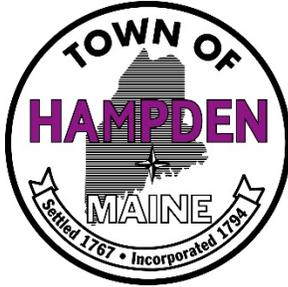
SOLUTION

- Hampden's E911 Ordinance kicks in at 3 structures (homes) served by a single way
- That should be the threshold of what constitutes a private road which should meet the standards of the subdivision ordinance
- Modify the definition of *road or street* in the zoning ordinance to allow frontage for a maximum of two lots in a lot split division provided the plan (in addition to the deeds) is recorded at the Registry of Deeds and there is legal access to both lots, noted in the deeds and on the plan.

NOTE

- Multiple lot splits that don't meet the definition of *subdivision*, and therefore are not controlled by the subdivision ordinance, should also fall under this for the third house
- So the third lot would not be eligible for a building permit until the private road was built to the standards in the subdivision ordinance.
- Applicants we talk to are encouraged to think ahead to what their ultimate goals are for their property, so they don't inadvertently create a problem for future development.

Town Planner
planner@hampdenmaine.gov



Report
Major Site Plan
Western Ave Storage

To: Planning Board
From: Karen M. Cullen, AICP, Town Planner *KMC*
Date: April 9, 2020
RE: Report on Application for Self Service Storage Facility on Western Ave.

This application is for a major site plan under the provisions of Section 4.1, Site Plan, of the Zoning Ordinance, to allow the construction of a self-service storage facility on parcel 29-0-011. This 2.5 acre parcel was rezoned from Residential B to Business in 2019.

The proposal is for three storage buildings oriented approximately perpendicular to Western Ave. The existing curb cut where the residential driveway was will be utilized for the access to the site. The proposal will disturb 1.5 acres and the final development will have .78 acres of impervious surface. At 33,940 square feet of impervious surface, the proposal is just under the maximum allowed, at 39.8% (40% allowed).

There are wetlands on the site; 11,240 square feet of which are proposed to be filled. An application for an NRPA permit has been filed with Maine DEP. A Stormwater Permit by Rule application has also been submitted to DEP. Stormwater management consists of two grass filter beds, one to the east of the buildings and one to the south.

The project is within the town's MS4 (stormwater) system and therefore must comply with the Post-Construction Stormwater Management Ordinance. The site plan submission includes the required documents for compliance with this ordinance, and said documents are in compliance with the ordinance.

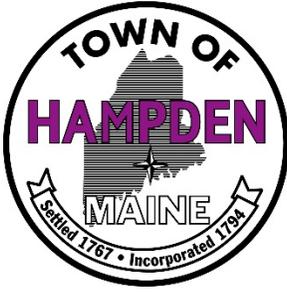
Staff has reviewed the proposal and has found it to be complete and in compliance with all provisions of the zoning ordinance with one exception:

- Section 4.7.2.6.1 requires a Class 2 buffer for any use in a commercial district that exceeds 5,000 square feet of floor area (these three buildings contain 12,300 square feet total), along each property line abutting a residential use or district. Section 4.7.2.4.2 requires a 25 foot wide buffer area which includes a 10 foot wide planted strip. The definition of buffer also allows a fence to be counted as buffer. The site plan shows an 8 foot high shadow fence along a portion of the eastern boundary line, buffering the adjacent home from the storage facility. The Board should determine whether this is sufficient to meet the buffering requirement; by the letter of the ordinance, trees or shrubs

should be included. Note that the fence, while 8 feet high, is proposed to be installed on ground that is at elevation 138, and the finish floor elevation of the building closest to the fence is 144. Presumably a portion of the building would remain visible above the fence; how much would depend on where a person is standing and the height of the building (which is not given in the submittal).

- In addition, the Board should determine whether there should be buffering in the northeastern corner of the parcel to buffer the residence on the opposite side of Western Avenue to comply with section 4.7.2.6.1.
- The Board should determine whether the objective “minimize visual intrusion by controlling the visibility of parking, storage, or other outdoor service areas viewed from public ways...” (4.1.6.2.4 in the approval standards) applies to this project, given that the entire development is storage. If yes, then some sort of screening along Western Avenue would be needed, since there is very little vegetation in that area.

A draft Board Order is attached.



Town of Hampden

Planning Board Order
Western Ave Storage Site Plan

Approval Date: June 10, 2020

Project Name: Western Avenue Storage

Location of Project: 271 Western Avenue

Assessor's Reference: 29-0-011

Deed Reference: B14669/P272

Zoning District: Business

Total Acreage: 1.96 acres

Type of Use: Self-service Storage

Building Area: 12,300 sq ft total in three buildings

Applicant: Jeffrey & Trudy Bacon
450 Back Winterport Road
Hampden, ME 04444

Owner: Same as Applicant

Plans Prepared by: Kiser & Kiser Co.

