



Town of Hampden

Planning Board

Wednesday, July 11, 2018, 7:00 pm

Municipal Building Council Chambers

Agenda

1. Administrative.
 - a. Minutes – June 13, 2018
2. Old Business – None.
3. New Business
 - a. F.A. Peabody – Site Plan Review – F.A. Peabody Company proposes to construct a new 4,500 square foot office building with parking for 28 vehicles on two parcels located at 36 & 38 Main Road North, Tax Map 36, Lots 8 & 9. This property is located in the Village Commercial District.
 - b. Planning Board Bylaws
4. Staff Report
5. Planning Board Comment
6. Adjournment



Town of Hampden
Planning Board Meeting
Wednesday June 13, 2017, 7:00 pm
Council Chambers

Minutes

In Attendance:

Planning Board

Peter Weatherbee
Jake Armstrong
Jennifer Austin
Tom Dorrity

Staff

Karen Cullen, AICP, Town Planner
Myles Block, Code Enforcement Officer
Ben Smith, Contract Planner

Public

Angie Potter (for John Jones)
Rochelle and Mark Webb
Chuck Lawrence (Tradewinds)

Peter Weatherbee served as Acting Chairman in the absence of Chairman Gene Weldon. The meeting was called to order at 7:03 pm.

1. Administrative: Minutes of May 9 and May 15, 2018. **Motion** by Member Austin to approve both sets of minutes as submitted; second by Member Armstrong; carried 4/0/0.
2. Old Business: None.
3. New Business:
 - a. Conditional use application for John Jones to convert an existing residential structure located at 569 Back Winterport Road (parcel 02-0-085) into a home for adults with intellectual disabilities, classified by the Town as "nursing home." Acting Chair Weatherbee read the public notice into the record and confirmed with staff that proper notice had been given, then opened the public hearing at 7:06 pm. [Ed. note: John Jones is the Division Manager for the Bangor branch of Maine Vocational and Rehabilitation Associates (MVRA).]

Angie Potter, representative for the applicant, stated the property is currently a two unit home with two residents enrolled in a mental health program for the state, and this request is to increase the number of residents to three. This requires a change to a "Level 3" (state regulations).

Rochelle and Mark Webb, abutters, had the following questions/concerns:

- what is the classification of the home?
- concern about public safety in light of the presence of a sex offender living there
- will there be changes to the site?
- what are the setbacks; the driveway is very close to the property line
- since they live in Winterport they have to call the Sherriff for enforcement and this creates delays in response time
- would like to know more about the qualifications of the people operating the home
- will the clients ever re-enter the general population?

DRAFT

In response, the following comments were provided:

- classification: Ben Smith stated it is an existing duplex and the addition of another resident changes the classification to “nursing home” which is broadly defined in Hampden’s zoning ordinance.
- Angie Potter stated that person is under 24/7 supervision.
- Ben Smith said there are no changes to the site.
- Ben Smith said that setbacks only apply to new structures, and do not apply to driveways.
- Acting Chair Weatherbee stated the Planning Board does not get involved with the operations or management of the site, such issues would be the purview of the state.
- Angie Potter stated all employees are certified.
- Angie Potter said that residents would re-enter the general population if MaineCare no longer paid for their care.

Acting Chair Weatherbee closed the public hearing at 7:26 pm.

Ben Smith reported that this is a conditional use review and the Board is to consider the nine criteria listed in §4.2.3 of the zoning ordinance. These deal with issues such as the building and site, noise, trash removal, light, traffic, etc. Based on his review, Ben finds the application meets the standards and he recommends approval of the application as submitted.

Acting Chair Weatherbee noted the Board is limited in what authority they have regarding operation of the facility.

Member Austin said she understands the concerns of the abutters and feels for them; she also commends MVRA for what they are doing to help this population.

Motion by Member Austin to approve the application as submitted; second by Member Dorrity; carried 4/0/0 by roll call vote.

- b. Minor revision to the approved site plan for Southstreet Development Company, LLC – Tradewinds convenience store and gas station located at the intersection of Route 202 and Coldbrook Road on parcel 33-0-011-B. Acting Chair Weatherbee read the public notice into the record and confirmed with staff that proper notice had been given, then opened the public hearing at 7:30 pm.

Chuck Lawrence, owner, stated the request is to have a sign that is more than 110% larger than what is allowed in the ordinance. He said he could not get a large enough font for the sign in the allowable sign size that would be readable from Route 202 given the large setback from the roadway (since it has such a wide right-of-way). He is requesting a waiver to the sign size requirement so he can have a sign of an appropriate size to be more competitive.

Acting Chair Weatherbee closed the public hearing at 7:33 pm.

Member Dorrity questioned the location of the sign on the site; Mr. Lawrence said it was about in the middle of the site; he pointed it out on the plan. *[Ed. note: it is in the middle of the developed portion, closest to the corner of 202 & Coldbrook.]*

DRAFT

Ben Smith said the decision before the board is whether to grant the waiver to the size of the sign. There are no other changes to the site plan. He noted the ordinance required the Board make findings on three issues, as detailed in his report:

- character of the neighborhood – Ben’s advice is that the proposal will not change the character of the neighborhood
- use of surrounding properties – Ben’s advice is that there will be no impact on surrounding properties
- not the result of action taken by the applicant or a prior owner – not applicable since there is no existing sign on the site.

Ben stated he believes this is a reasonable waiver request.

Member Austin asked what the size of the sign at Maine Trailer was; that information was not available but it was noted that property is in the same zoning district (Commercial Service). CEO Block said he believes that sign is larger than allowed but doesn’t know the size.

Motion by Member Dorrity to approve the waiver as presented; second by Member Armstrong; carried 4/0/0 by roll call vote.

- c. Planning Board Bylaws: Motion by Member Dorrity to table this item until the next Planning Board meeting given the absence of three members; second by Member Austin; carried 4/0/0.
- d. Stormwater Management Presentation – Planner Cullen gave a PowerPoint presentation of the MS4 stormwater program as required under the DEP General Permit and the Town’s Stormwater Management Plan.

4. Staff Report:

- a. Planner Cullen noted that Ben Smith will be working on the town center planning project and invited members of the board to participate in the public process as much as possible.
- b. Planner Cullen noted the Town Council’s public hearing on the zoning amendments will be held on Monday (July 18), and she pointed out several additional changes made by the P&D Committee: changes to the provisions for multi-family development in the rural district, primarily having to do with the provision of public water service, allowing multi-family in cluster developments in the rural district (addressing an inconsistency), and allowing the issuance of a building permit for construction on a lot within an approved subdivision prior to acceptance of the road.

5. Planning Board comments: None.

Motion by Member Austin to adjourn the meeting at 8:15.



SITE PLAN - PERMITTED/CONDITIONAL USE APPLICATION

Please note that this application must be submitted with plans in conformance with Section 4.1 and 4.2 of the Hampden Zoning Ordinance. *Incomplete applications will not be processed. All fees must be paid for application to be processed. Proper number of copies of application must be submitted in order to be processed.* All town ordinances are available at www.hampdenmaine.gov for review.

Town of Hampden
RECEIVED

MAY 29 2018

Planning & Zoning
Office

Date: 5-29-18

APPLICANT:

Name: F.A. Peabody Company

Address: 792 Main Road North, Hampden ME 04444

Phone: 207-990-2400 Cell: Email: chris.anderson@fapeabody.com; ken.white@fapeabody.

AGENT:

Name of agent or representative: Ames Associates

Address: 128 Broadway, Bangor ME 04401

Phone: 207-974-3028 Cell: 207-745-7449 Email: slizotte@amesmaine.com

THE SITE:

Location of site: 36 & 38 Main Road North Hampden tax map and lot number: 36-008 & 36-009

Zoning district: Village Commercial Existing use of property: vacant/office

Legal interest in the parcel: Owner

Owner of parcel if other than applicant: n/a

Owner's address: same as above

PROPOSED PROJECT:

Proposed use of property: 4,500 square foot, single story office, parking for 28 vehicles
(Please include floor area per use, seating if applicable, and land area).

Proposed starting date: 8-1-2018 Final completion date: 8-1-2020

PB File Copy

(APPLICATION CONTINUES ON REVERSE SIDE.)

Will your project result in more than one acre of disturbed land area? Yes No.

If yes, you are required to obtain either a Construction General Permit or Stormwater Permit by Rule from the Maine Department of Environmental Protection. If you are in the Urbanized Area of Town and discharge stormwater to the Municipal Separate Storm Sewer System (MS4) a Post-construction Stormwater Management Application shall be submitted to the Town pursuant to the Town of Hampden Post-construction Stormwater Management Ordinance.

FEES: Application fee is: \$75.00 for structures under 3,000 sq. ft. and total site improvements under 5,000 sq. ft.; \$150.00 for structures between 3,000 and 20,000 sq. ft. and total site improvements under 50,000 sq. ft.; and \$500.00 for structures in excess of 20,000 sq. ft. and more than 50,000 sq. ft. of site improvements.

Application fee amount: _____

Draw account contribution: The Town of Hampden requires applicants to provide \$600.00 for the Town to hire an engineer to review their plans and, if necessary, \$1,000.00 for an engineer to review their traffic analysis. Draw account contribution is: _____ (Any unspent portion of the draw account will be returned to applicant, however, if additional funds are required, applicant agrees to cover all costs that the Town of Hampden may incur. Complete and accurate submissions require less time to review.)

CERTIFICATION: By signing this form I certify that the information provided on these plans, text, and associated testimony is true and correct. I certify that all site improvements will be constructed in strict conformance with Planning Board approved plans. Furthermore, I acknowledge that if the constructed site improvements are not built in accordance with the zoning ordinance and Planning Board approved plans that I am obliged to take corrective action that may include obtaining a revised Planning Board approval or the removal of non-conforming uses and structures and site improvements. (Agents that lack authority to certify said items should not sign this form.)

Signature: Peppy Jones Ames Associates (Agent) Date: 05-29-2018

OFFICE USE ONLY

Date received: _____ Date complete: _____

Fees paid: Amount/Date: _____ Draw paid: Amount/Date: _____

Conditional Use determination: _____

Planning Board action: _____ Date: _____

Conditions: _____

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May 29, 2018

Karen Cullen, Town Planner
106 Western Avenue
Hampden, ME 04444

Re: Final Site Plan Submission
Proposed F.A. Peabody office
Main Road North, Hampden ME

Dear Karen,

Please find enclosed one original and fifteen (15) copies of a site plan and enclosed supporting documentation for a proposed 4,500 square foot office building for the F.A. Peabody Company.

The new office will be constructed on two adjacent lots located at 36 and 38 Main Road North. The properties are both owned by the F.A. Peabody company.

Plans enclosed include a current survey plan completed in April by Darryl Ginn; a demolition plan and a proposed site plan (Sheet C200) Plans have been developed to comply with *Article 4.1 sections 6 and 7*. Items noted in *Article 4.4, 4.7 and 4.8* are discussed further below. Erosion control measures and details are included on the site plan.

The F.A. Peabody Company has been located within the Town of Hampden for many years, with their current office located at 792 Main Road North. The proposed office will accommodate the current staff from that location, and will allow for some growth into the future.

The property is currently zoned Village Commercial, and one of the two existing lots was previously used as a business.

Below is a brief description of how each item within *Articles 4.1.7 Standards Governing Site Plan Review*.

Article 4.1.7 Standards Governing Site Plan Review

- 4.1.7.1 The proposed use, buildings, design and layout have been designed to meet the provisions of all applicable regulations and ordinances of the Town of Hampden.
- All requirements of section 3.13.5 *Lot Dimensions* have been met.
 - *Special District Regulations* specified within sections 3.14.6 will be met.

