



Town of Hampden  
Planning Board Meeting  
Wednesday July 10, 2019

## Minutes

In Attendance:

Planning Board

Kelley Wiltbank, Vice Chair  
Tom Dorrity  
Jake Armstrong  
Jennifer Austin  
Peter Weatherbee  
Brent Wells

Staff

Karen Cullen, AICP, Town Planner  
Paula Scott, Interim Manager  
Shelley Abbott, Recreation Director Speaking for the  
Municipal Complex

Public

Scott Brayley, Plymouth Engineering  
Jason Sharpe, Recreation Committee Chair speaking  
for the Municipal Complex

The meeting was called to order at 7:01 pm.

1. Administrative:

- a. **Motion** by Member Dorrity to approve the minutes of the June 12, 2019 regular meeting, and June 19, 2019 workshop meetings; second by Member Weatherbee; motion carried 6/0/0.

2. Old Business:

- a. Stanley & Sean MacMillan – Continuation of Public Hearing for Preliminary Subdivision plan for Stearns Farm. Proposal for a major subdivision for a single family 39 lot cluster housing development with three new roads, on a 27.7-acre parcel located on Main Road North (parcels 33-0-011-A & 33-0-015-A). This property is in the Residential A district.

**Motion** by Member Weatherbee to continue the public hearing to the September 11, 2019 meeting at 7:00 pm; second by Member Dorrity; motion carried 6/0/0.

- b. R&B Development, LLC – Continuation of Public Hearing for Preliminary Subdivision plan for Honey Hill Estates. Proposal for a major subdivision for a single family 23 lot cluster housing development with one new road, on a 29.3-acre parcel located on Main Road South (parcel 06-0-050-1). This property is in the Residential A and Rural districts.

**Motion** by Member Austin to continue the public hearing to the July 16, 2019 meeting at 7:00 pm; second by Member Weatherbee; motion carried 6/0/0.

3. New Business:

- a. Town of Hampden – Municipal Complex Expansion. Public Hearing for a major site plan to expand the parking lot at the Lura Hoit pool recreational complex, add a right-turn lane at the exit onto Western Avenue, and make improvements to the stormwater management system at several locations on the property at 106 Western Ave, Parcels 09-0-018 and 09-0-018-A. This property is located in the Residential B and Rural districts.

Scott Brayley presented the application:

- Addition of parking lot at Lura Hoit Pool, with the possibility of 100 additional parking spaces.
- Addition of exit lane at Lura Hoit Pool. Residents will be able to easily turn right.
- Addition of small amount of paved area near Public Safety, out back in front of the bay doors.
- A lot of stormwater management improvements.
- The parking lot at the Pool broke the threshold of 3 acres of impervious area including the rooftops and pavement that required a site location development act permit from the DEP that permit is in place.
- Revised entrance permit also in place for the access of the pool to gain the width for the extra exit lane.
- No changes to utilities.
- Adding light pole bases for the lighting of the parking lot.

Acting Chair Wiltbank invited comments from anyone who wished to speak on the application:

Shelly Abbot, Recreation Director

- Will allow the Recreation Department to fully utilize the field.
- Allow to program the area more fully and move participants in a timelier manner.
- Will help with safety, by providing better visibility with traffic.
- Will allow the Recreation Department to increase programs.
- 2 fields to 3.

Jason Sharpe, Recreation Committee Chair

- Hampden has a long history of providing good recreational opportunities for kids.
- Currently limited fall/spring sports.
- Allow to go from 2 fields to 3 fields.
- Opportunity for new programs like lacrosse.
- Increased safety for everyone.

Opposition – No one in attendance.

No further comments from the board.

Planner Cullen's report/Discussion:

- With the additional information that was submitted, the application is complete and in compliance with the zoning ordinance. A Board order has been drafted with no conditions because they had been met.

**Motion** by Member Armstrong to allow the Town of Hampden to expand the parking lot at the Lura Hoyt Pool Recreational Complex; second by Member Wells; motion carried 6/0/0.

4. Staff report:

Planner Cullen mentioned she had a new idea to allow cluster developments with private roads to be designed with more flexibility than the regulations allow. It was requested by the Planning Board to see something in writing by the Planner. Planner Cullen agreed to draft something up and email it out to everyone. If there is time after the public hearing on Tuesday, it will be discussed further, and determine if the Board wants it added to the amendments going forward to the public hearing in August. It was also mentioned that there is a busy schedule going forward.

August Agenda

- Conditional use for addition on a house on the Old County road.
- Honey Hill final subdivision plan; get mylar signed.
- Public hearing on the amendments to the zoning and shoreland ordinances.

September Agenda

- Continuation of the Stearns farm preliminary plan.
- New application for a property on Monroe Road. Multi-stage project.

5. Planning Board comment:

No comments.

6. Adjournment: Upon **motion** by Member Weatherbee and second by Member Austin, the meeting was adjourned at 7:29 pm.

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