Plans Dated: March 13, 2020

Application Date: March 16, 2020

Public Hearing: June 10, 2020

PB Members:¹ Kelly Wiltbank, Richard Tinsman, Eugene Weldon, Brent Wells,
Jennifer Austin, Jake Armstrong, and Ladoiya Wells

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

¹ Planning Board Members who were appointed to vote on this case.

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Summary Description of Application: To construct a self-service storage facility consisting of three buildings, two of which will have 4,500 square feet each and the third having 3,300 square feet, for a total of 12,300 square feet, each divided into multiple units for lease to individuals. Access is via a single driveway from Western Avenue, and the areas surrounding the buildings are to be paved. Stormwater management is via two grass filter beds.

Findings: After the public hearing duly noticed and held, the Hampden Planning Board made the following findings as required by Section 4.1.6 of the Hampden, ME Zoning Ordinance:

1. The proposed project has been designed to minimize the volume of cut and fill, the building site is currently devoid of trees, the proposed wetland impacts are necessary to develop the site, and the stormwater management system has been designed in accordance with the applicable requirements and will have minimal impact on the area.
2. The proposed project provides for safe ingress and egress and on-site circulation for vehicles and pedestrians.
3. The proposed project will not impact scenic views from public ways.
4. The project would minimize impact of the storage buildings from public ways if some plantings are added along the frontage on Western Avenue; condition 1.
5. The proposed exterior lighting complies with the applicable regulations of the Zoning Ordinance and does not present a hazard due to location, glare, or other conditions that negatively impact abutting property or the travelling public.
6. The proposed buildings are not an unreasonable departure from other commercial buildings in the area.
7. The proposed project will not pose a threat from hazardous substances that could contaminate groundwater, provided there are restrictions on storing hazardous substances in the storage units; condition 2.
8. The proposed project is designed to provide adequate access for fire and service equipment, as well as for utilities and stormwater management.
9. The proposed project will not exceed the capacity of public utilities or overburden any public service.

Based on these findings, the Hampden Planning Board voted _____ to approve the Site Plan for _____ to construct a self-service storage facility as previously described.

Conditions:

1. That trees or shrubs (or both) be planted along the frontage of Western Ave to provide screening of the project, to minimize the visual impact from the public way.
2. That no hazardous substances be stored within any unit in the facility.

[continued on next page]

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For the Hampden Planning Board:

Kelley Wiltbank, Chairman

Date

Richard Tinsman

Eugene Weldon

Jennifer Austin

Brent Wells

Jake Armstrong

Ladoiya Wells

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.*



Town of Hampden

Town Planner

Memorandum

To: Planning Board
From: Karen M. Cullen, AICP, Town Planner *KMC*
Date: May 28, 2020
RE: Requests for Extensions and Re-signing an Approved Plan

The June Planning Board meeting includes three items which are due at least in part to the Coronavirus Pandemic which began earlier this year. All three of them have my support:

1. Extension of approval of the Preliminary Subdivision Plan for Stearns Farm. This application was heard at a public hearing last year and the hearing was closed on December 11, 2019. The Board did not make a decision that night. Per section 332.1 item 7 of the Subdivision Ordinance, the preliminary plan was approved by default 30 days after the close of the hearing, or January 10, 2020. Per section 332.1 item 1 of the Subdivision Ordinance, the Final Plan must be submitted no later than July 10, 2020, or the preliminary plan process must be re-done. Jim Kiser, on behalf of Stanley and Sean MacMillan, is requesting an extension of the Preliminary Plan approval until December 9, 2020.
2. Extension of approval of the Preliminary Subdivision Plan for Honey Hill Estates. This application was heard at a public hearing last year, which was closed on July 16, 2019 at which time the Board approved the Preliminary Plan. On December 11, 2019 the Board approved an extension of this approval to July 16, 2020. Jim Kiser, on behalf of R&B Development, LLC, is requesting a second extension of the Preliminary Plan approval until December 9, 2020.
3. Re-approval vote and re-signing the Lupine Meadow Subdivision Plan. This subdivision and site plan application was heard at a public hearing on February 12, 2020 at which time the hearing was closed and the Board approved the application. The final subdivision plan was to be recorded at the registry of deeds within 90 days (May 12, 2020) per section 332.1 item 11 of the Subdivision Ordinance. Due to the pandemic, the Board was unable to sign the subdivision plan to allow recording at the registry within that time frame. In order to prevent legal issues in the future, Jim Kiser, on behalf of T&M Contractors, is requesting that the Board re-approve the plan (for clarity) and re-sign the subdivision plan.

Hampden Planning Board
c/o Karen Cullen
106 Western Ave
Hampden, ME 04444

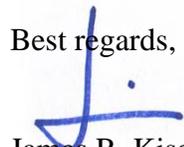
Preliminary Subdivision Approval, Stearns Farm

Dear Board Members,

On behalf of Stanley and Sean MacMillan, we are requesting an extension to the preliminary approval for Stearns Farm to December 9, 2020. Due to the health epidemic, business shutdowns and related stay at home orders, this project has not move though the development of final plans and required DEP approvals (stormwater & wetland). As such, the extension of the preliminary approval will provide the additional time required to obtain State approvals and develop final plans in accordance with the conditions associated with the preliminary plans.