- 4.1.7.2 An elevation of the proposed building is provided to demonstrate that the building has been designed to be consistent with generally acceptable engineering and architectural design practices and will be properly integrated with the terrain in the area.

T: 207.974.3028
F: 207.941.1921
I: www.amesmaine.com

128 Boadway
Bangor, ME, 04401

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4.1.7.3 The site layout has been designed to provide safe ingress and egress for the public. Plans indicate the turning radii on the entrance and all drive areas within the site. The entrance includes a divided curbed island with two 12' lanes. The site has adequate sight distance in both directions. The existing paved entrance on the north of the property will be removed and the area will be re-vegetated. Only the existing entrance, widened and improved as described above will be provided for the new office. A Maine DOT Entrance Permit has been prepared and will be submitted to the MeDot.

Off street parking is provided for the business' customers along the south side of the building. Parking for employees is provided behind the building with a separate employee entrance also located in the rear of the building, A walkway is located from the new building to the Town sidewalk, approximately. The curb at Main Road North will be cut back to widen the entrance radius'. Additional curbing will be installed, as required to protect the utility pole located within the island.

4.1.7.4 The layout and design of on-site vehicular and pedestrian traffic provides for safe circulation of vehicles and pedestrians. Sufficient parking is provided for the customers and employees. A total of 28 parking spaces (2 of which are HC accessible) is provided. The parking and drive areas have been designed to allow emergency vehicle access to both the side and the back of the building, as well as access to the front from the Main road. Several areas are available for snow storage, more specifically along the sides and end of the entrance drive and parking area. Please refer to included site plan for further information.

4.1.7.5 A free standing sign will be located in the front of the building, adjacent to the walkway. The size of the sign will be as required within the Section 4.8.2 of the Town Zoning Ordinance. The design of the sign including height, colors and type of materials is not yet determined.

4.1.7.6 Please refer to included elevation of the building.

4.1.7.7 The building has been located approximately center of the two outermost side lot lines, with the main entrance at the south side of the building. The finished floor elevation will be approximately the same as the building currently existing on the northerly lot (which will be removed). Landscaping will be provided on the re-graded areas between the building and the new parking and existing Town walkway. Existing vegetation will remain on both the northerly and southerly property lines in accordance with the buffer standards in the ordinance. Areas where existing vegetation is not of adequate size or density will be enhanced by new plants, type and number to be determined at a later date.

The parking area to the rear of the building will require some additional fill to maintain a safe grade for parking vehicles. Drainage from the parking area will be directed to stone aprons located as shown on the site plan. Run on from the uphill lot will be re-directed around the pavement area in a shallow drainage ditch. An erosion control plan is provided to comply with the Maine Erosion and Sediment control Law.

4.1.7.8 All slopes that are not to be either pavement, concrete or stone shall be loamed, seeded and mulched in accordance with Maine DEP best management Practices Manual for erosion control measures, Latest Edition. The proposed grading of the site is shown on the site plan

4.1.7.9 The project is not required to obtain a Stormwater Permit from the Maine DEP. However, as noted above, all construction activities will comply with the Maine Erosion and Sediment Control Law including standard temporary erosion control measures, pollution prevention and minimization and permanent erosion control.

Several items are being utilized to provide both temporary and permanent erosion control and Stormwater management for the site. First, sediment barriers will be utilized around the site and along property lines to protect the abutters from silt migration during construction. Stone shoulders constructed with 1 ½" crushed stone, are provided to slow runoff from pavement areas and to help return it to sheet flow before entering existing nearby grassed areas and grassed swales. Rather than collect all water that runs off the site and discharging it in a concentrated location, it allows runoff to be discharged to areas near the source and allow the natural topography and vegetation to manage the Stormwater. The sediment control berm located along the northerly property line will remain to filter and slow any runoff that does not get collected in a drainage ditch. A drainage swale will also be located at the southerly side of the driveway to catch and divert run-on from the abutting lot.

All runoff will be directed to the north westerly corner of the lot, where the existing topography allows drainage naturally. A portion of a Town GIS map is included showing a wetland area to the north west of this property, which is collecting runoff from many of the lots fronting on this section of Main Road North and the school ballfields.

A small portion of the entrance drive will be drained toward a new catch basin to be located at the northeast corner of the customer parking. This basin will connect into the existing basin at the front of the lot. During construction, the existing basin will be examined and either repaired and/or replaced depending on its condition. The rim of this basin will be raised slightly to allow a shallower grade from the new building and the existing sidewalk and to provide easier vegetation maintenance. Roof drains and footing drains will connect into the new basin, draining to the existing basin through a new 12" stormdrain.

A Post-Construction Stormwater Maintenance Plan will be submitted to comply with the Stormwater Ordinance.

4.1.7.10 Buffers have been provided to mitigate any adverse impact on existing scenic, natural beauty, rare or irreplaceable historic sites. As described above, the existing vegetation will be preserved as much as possible to provide the required buffers.

4.1.7.11 The proposed utility connections are shown on the site plan. The Water District has been contacted and connections to the Town's water main upgrade along Main Rd. North will be designed with input from the district superintendent. It is in the best interest of the F.A. Peabody company to coordinate the timing of the new service with

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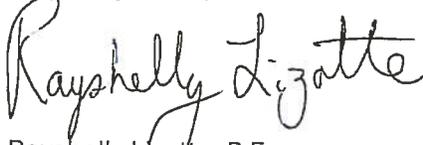
the water main upgrades before the existing services are replaced this summer– to allow for upsizing the line to possibly provide fire protection to the new offices. Currently the service line is a ¾” and the new office is shown connecting to that service.

The amount of wastewater generated by the proposed development is not of a significant quantity to impose an unreasonable burden on the Town system. Solid waste will be collected by private hauler. No demands are expected on the Town police, school, open spaces, recreational programs or other municipal services.

- 4.1.7.12 Sufficient setbacks and screening have been provided from the trash dumpster area location and the proposed gas tank. These are indicated on the site plan.
- 4.1.7.13 The proposed use, building and site development is not anticipated to have any unreasonable adverse effect on surface water quality, ground water quality, soil quality or air quality.

Please refer to the enclosed site plan for additional information and details. WE look forward to presenting this project to the Planning Board at your July Meeting. Feel free to contact me with any questions.

Very Truly Yours,



Raysshelly Lizotte, P.E.
Principal Engineer

If you have any questions or require additional information, please contact our office.

Very Truly Yours,

Shelly Lizotte



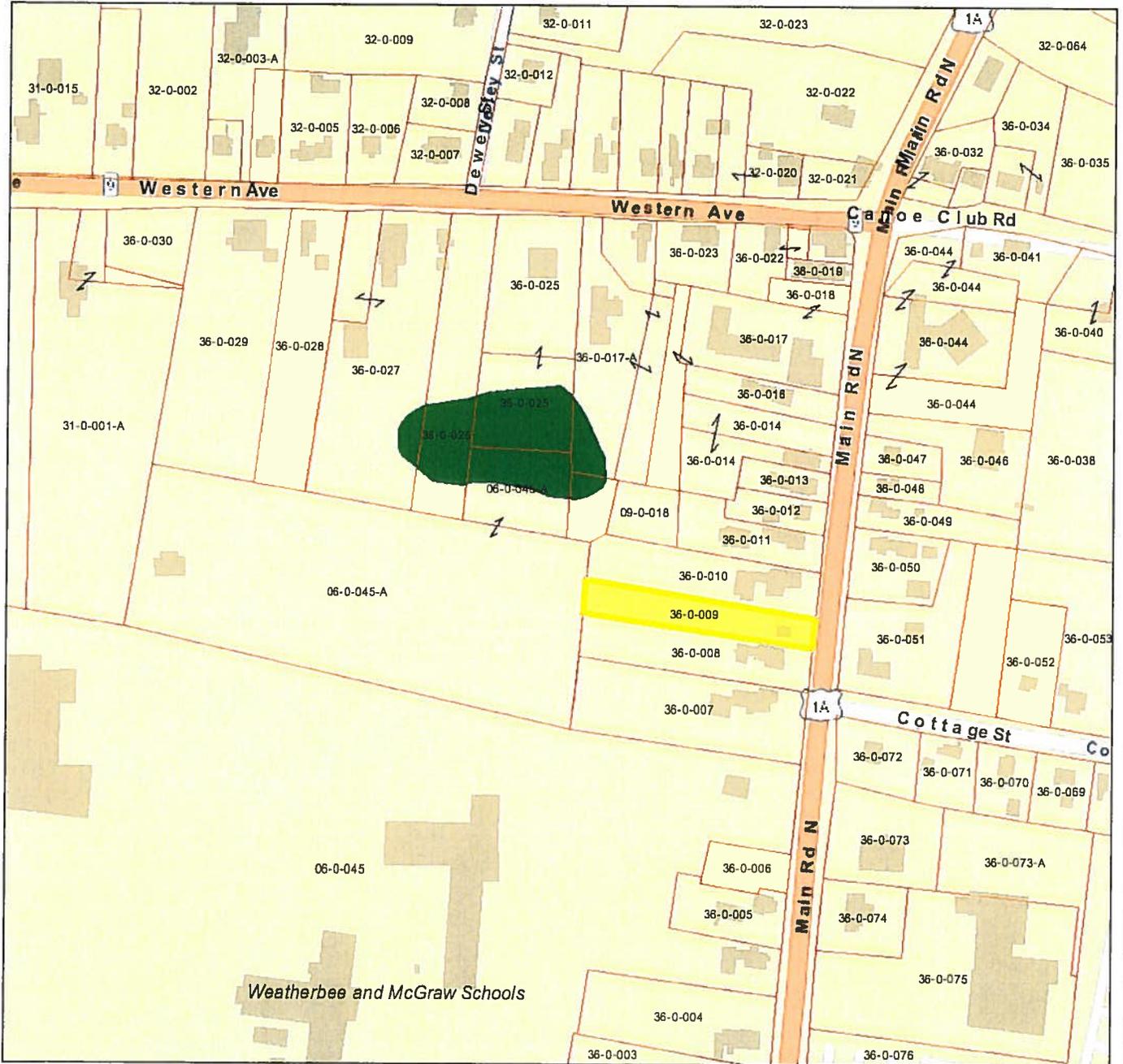
Hampden, ME



May 23, 2018

1 inch = 268 Feet

www.cai-tech.com



	Street Names		Points of interest
	Parcel Lines - No Ortho		Freshwater Forested/Shrub Wetland
	Property Hooks		
	Buildings		

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

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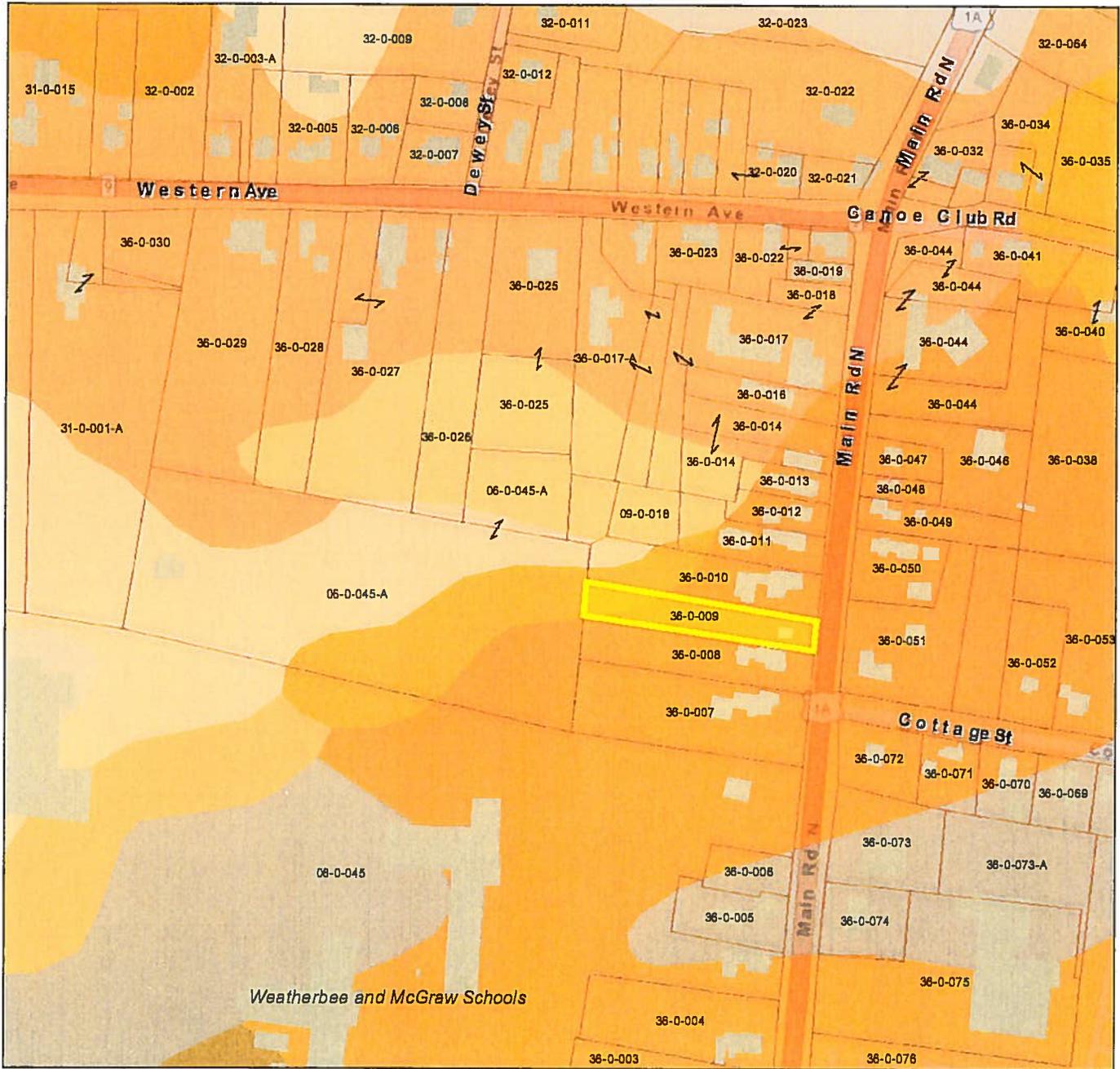
Hampden, ME



May 23, 2018

1 inch = 268 Feet

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Street Names	Points of interest	BnC	SuB
Parcel Lines - No Ortho	BaB	Mu	SvB
Property_Hooks	BaC	ScB	
Buildings	BmB	SuA	

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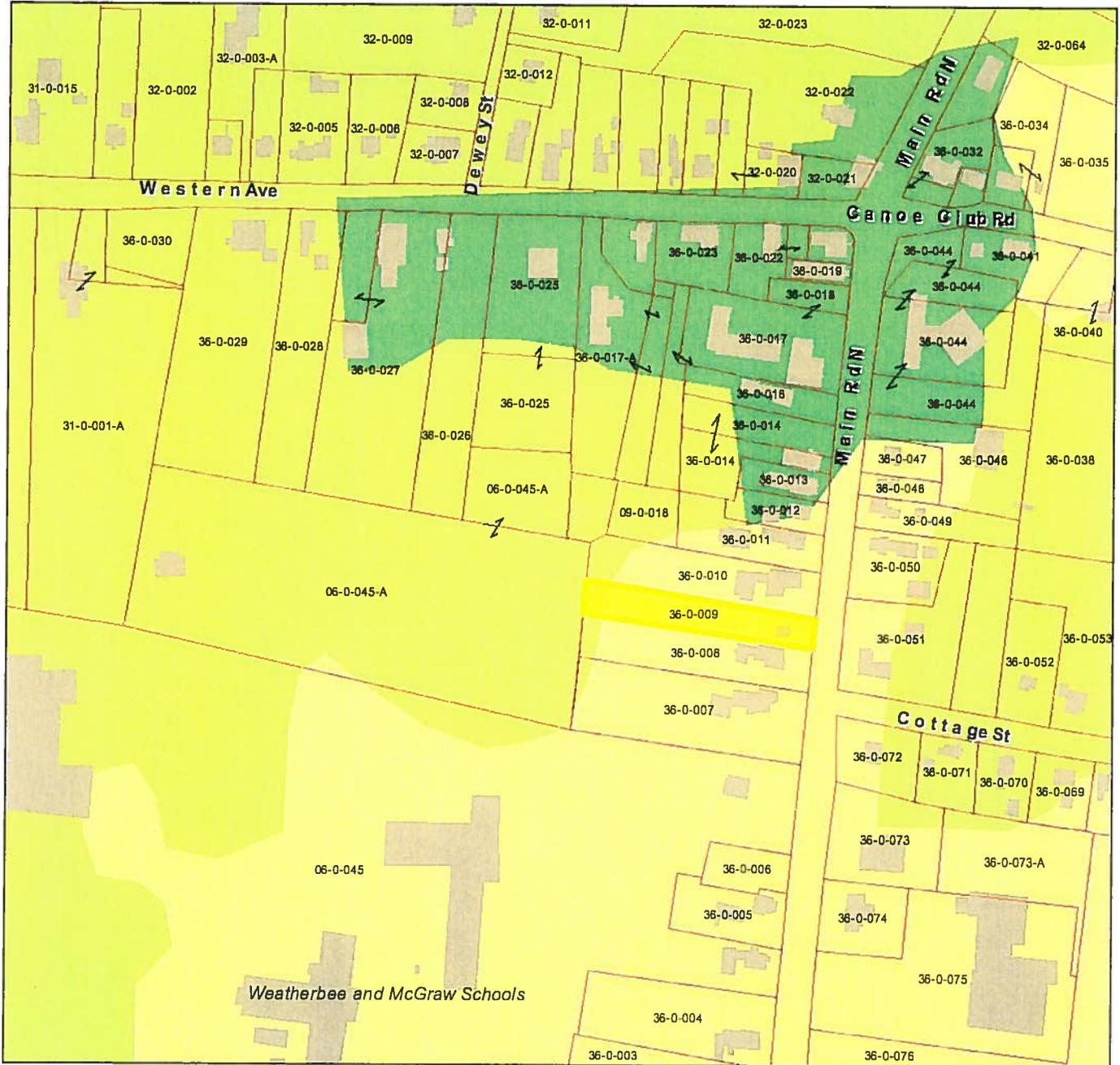
Hampden, ME



May 23, 2018

1 inch = 268 Feet

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Street Names	Points of interest
Parcel Lines - No Ortho	Moderately well drained
Property Hooks	Somewhat poorly drained
Buildings	Poorly drained

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MAIN ROAD ELEVATION

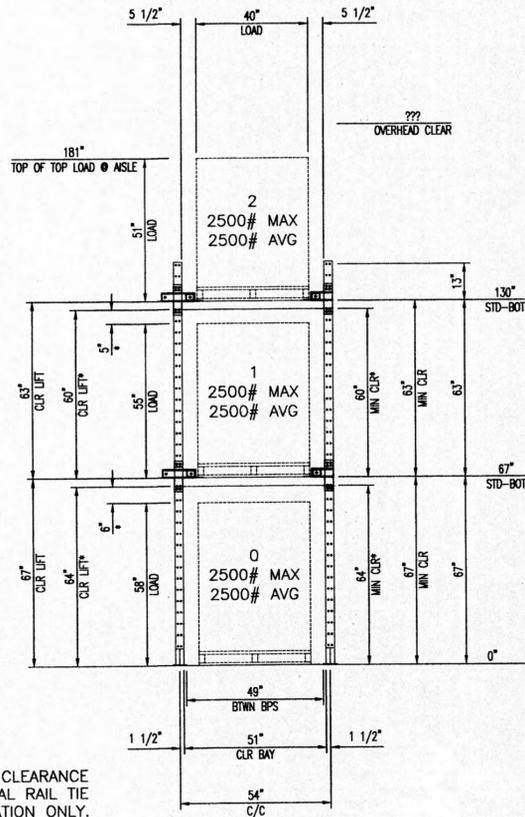


ENTRY ELEVATION

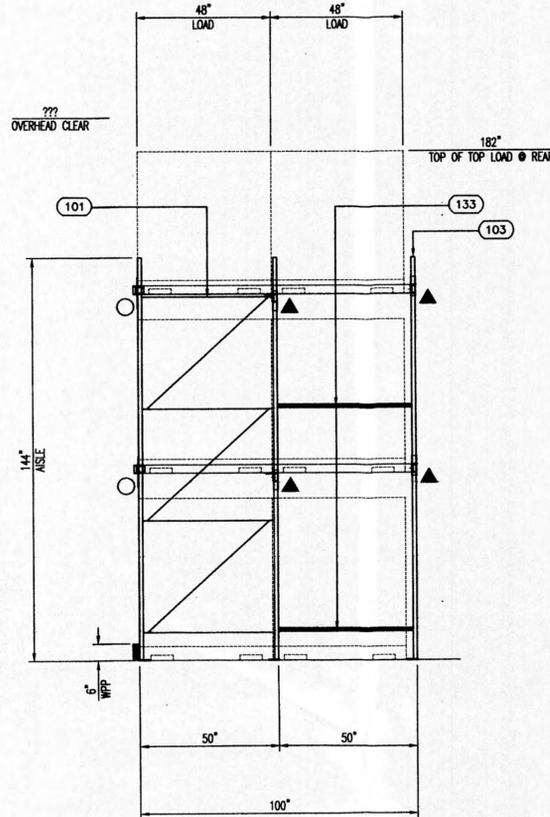
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EXTERIOR ELEVATIONS
F.A. PEABODY OFFICE
HAMPDEN, MAINE

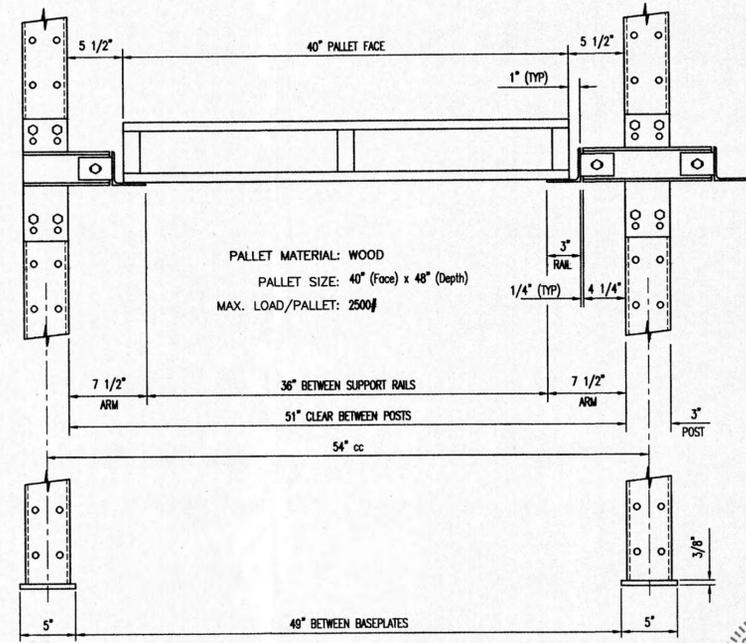
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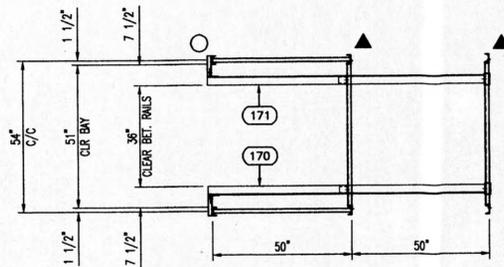
FRONT VIEW
TYPE BL
STD BLUE/STD ORANGE