We look forward to working with Staff and the Planning Board on this project and we will be available to answer questions at the June Planning Board meeting.

Best regards,



James R. Kiser, PE
Kiser & Kiser Co.

Enc.

C: Stan MacMillan

Hampden Planning Board
c/o Karen Cullen
106 Western Ave
Hampden, ME 04444

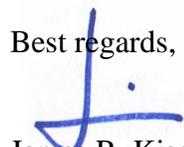
Preliminary Subdivision Approval, Honey Hill

Dear Board Members,

On behalf of R&B Development, LLC, we are requesting a second extension to the preliminary approval for Honey Hill to December 9, 2020. Due to the health epidemic, bank isolations and related stay at home orders, the developer has been constrained on interactions related to the performance guarantee for this project. As such, the extension of the preliminary approval will provide additional time to work with the banking/bonding industry to establish the necessary documentation for final approval.

We look forward to working with Staff and the Planning Board on this project and we will be available to answer questions at the June Planning Board meeting.

Best regards,



James R. Kiser, PE
Kiser & Kiser Co.

Enc.

C: R&B Development, LLC

Project Report - Planning Board

Project Name	Location	What it is	Size ¹	PB Action/Date	Type	Status
Stearns Farm Subdivision	Main Rd North	single family cluster subdivision	39 lots	Approved	Prelim Subdiv	pending submission of Final plan
Carmichael Transport	178 Ammo Park Rd	addition of a garage bay	1,800 sq ft	Approved	Minor Site Plan	No Building Permits Pulled
Historical Society	83 Main Rd South	addition to building	1,020 sq ft	Approved	Minor Site Plan	completed
T&A Realty	50 Main Road North	convert retail space to apartment	1 unit	Approved	Conditional Use	Completed
Zucco's Dog House	Hampden Busn Park lot 25	change grass to turf in outdoor dog area	16,000 sq ft	Approved	Minor Site Plan	completed
Andrew Connolly	256 Main Rd N	convert existing space to accessory apartment	1 unit	Approved	Conditional Use	No Building Permits Pulled
Dysart's	370 Coldbrook Rd	expand store, relocate pumps & replace USTs	4,275 sq ft	Approved	Major Site Plan & Shoreland	completed
Amy Young	1240 Carmel Rd N	daycare facility (in home)	12 children	Approved	Conditional Use	No Permit on File
Larry Emery	75 Chickadee Lane	amateur radio operator tower	50 ft tall	Approved	Conditional Use	Completed
Fiberight/CRM	348 Coldbrook Road	insubstantial modifications to site plan	NA	Approved	Site Plan Modification	Waiting for applicant
Honey Hill Estates	238 Main Rd S	single family cluster subdivision	23 lots	Approved	Prelim Subdiv	pending submission of Final plan
Hampden Municipal Complex	106 & 146 Western Ave	parking lot expansion, stormwater mgt system	add 105 spaces	Approved	Major Site Plan	construction not yet begun
Nate Wicklow	Monroe Rd	new multi-family building	4 units	Approved	Major Site Plan & Subdiv.	Septics in ground, no building yet
Kris Brooker	Old County Road	addition to home with accessory apartment		Approved	Conditional Use	In progress (foundation in the ground)
Honey Hill Estates	238 Main Rd S	single family cluster subdivision	23 lots	pending submission	Final Major Subdivision	pending submission of Final plan
ReVision Energy - HO Bouchard	Coldbrook Road	solar array by the trucking facility	NA	Approved	Major Site Plan	completed
Kongsuriya multi-family	Old County Road	new multi-family building	4 units	Approved	Major Site Plan & Subdiv.	Building framed no floors poured
Paul Phillips	544 Main Rd S	addition to home encroaching setback	2,200 sq ft	Approved	Conditional Use	Approved Building Permit 05/20/2020
Lupine Meadows	Western Ave	multi-family project (2 buildings)	8 units	Approved	Major Site Plan & Subdiv.	pending reapproval for recording
Michael Levesque	Western Ave	subdivision	4 lots	Approved	Minor Subdivision	In progress (groundwork underway)
BNA Properties	Monroe Rd	multi-family project (7 buildings)	24 units	pending submission	Major Site Plan & Subdiv.	Waiting for applicant
Erickson's Hardware	13 Main Rd North	addition of pavement sealer distribution	784 sq ft	Approved	Major Site Plan amendment	Construction underway
ReVision Energy - Good Shepherd	11 Penobscot Meadow Rd	installation of a 303.75 KW solar array	1.29 ac	Approved	Major Site Plan	Construction underway
Hampden Woods Subdivision	62 Hampden Woods Rd	boundary line adjustment	NA	Approved	Subdivision Amendment	In progress
Kongsuriya multi-family	Emerson Mill Rd	multi-family project (3 buildings)	10 units	pending submission	Major Site Plan & Subdiv.	In progress
Western Ave Storage	271 Western Ave	self-service storage facility	3 bldgs	6/10/2020	Major Site Plan	No permits pulled

1. Size refers to square footage of building (new or addition), number of new building lots, number of new units, or acreage.