SIDE VIEW
TYPE BL
STD BLUE/STD ORANGE



TYP. BAY DETAIL
(NOT TO SCALE)



TOP VIEW
STD BLUE/STD ORANGE

LEGEND		
SYMBOL	PART NO.	DESCRIPTION
▲	110	RAIL TIE BEAM
○	130	DOUBLE-SIDED DRIVE-IN ARM
○	131	SINGLE-SIDED DRIVE-IN ARM (RIGHT HAND)
○	132	SINGLE-SIDED DRIVE-IN ARM (LEFT HAND)

GENERAL NOTES:
BOLTED CONNECTIONS
 1. ALL BOLTED JOINTS, UNLESS OTHERWISE NOTED IN THIS SET OF DRAWINGS, ARE BEARING TYPE CONNECTIONS.
 2. ALL BOLTS, UNLESS OTHERWISE NOTED IN THIS SET OF DRAWINGS, ARE TO BE INSTALLED TO A SNUG-TIGHT CONDITION.
 3. IF BOLT INSPECTION IS CALLED OUT IN THE CONTRACT DOCUMENTS, ALL BOLTED JOINTS, UNLESS OTHERWISE NOTED IN THIS SET OF DRAWINGS, ARE TO BE INSPECTED AS BEARING TYPE JOINTS WITH SNUG-TIGHT BOLTS.

CONFIGURATION CHANGES
 1. THIS SET OF FRAZIER DRAWINGS SHOWS ALL THE PERMISSIBLE CONFIGURATIONS OF THESE COMPONENTS. OTHER CONFIGURATIONS MAY BE PERMITTED UPON REVIEW BY A FRAZIER ENGINEERING REPRESENTATIVE AND REVISION OF THESE DRAWINGS.
 2. ARRANGEMENT OF THESE COMPONENTS, OTHER THAN AS SHOWN, IS NOT PERMITTED. ARRANGEMENT OF THE COMPONENTS, OTHER THAN AS SHOWN, WILL HAVE AN EFFECT ON THE SAFE CARRYING CAPACITY OF ONE OR ALL OF THE COMPONENTS.

OWNER USE AND MAINTENANCE
 (Per RM/ANSI MH16.1-2008 Specification for the Design, Testing and Utilization of Industrial Steel Storage Racks)
 1. INSTRUCT ALL HANDLING EQUIPMENT OPERATORS IN THE CORRECT USE OF THE HANDLING EQUIPMENT.
 2. THE OWNER SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE INSTALLED RACK SYSTEM BY ASSURING PROPER OPERATIONAL, HOUSEKEEPING, AND MAINTENANCE PROCEDURES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 a. PROHIBIT ANY OVERLOADING OF ANY PALLET POSITION AND OF THE OVERALL RACK SYSTEM.
 b. REGULARLY INSPECT FOR DAMAGE. IF DAMAGE IS FOUND, IMMEDIATELY UNLOAD THE AFFECTED AREA AND REPLACE OR REPAIR ANY DAMAGED COLUMNS, BEAMS, OR OTHER STRUCTURAL COMPONENTS.
 c. REQUIRE ALL PALLETS TO BE MAINTAINED IN GOOD, SAFE, OPERATING CONDITION.
 d. ENSURE THAT PALLETS ARE PROPERLY PLACED ONTO PALLET LOAD SUPPORT MEMBERS IN A PROPERLY STACKED AND STABLE POSITION.
 e. REQUIRE THAT ALL GOODS STORED ON EACH PALLET BE PROPERLY STACKED AND STABLE.
 f. PROHIBIT DOUBLE-STACKING OF ANY PALLET POSITION, INCLUDING THE TOP-MOST POSITION, UNLESS THE RACK SYSTEM IS SPECIFICALLY DESIGNED FOR SUCH LOADING.
 g. ENSURE THAT THE RACKS ARE NOT MODIFIED OR REARRANGED IN A MANNER NOT WITHIN THE ORIGINAL DESIGN CONFIGURATIONS AS SHOWN ON THIS SET OF DRAWINGS.

Gary K. Munkelt & Associates
Structural Consulting Engineers
 1180 Welsh Rd, Suite 190
 North Wales, PA 19454
 Ph: 215-855-8713 F: 215-855-8714

STRUCTURAL DESIGN ONLY



FRAZIER
 LONG VALLEY, NEW JERSEY

TYPE BL (DRIVE-IN)
 ELEVATIONS/DETAILS

DENNIS PAPER
 101 MECAW ROAD
 HAMPDEN, MAINE 04444

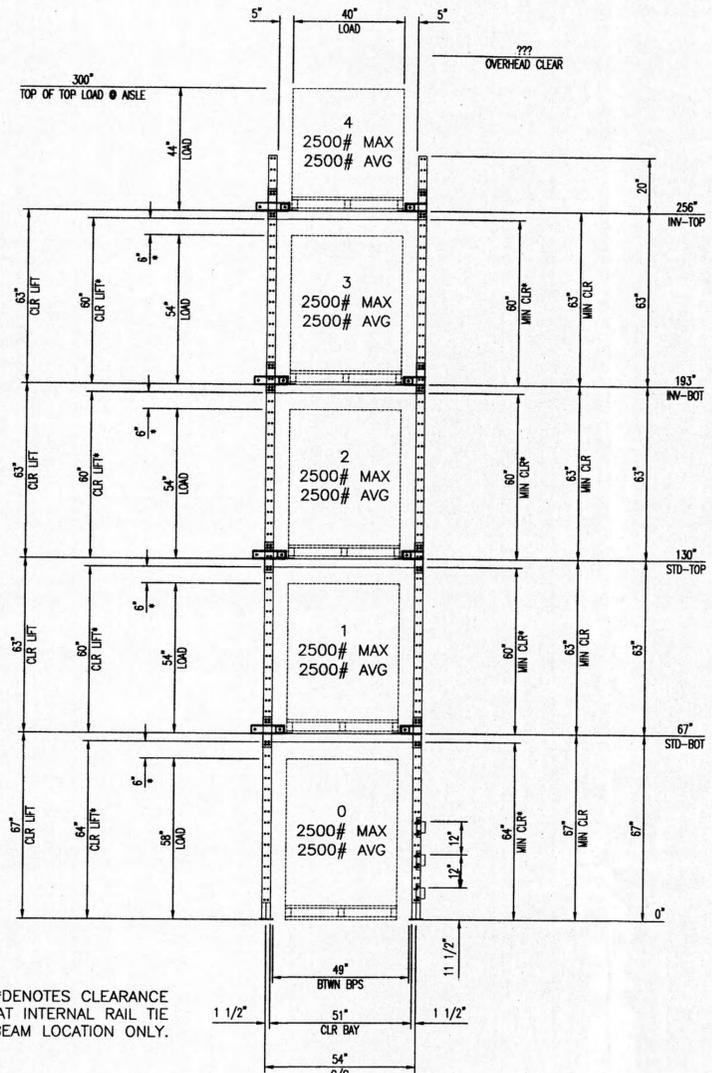
THIS DRAWING IN DESIGN AND DETAILS IS THE PROPERTY OF THE FRAZIER INDUSTRIAL COMPANY AND IS SUBMITTED FOR CONFIDENTIAL INSPECTION. IT IS NOT TO BE COPIED OR USED IN ANY MANNER DETRIMENTAL TO THE INTERESTS OF FRAZIER INDUSTRIAL COMPANY.

TOLERANCE ON:
 FEET ±1/8"
 INCHES ±1/16"
 DECIMALS ±.001
 ANGLES ±1'
 UNLESS OTHERWISE SHOWN

REV	DESCRIPTION	BY	CHKD	APPD	DATE	DWG NO.	PROJECT	SHEET NO.	TOTAL SHEETS
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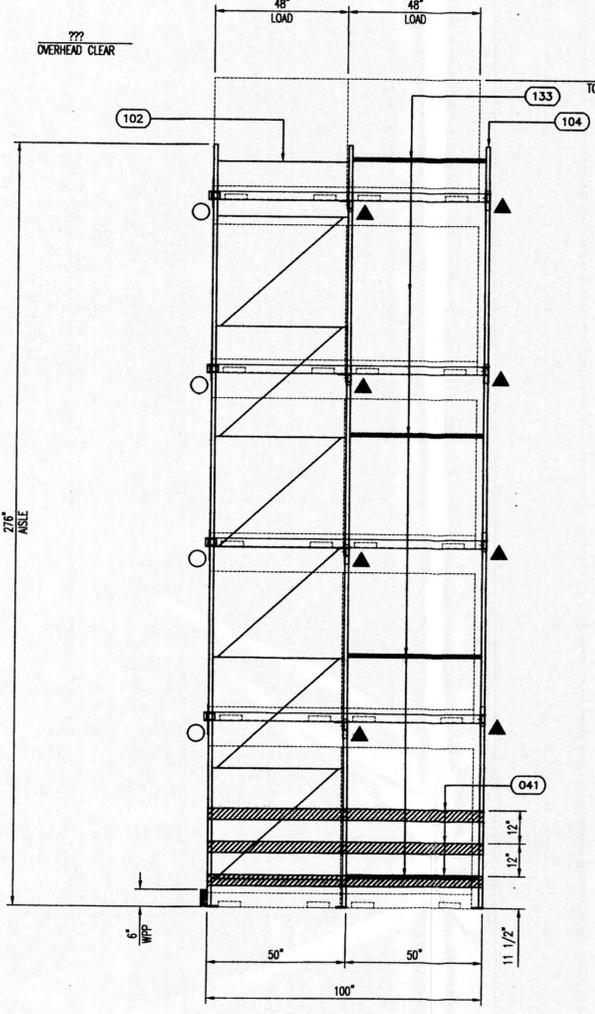
SEP 10 2012

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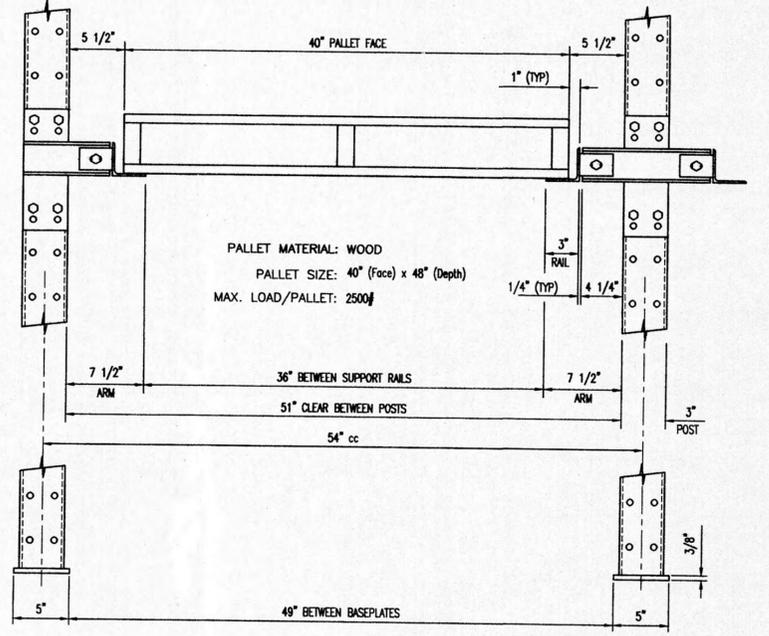


FRONT VIEW
TYPE BH
STD BLUE/STD ORANGE

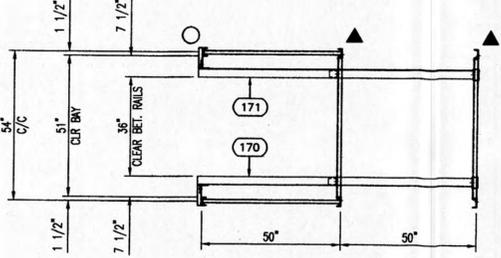
*DENOTES CLEARANCE AT INTERNAL RAIL TIE BEAM LOCATION ONLY.



SIDE VIEW
TYPE BH
STD BLUE/STD ORANGE



TYP. BAY DETAIL
(NOT TO SCALE)



TOP VIEW
STD BLUE/STD ORANGE

LEGEND	
SYMBOL	PART NO. DESCRIPTION
▲	(110) RAIL TIE BEAM
○	(130) DOUBLE-SIDED DRIVE-IN ARM
○	(131) SINGLE-SIDED DRIVE-IN ARM (RIGHT HAND)
○	(132) SINGLE-SIDED DRIVE-IN ARM (LEFT HAND)

GENERAL NOTES:
BOLTED CONNECTIONS
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2. ALL BOLTS, UNLESS OTHERWISE NOTED IN THIS SET OF DRAWINGS, ARE TO BE INSTALLED TO A SNUG-TIGHT CONDITION.
3. IF BOLT INSPECTION IS CALLED OUT IN THE CONTRACT DOCUMENTS, ALL BOLTED JOINTS, UNLESS OTHERWISE NOTED IN THIS SET OF DRAWINGS, ARE TO BE INSPECTED AS BEARING TYPE JOINTS WITH SNUG-TIGHT BOLTS.

OWNER USE AND MAINTENANCE
(Per RMI/ANSI MH16.1-2008 Specification for the Design, Testing and Utilization of Industrial Steel Storage Racks)
1. INSTRUCT ALL HANDLING EQUIPMENT OPERATORS IN THE CORRECT USE OF THE HANDLING EQUIPMENT.
2. THE OWNER SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE INSTALLED RACK SYSTEM BY ASSURING PROPER OPERATIONAL, HOUSEKEEPING, AND MAINTENANCE PROCEDURES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
a. PROHIBIT ANY OVERLOADING OF ANY PALLET POSITION AND OF THE OVERALL RACK SYSTEM.
b. REGULARLY INSPECT FOR DAMAGE. IF DAMAGE IS FOUND, IMMEDIATELY UNLOAD THE AFFECTED AREA AND REPLACE OR REPAIR ANY DAMAGED COLUMNS, BEAMS, OR OTHER STRUCTURAL COMPONENTS.
c. REQUIRE ALL PALLETS TO BE MAINTAINED IN GOOD, SAFE, OPERATING CONDITION.
d. ENSURE THAT PALLETS ARE PROPERLY PLACED ONTO PALLET LOAD SUPPORT MEMBERS IN A PROPERLY STACKED AND STABLE POSITION.
e. REQUIRE THAT ALL GOODS STORED ON EACH PALLET BE PROPERLY STACKED AND STABLE.
f. PROHIBIT DOUBLE-STACKING OF ANY PALLET POSITION, INCLUDING THE TOP-MOST POSITION, UNLESS THE RACK SYSTEM IS SPECIFICALLY DESIGNED FOR SUCH LOADING.
g. ENSURE THAT THE RACKS ARE NOT MODIFIED OR REARRANGED IN A MANNER NOT WITHIN THE ORIGINAL DESIGN CONFIGURATIONS AS SHOWN ON THIS SET OF DRAWINGS.

CONFIGURATION CHANGES
1. THIS SET OF FRAZIER DRAWINGS SHOWS ALL THE PERMISSIBLE CONFIGURATIONS OF THESE COMPONENTS. OTHER CONFIGURATIONS MAY BE PERMITTED UPON REVIEW BY A FRAZIER ENGINEERING REPRESENTATIVE AND REVISION OF THESE DRAWINGS.
2. ARRANGEMENT OF THESE COMPONENTS, OTHER THAN AS SHOWN, IS NOT PERMITTED. ARRANGEMENT OF THESE COMPONENTS, OTHER THAN AS SHOWN, WILL HAVE AN EFFECT ON THE SAFE CARRYING CAPACITY OF ONE OR ALL OF THE COMPONENTS.

Gary K. Munkelt & Associates
Structural Consulting Engineers
1180 Welsh Rd, Suite 190
North Wales, PA 19454
Ph: 215-855-8713 F: 215-855-8714

STRUCTURAL DESIGN ONLY



FRAZIER
LONG VALLEY, NEW JERSEY

TYPE BH (DRIVE-IN)
ELEVATIONS/DETAILS
DENNIS PAPER
101 MECAW ROAD
HAMPDEN, MAINE 04444

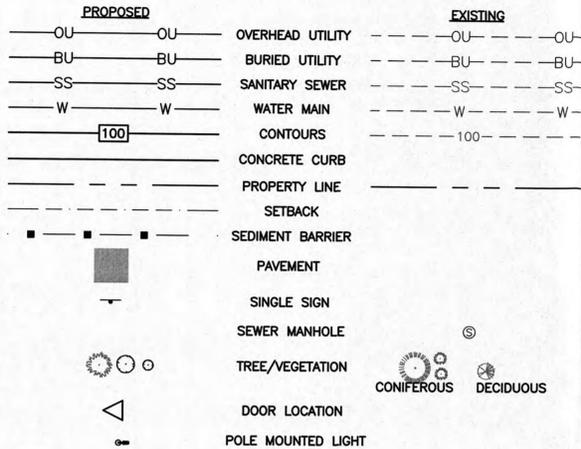
THIS DRAWING IN DESIGN AND DETAILS IS THE PROPERTY OF THE FRAZIER INDUSTRIAL COMPANY AND IS SUBMITTED FOR CONFIDENTIAL INSPECTION. IT IS NOT TO BE COPIED OR USED IN ANY MANNER DETRIMENTAL TO THE INTERESTS OF FRAZIER INDUSTRIAL COMPANY.

TOLERANCE ON:
FEET ±1/8"
INCHES ±1/16"
DECIMALS ±.001
ANGLES ±1°
UNLESS OTHERWISE SHOWN

REV	DESCRIPTION	BY	CHKD	APPD	DATE

DRAWN BY	CHKD BY	APP BY	SCALE
LRK -NJ	JCH		3/8"=1'-0"
DATE	DATE	DATE	PLT NO.
08/21/12	9/10/12		[NOT USED]
DWG NO.	PROJECT NO.	SHEET NO.	TOTAL SHEETS
D-12F8386	-L007		

SEP 10 2012



LOT REQUIREMENTS

CURRENT ZONING: VILLAGE COMMERCIAL
FORMER USE: RESIDENTIAL/BUSINESS
PROPOSED USE: OFFICE

	REQUIRED	PROPOSED
LOT AREA	10,000 SF	±1.32 AC
FRONTAGE	75' (MIN.)	144.39'
STREET SETBACK	NONE	38' ±
OTHER SETBACK	14'	20.1' ±
BUILDING HEIGHT	35'	25' ±
BUILDING COVERAGE	25%	<1%

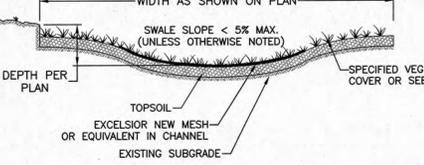
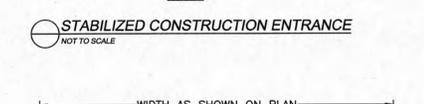
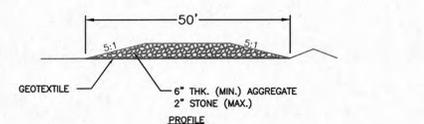
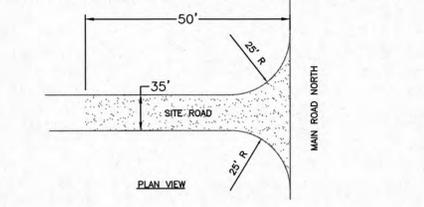
	REQUIRED	PROPOSED
PARKING SERVICE BUSINESS	1 SPC. PER 200 SF	28*
	4,500 SF = 23 SPC.	

*ADDITIONAL PARKING SPACES PROVIDED TO SERVE CONFERENCE ROOM FOR EMPLOYEE TRAINING
HANDI-CAP SPACES (1/25 SPACES) MINIMUM 2

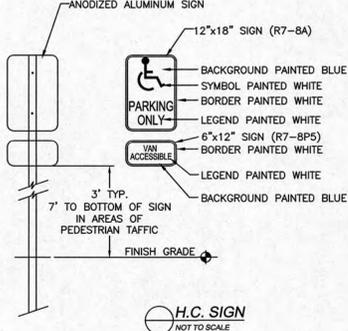
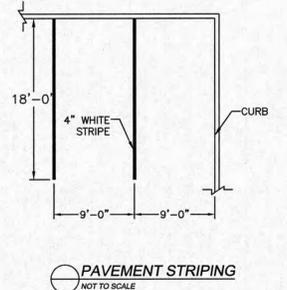
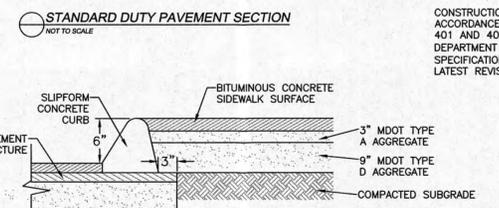
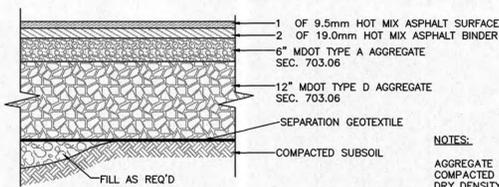
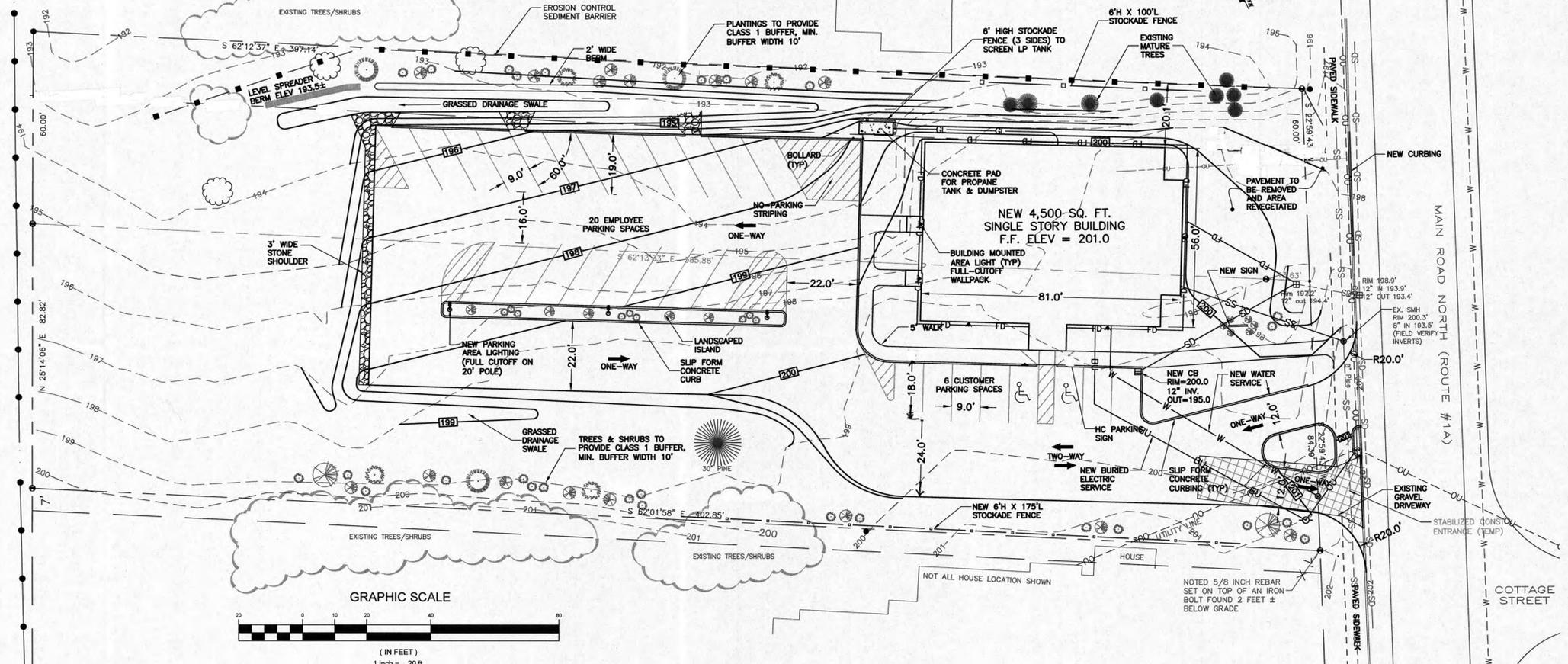
- ### NOTES
- ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG-SAFE PRIOR TO ANY EXCAVATION ON SITE.
 - ALL WATER SERVICE CONSTRUCTION SHALL CONFORM TO THE HAMPDEN WATER DISTRICT STANDARDS. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE TOWN OF HAMPDEN SEWER STANDARDS.
 - CONSTRUCTION WITHIN PUBLIC RIGHT OF WAYS SHALL CONFORM TO THE CURRENT VERSION OF MAINE DEPARTMENT OF TRANSPORTATION MANUAL TITLED "STANDARD DETAILS HIGHWAYS AND BRIDGES" AND "STANDARD SPECIFICATIONS HIGHWAYS AND BRIDGES". A MAINE DOT HIGHWAY OPENING PERMIT WILL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
 - THE SUBJECT PROPERTY IS SHOWN ON TAX MAPS 36 LOT 0-008 AND MAP 36 LOT 0-009
 - TO COMPLY WITH THE ZONING ORDINANCE, ALL VEGETATION TO BE PLANTED FOR BUFFERS SHALL BE A MINIMUM OF 4' HIGH AT PLANTING WITH A MATURE HEIGHT OF 6' MINIMUM.

- ### EROSION CONTROL NOTES:
- PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBANCE ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE SEDIMENT BARRIER.
 - SILT REMOVED FROM BEHIND SEDIMENT BARRIERS AND IN SEDIMENT BASINS SHALL BE MIXED INTO TOPSOIL FOR USE IN LANDSCAPING OPERATIONS.
 - ALL DISTURBED AREAS NOT SPECIFIED AS GRAVEL, STONE, IMPERVIOUS SURFACES, BUILDINGS, OR PLANTING BEDS SHALL BE LOAMED, SEEDED, FERTILIZED AND/OR MULCHED ACCORDING TO THE FOLLOWING SCHEDULE:
LOAM: APPLIED TO A LEVEL OF 4", ALL DEBRIS, STONES 2" OR LARGER IN DIAMETER AND OTHER UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SURFACE.
TEMPORARY SEEDING: 5/1 TO 7/1 - ANNUAL RYE @ 1 LB/1,000 SF @ 0.25" DEPTH.
7/1 TO 9/10 - SUDAGRASS @ 1 LB/1,000 SF @ 0.5-1.0" DEPTH.
PERMANENT SEEDING: 5/1 TO 9/10 - 0.46 LB CREEPING RED FESCUE, 0.05 LBS. RED TOP, 0.46 LBS TALL FESCUE APPLIED AT A RATE OF 1 LB/1,000 SF.
MULCH: STRAW 60-80 LBS/1,000 SF (2 BALES/1,000 SF) @ A DEPTH OF 0.5-1" THICK.
FERTILIZER: 18.4 LBS OF 10:20:20 (N-P205-K20) PER 1,000 SF.
 - SILT REMOVED FROM AROUND THE INLET AND BEHIND SILT FENCES SHALL BE MIXED INTO TOPSOIL FOR USE IN LANDSCAPING OPERATIONS.
 - ALL SLOPES SHALL BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED ON THE PLAN.
 - ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" BY THE CUMBERLAND COUNTY SWCD DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.

- ### CONST. ENTRANCE NOTES:
- GEOTEXTILE FILTER CLOTH (MIRAFI 600X, OR EQUIVALENT) SHALL BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE.
AGGREGATE SHALL BE 2 INCH STONE, OR RECLAIMED / RECYCLED CONCRETE EQUIVALENT.
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE THAT DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.



- ### WOODWASTE BERM - SEDIMENT BARRIER NOTES:
- THE HEIGHT OF THE BARRIER SHALL BE A MINIMUM OF 12"
 - THE BARRIER SHALL BE PLACED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID FINES WASHING UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
 - SEDIMENT BARRIERS SHOULD NOT BE USED IN STREAMS OR LARGE DRAINAGE WAYS.
 - BARRIERS SHOULD BE INSPECTED REGULARLY AND AFTER EACH LARGE RAINFALL.
 - IF THERE IS ANY SIGN OF UNDERCUTTING OR IMPOUNDING OF LARGE VOLUMES OF WATER, IT MAY BE NECESSARY TO REINFORCE THE BARRIER BY THE ADDITION OF ANOTHER SEDIMENT BARRIER SUCH AS A TEMPORARY ROCK CHECK DAM.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 - WHEN THE BARRIER IS DECOMPOSED, CLOGGED, ERODED OR INEFFECTIVE, IT SHALL BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NEEDED.
 - WOODWASTE BERM BARRIERS CAN BE LEFT IN PLACE. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIER IS NO LONGER NEEDED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED, SEEDED AND MULCHED.



- ### NOTES:
- AGGREGATE TO BE PLACED IN 8" LIFTS AND COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 AT ±2% OF OPTIMUM MOISTURE.
CONSTRUCTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH SPECIAL SECTIONS 401 AND 403, AS PER THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", LATEST REVISION.

F.A. PEABODY
NEW OFFICE BUILDING
36 & 38 MAIN ROAD NORTH
HAMPDEN MAINE

PROPOSED SITE PLAN & EROSION CONTROL PLAN/DETAILS

REV.	DATE	DESCRIPTION
1	7-3-18	Address, Town, Comments

DRAWN BY: RML
CHECKED BY:

128 Broadway
Bangor, ME 04401

AMES ASSOCIATES LLC
ARCHITECTS
ENGINEERS

DATE: 5-29-18

C200

PROJECT NO.
SCALE:

Jul 03, 2018 - 12:15pm
W:\Data\2018\Projects\15-172017\40 F.A. Peabody Building Hampden.dwg (F & Date)\2017140-C200.dwg

Town of Hampden
RECEIVED
JUL 03 2018
Planning & Zoning
Office



Town of Hampden
Land & Building Services
planner@hampdenmaine.gov

Memorandum

To: Shelly Lizotte, P.E.
CC: Myles Block, CEO, Sean Currier, DPW Director, and Chief Rogers, Public Safety Director
From: Karen M. Cullen, AICP, Town Planner *KMC*
Date: May 31, 2018
RE: FA Peabody Site Plan Submission

Project Information

Applicant: F.A. Peabody Company
Site Location: 36 & 38 Main Road North; Parcels 36-0-008 & 36-0-009
Zoning District: VC – Village Commercial
Proposal: Construct a 4,500 square foot single story office building. The plan includes 28 parking spaces, 20 of which are located to the rear of the building and 8 on the south side.

I have reviewed this application and wanted to get these comments to you so you have time to respond prior to the meeting in July. This plan is being processed under the current zoning ordinance.

Section 4.1.6, required information on the plan:

- #10 – sanitary sewer is not shown (or I can't find it)
- #12 – intensity, type, size, and direction of all outdoor lighting is not provided
- #16 – size of the freestanding sign is not provided. In addition, the Planning Board will want to know if there are any wall signs and what size it (they) are.

Section 4.1.7, standards:

- #1 – compliance with applicable regulations:
 - §3.1.4.6.1b, architectural design – the type of siding doesn't appear to comply with this based on the submitted elevation drawing, although the PB may be fine with it.
 - §3.1.4.6.1c, amount of glass – no information is provided to determine compliance. I suspect it does comply, but can't tell without the window sizes.
 - §4.7.1.1, parking requirement – the plan exceeds the required minimum by 10 spaces (18 required, 28 provided, which is 1 space per 160 square feet, the requirement is 1 space per 250 square feet). Why so many spaces? Is there documentation

showing the necessity of that many? Under the current ordinance that's not required, but this is a question that will be raised.

§4.7.4.2, buffer – as drawn on the plan, the plantings don't meet the standard of a densely planted buffer. Question: the note on the plan regarding the stockade fence is clear, but the location of that fence is not – does it go along the edge of the parking lot?

§4.8.7.5, signage – insufficient information has been submitted to determine compliance with the requirements in the VC district.

#3 – ingress/egress: we need to see where the Cottage Street intersection is in relation to this site. I would also like to know what DOT's comments are to ensure the local and state approvals are consistent. Otherwise you may have to return to the Board for a revision of the site plan.

#5 – signs and exterior lighting: as mentioned above, insufficient information has been submitted to determine compliance.

#9 – drainage: I'm concerned about runoff flowing (sheet or otherwise) onto the abutting property to the north. I don't believe a sediment control berm is a permanent solution to direct runoff. Also, the foundation drain outlet is too close to the property line, can it either be directed further west or into a dry well?

#12 – screening for dumpster, propane tank, etc.: I don't see a dumpster location on the plan. The propane tank doesn't appear to have sufficient buffering. The plants at the base of that slope appear to be small, but there is no information on the type or size of the landscaping (plants) so I cannot determine if they would screen the tank. In addition, I don't know where the stockade fence is planned to go, so cannot tell if that would screen the tank.

Otherwise the plan looks good and the architectural design looks nice. Since the town center area is going to be the subject of a neighborhood planning process to begin this summer, we don't know at this point how the area will transition into more of a mixed use area – and we don't know how the architectural standards will change. I cannot predict how the Planning Board will react to the design of the building, and I don't know how strict they are with that. I don't recommend making any changes to the building, but be prepared if the Board decides the design is not in compliance with those standards.

At roughly 40% impervious cover for the site, the plan is well under the 75% requirement in the proposed zoning amendments. Nevertheless I am concerned about the potential impact of the stormwater runoff on the abutter to the north and want to make sure they do not have adverse impacts in the future.

I am also concerned about whether DOT will require modifications to the driveway entrance/exit, and whether they will have any comments regarding the site layout in relation to the Cottage Street intersection. In addition, there is a new crosswalk planned for that area, it will go from the south side of Cottage Street straight across Main Street to the sidewalk in front of the abutting property to the south of your site (32 Main Road North), which should be far enough from the FA Peabody driveway to not pose any problem.

After reviewing the plan I do not see a need for third party review. If you have any questions, feel free to contact me.

July 3, 2018

Karen Cullen, Town Planner
106 Western Avenue
Hampden, ME 04444

Re: Final Site Plan Submission
 Proposed F.A. Peabody office
 Main Road North, Hampden ME

Dear Karen,

In response to your May 31st, 2018 letter, Please find enclosed one original and fifteen (15) copies of a revised site plan and enclosed supporting documentation for a proposed 4,500 square foot office building for the F.A. Peabody Company at 36 and 38 Main Road North.

The following items are in response to your comments in the letter referenced above.

Article 4.1.6 Required Information on the plans

4.1.6 #10 The proposed Sanitary Sewer connection is now shown on the plan. We have been in contact with Sean Currier of the Town of Hampden Public Works and are coordinating the depth of the new service with him. The size is expected to be a 4" sewer service for the new office.

#12 Proposed building lights are shown on the site plan. These lights will be a downcast LED wallpack, similar to the attached manufacturer cut sheet. Wallpack lights will be a maximum of 81W LED light, mounted at approximately 9' above the building floor level. Lighting on new poles will be 102-watt LED full cutoff, Area type 3 distribution. Area lighting will be on a timer and will be shut off approximately one hour after dawn.

#16 A freestanding sign will be located as shown on the enclosed site plan, to comply with Section 4.7.2 of the Zoning Ordinance. Additionally, a wall sign will be included as shown on the enclosed elevation. The sign will include 12" letters and will be 12 feet long, complying with the 12 square foot limit. FA Peabody is contracting with Lee Merchant & Daughter signs, Caribou ME, to create the freestanding sign for the new office. The new office sign will be a maximum of 8' high and will be no more than 24 square feet.

Article 4.1.7 Standards

3.1.4.6.1b The new building siding will be a prefinished Fiber cement siding, with a masonry veneer below. The enclosed elevation shows the proposed look of the building exterior.

3.1.4.6.1c The windows of the new office will be of varying sizes, the maximum single window size will be 4'-6" by 6' wide, complying with section 3.14.6.1c of the Town of Hampden Zoning Ordinance.

4.7.1.1 Additional parking is shown beyond the minimum of 1 per 250 square feet. The additional parking will be used to provide parking for FA Peabody Company training in their new conference room that is designed to hold 24 employees.

4.7.4.2 Buffers: A note has been added to the plan to indicate that trees and shrubs will be a minimum of 4' high at the time of planting and a mature height of 6'. Plants will be spaced to create a dense screen of at least 5' wide. A stockade fence will be along the Southerly property line to buffer the entrance and parking from the adjacent property owner. Any plantings along this fence will be ornamental and designed to enhance site aesthetics. The stockade fence on the north side of the building is to buffer the Northerly neighbor from the dumpster and propane tanks. The fence will be 3 sided and may include a gate to complete the enclosure.

4.8.7.5 As described above, two signs will be provided that meet the following standards for the VC zone:

#3 We have submitted and received an approval for a Maine Dot Entrance permit for the new office. A copy of the permit is attached. The letter from MeDot states the entrance shall be 25' from Cottage Street as shown on the plan submitted with the application, the same location as the entrance is shown on the Site plan submitted to the Town. The site plan shows Cottage street and the distance from the entrance to Cottage street is now indicated.

#5 We have addressed signs and exterior lighting above.

#9 Surface drainage of runoff from the parking and drive areas will be directed to the north edge of the paved parking. The site plan now shows a concrete slip form curb for a portion of the parking along this side, in addition to two curb-cuts and riprap drainage aprons from these curb-cuts. Drainage will be directed to the bottom of the slope at the riprap aprons, to a grassed drainage swale (excavated to be 12" deep) running along the northerly property line toward the back of the site, and toward the natural low area where it will terminate in a level spreader to distribute the runoff approximately 20' from the property boundary.

We have now shown the foundation drain connecting into the catch basin to the front of the property.

AMES ASSOCIATES_{LLC}

ARCHITECTS

ENGINEERS

#12 The dumpster will be a small, wheeled container approximately 4' x6' and will fit on the concrete pad beside the propane tank and be wheeled out to be disposed. The propane tank will be screened on three sides, the back toward the northern property line, the side closest to the building, and the side facing the southern property line. The fourth side may possibly have a gate, if the owner chooses.

We expect the above responses to satisfactorily address your and any Town staff questions. If you have any further questions or would like more clarification on any of the above, please feel free to contact me. We look forward to presenting this project at the July 9th Planning Board meeting. Thank you for your assistance.

Very Truly Yours,


Raysshelly Lizotte, P.E.
Principal Engineer



Maine Department of Transportation

Paul R. LePage
Governor

Driveway/Entrance Permit

David Bernhardt, P.E.
Commissioner

Permit Number: 25987 - Entrance ID: 1

	OWNER
Name:	FA Peabody Company
Address:	792 Main Rd North Hampden, ME 04444
Telephone:	(207)990-2400

LOCATION

Route:	0001A, Main St.
Municipality:	Hampden
County:	Penobscot
Tax Map:	36 Lot Number: 008/009
Culvert Size:	inches
Culvert Type:	N/R
Culvert Length:	feet
Date of Permit:	June 18, 2018
Approved Entrance Width:	12 feet

Date Printed: June 18, 2018

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, a **Driveway to Commercial Industrial** at a point **25 feet South** from **Cottage St**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.742510N, -68.838120W.

S - This permit is only valid with a drainage agreement from the Dept. (John Devin) to hook into the closed drainage system.

S - Built to the plan of AMES ASSOCIATES LLC. for F.A.Peabody dated 6-4-18

Approved by:  Date: 6-18-18

Craig J. Kosobud
Maine DOT
Access Management

STANDARD CONDITIONS AND APPROVAL

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.
2. At no time cause the highway to be closed to traffic
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LURC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.
11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.

FURTHER CONDITION OF THE PERMIT

The owner shall assume, the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant (agent) and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal.

Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.

DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaries provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/ surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

SPECIFICATION FEATURES

Construction

Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens

assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaries are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

Electrical

LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W, 81W and 102W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

Emergency Egress

Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Area and Site Pole Mounting

Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

Finish

Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

Five-year warranty.



XTOR CROSSTOUR MAXX LED

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING



CERTIFICATION DATA

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
NOM Compliant Models
3G Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR6B, XTOR8B, XTOR12B=0.54
With Pole Mount Arm=0.98

SHIPPING DATA:

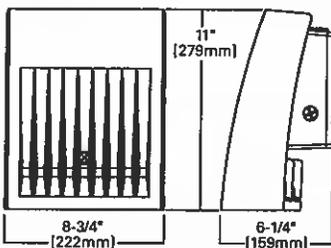
Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]

TD514005EN

April 18, 2018 8:58 AM

DIMENSIONS

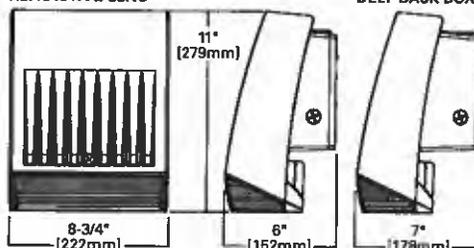
FULL CUTOFF



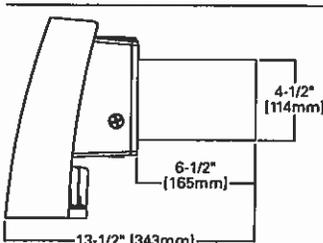
DEEP BACK BOX



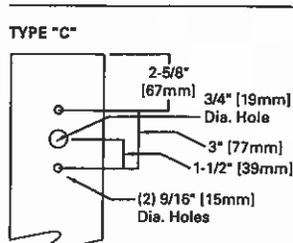
REFRACTIVE LENS



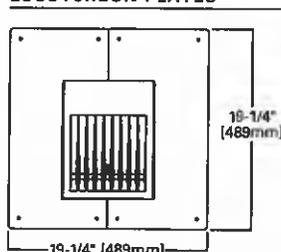
OPTIONAL POLE MOUNT ARM



ARM DRILLING



ESCUTCHEON PLATES



POWER AND LUMENS BY FIXTURE MODEL

58W Series						
LED Information	XTOR6B	XTOR6BRL	XTOR6B-W	XTOR6BRL-W	XTOR6B-Y	XTOR6BRL-Y
Delivered Lumens	6,129	6,225	6,038	6,133	5,611	5,826
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W

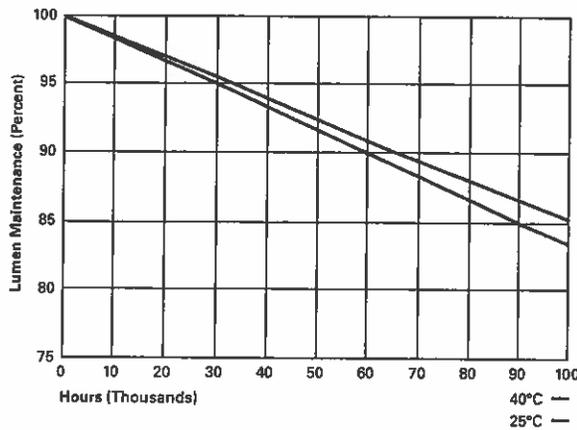
81W Series						
LED Information	XTOR8B	XTOR8BRL	XTOR8B-W	XTOR8BRL-W	XTOR8B-Y	XTOR8BRL-Y
Delivered Lumens	8,502	8,635	8,373	8,504	7,748	8,079
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W

102W Series						
LED Information	XTOR12B	XTOR12BRL	XTOR12B-W	XTOR12BRL-W	XTOR12B-Y	XTOR12BRL-Y
Delivered Lumens	12,728	13,458	12,539	13,258	11,861	12,595
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W

EGRESS Information	XTOR6B, XTOR8B and XTOR12B Full Cutoff CBP Egress LED	XTOR6B, XTOR8B and XTOR12B Refractive Lens CBP Egress LED
Delivered Lumens	509	468
B.U.G. Rating	N.A.	N.A.
CCT (Kelvin)	4000K	4000K
CRI (Color Rendering Index)	65	65
Power Consumption (Watts)	1.8W	1.8W

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR6B Model		
25°C	> 90%	246,000
40°C	> 88%	217,000
50°C	> 88%	201,000
XTOR8B Model		
25°C	> 89%	219,000
40°C	> 87%	195,000
50°C	> 86%	181,000
XTOR12B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000



CURRENT DRAW

Voltage	Model Series				
	XTOR6B	XTOR8B	XTOR12B	XTOR6B-CBP (Fixture/Battery)	XTOR8B-CBP (Fixture/Battery)
120V	0.51	0.71	0.94	0.60/0.25	0.92/0.25
208V	0.25	0.39	0.52	--	--
240V	0.25	0.35	0.45	--	--
277V	0.22	0.31	0.39	0.36/0.21	0.50/0.21
347V	0.19	0.25	0.33	--	--
480V	0.14	0.19	0.24	--	--

ORDERING INFORMATION

Sample Number: XTOR6B-W-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)
Full Cutoff XTOR6B=58W XTOR8B=81W XTOR12B=102W Refractive Lens XTOR6BRL=58W XTOR8BRL=81W XTOR12BRL=102W	[Blank]=Bright White (Standard) 5000K W=Neutral, 4000K Y=Warm, 3000K	[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black BZ=Bronze AP=Grey GM=Graphite Metallic DP=Dark Platinum	347V=347V ^{2,3,4,5} 480V=480V ^{2,3,4,5,6} PC1=Photocontrol 120V ⁷ PC2=Photocontrol 208-277V ^{7,8} PMA=Pole Mount Arm (C Drilling) with Round Adapter ^{9,8} MS-L20=Motion Sensor for ON/OFF Operation ^{2,3,16,11} MS/DIM-L20=Motion Sensor for Dimming Operation ^{2,3,10,11,12,12,14} CBP=Cold Weather Battery Pack ^{2,3,16,16,17} HA=50°C High Ambient ¹⁷
Accessories (Order Separately)			
WG-XTORMX=Crosstour MAXX Wire Guard PB120V=Field Installed 120V Photocontrol PB277V BUTTON PC=Field Installed 208-277V Photocontrol ⁴ VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1041-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1042-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1043-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1044-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1045-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1046-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸	VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1034-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1035-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1036-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1037-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1038-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1039-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ EWP/XTORMX=Escutcheon Wall Plate, Carbon Bronze EWP/XTORMX-WT=Escutcheon Wall Plate, Summit White FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁴		

NOTES:

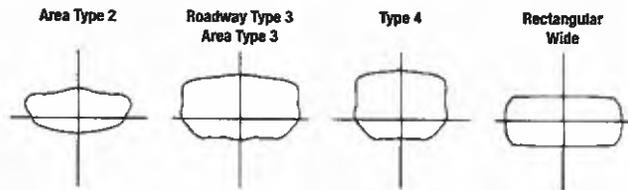
- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Not available with HA option.
- Deep back box is standard for 347V, 480V, CBP, PMA, MS-L20 and MS/DIM-L20.
- Not available with CBP option.
- Thru-branch wiring not available with HA option or with 347V.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Not available with MS-L20 and MS/DIM-L20 options.
- Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'.
- 120V thru 277V only.
- Factory set to 50% power reduction after 15-minutes of inactivity. Dimming driver included.
- Includes integral photo sensor.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Eaton for more information.
- 120V or 277V operation only.
- Operating temperatures -20°C to 25°C.
- Not available in XTOR12B or XTOR12BRL models.
- Replace XX with housing color.

STOCK ORDERING INFORMATION

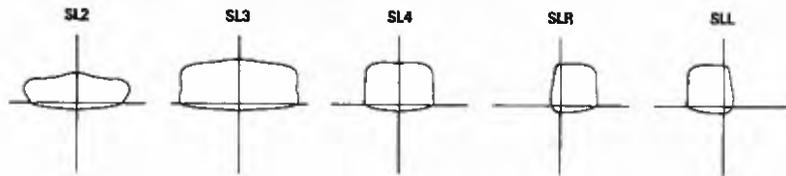
58W Series	81W Series	102W Series
Full Cutoff		
XTOR6B=58W, 5000K, Carbon Bronze	XTOR8B=81W, 5000K, Carbon Bronze	XTOR12B=102W, 5000K, Carbon Bronze
XTOR6B-PC1=58W, 5000K, 120V PC, Carbon Bronze	XTOR8B-PC1=81W, 5000K, 120V PC, Carbon Bronze	XTOR12B-PC1=102W, 5000K, 120V PC, Carbon Bronze
XTOR6B-WT=58W, 5000K, Summit White	XTOR8B-WT=81W, 5000K, Summit White	XTOR12B-WT=102W, 5000K, Summit White
XTOR6B-W=58W, 4000K, Carbon Bronze	XTOR8B-PC2=81W, 5000K, 208-277V PC, Carbon Bronze	XTOR12B-PC2=102W, 5000K, 208-277V PC, Carbon Bronze
XTOR6B-PMA=58W, 5000K, Pole Mount Arm, Carbon Bronze	XTOR8B-PMA=81W, 5000K, Pole Mount Arm, Carbon Bronze	XTOR12B-PMA=102W, 5000K, Pole Mount Arm, Carbon Bronze
XTOR6B-W-PMA=58W, 4000K, Pole Mount Arm, Carbon Bronze	XTOR8B-W=81W, 4000K, Carbon Bronze	XTOR12B-W=102W, 4000K, Carbon Bronze
XTOR6B-PC2=58W, 5000K, 208-277V PC, Carbon Bronze	XTOR8B-W-PC1=81W, 4000K, 120V PC, Carbon Bronze	XTOR12B-W-PC1=102W, 4000K, 120V PC, Carbon Bronze
XTOR6B-W-PC2=58W, 4000K, 208-277V PC, Carbon Bronze	XTOR8B-W-PC2=81W, 4000K, 208-277V PC, Carbon Bronze	XTOR12B-W-PC2=102W, 4000K, 208-277V PC, Carbon Bronze
XTOR6B-W-PC1=58W, 4000K, 120V PC, Carbon Bronze	XTOR8B-W-PMA=81W, 4000K, Pole Mount Arm, Carbon Bronze	XTOR12B-W-PMA=102W, 4000K, Pole Mount Arm, Carbon Bronze
Refractive Lens		
XTOR6BRL=58W, 5000K, Refractive Lens, Carbon Bronze	XTOR8BRL=81W, 5000K, Refractive Lens, Carbon Bronze	XTOR12BRL=102W, 5000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC1=58W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR8BRL-PC1=81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR12BRL-PC1=102W, 5000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-WT=58W, 5000K, Refractive Lens, Summit White	XTOR8BRL-WT=81W, 5000K, Refractive Lens, Summit White	XTOR12BRL-WT=102W, 5000K, Refractive Lens, Summit White
XTOR6BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	XTOR8BRL-PC2=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR12BRL-PC2=102W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-PMA=58W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR8BRL-PMA=81W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR12BRL-PMA=102W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze
XTOR6BRL-W-PMA=58W, 4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR8BRL-W=81W, 4000K, Refractive Lens, Carbon Bronze	XTOR12BRL-W=102W, 4000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR8BRL-W-PC1=81W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR12BRL-W-PC1=102W, 4000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-W-PC2=58W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR8BRL-W-PC2=81W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR12BRL-W-PC2=102W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-W-PC1=58W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR8BRL-W-PMA=81W, 4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR12BRL-W-PMA=102W, 4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze

AccuLED Optics™

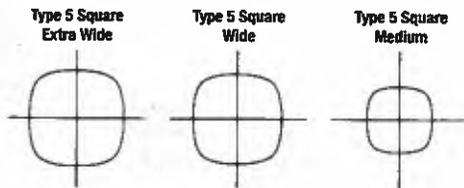
5 Asymmetric Distributions



5 Spill Light Eliminator Distributions



3 Symmetric Distributions

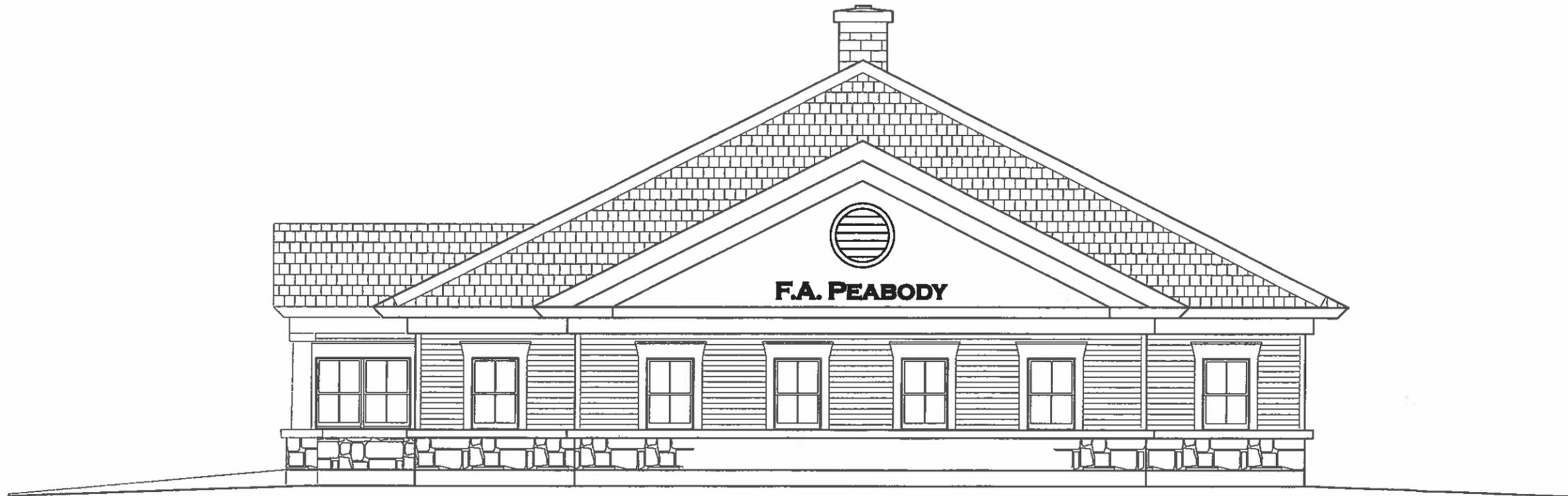


AccuLED Optics™ - THE FUTURE OF OPTICAL
SOLUTIONS AND DESIGN

AccuLED Optics™ is a leading provider of lighting solutions for the construction industry. Our products are designed to provide optimal lighting for a wide range of applications, from residential to commercial. We are committed to providing high-quality, reliable lighting solutions that meet the needs of our customers.



1 SOUTH ELEVATION
SCALE = 1/4" = 1'- 0"



2 EAST ELEVATION
SCALE = 1/4" = 1'- 0"

FA PEABODY
NEW OFFICE BUILDING
36 & 38 MAIN ROAD NORTH
HAMPDEN MAINE

ELEVATIONS

REV.	DATE	DESCRIPTION	CHECKED BY:

AMES & ASSOCIATES^{LLC}
ARCHITECTS ENGINEERS
128 Broadway
Bangor, ME 04401
PHONE: 207-974-3028
FAX: 207-941-1921
www.amesmaine.com

DATE: 07-03-2018
PROJECT NO. 2017140

Town of Hampden
Land & Building Services



Report on Application
Site Plan
F.A. Peabody Office Building

To: Planning Board
From: Karen M. Cullen, AICP, Town Planner *KMC*
Date: July 3, 2018
RE: Report on Site Plan Application for F.A. Peabody Office Building

Project Information

Applicant: F.A. Peabody
Site Location: 36/38 Main Road North; Parcels 36-0-008 & 36-0-009
Zoning District: Village Commercial
Proposal: Construct a 4,500 sq. ft. single story office building to house the company's headquarters. The plan includes 28 parking spaces, 20 of which are to the rear of the building and 8 on the south side.

This site plan is being processed under the current zoning ordinance, as the recently adopted amendments do not take effect until July 18, 2018. The attached materials include the revised site plan along with the original application materials (minus site plan), my memo to Ms. Lizotte dated May 31st, and her reply to me dated July 3rd.

Upon my initial review in May, I had a number of comments (see memo to Ms. Lizotte). We received revised plans this afternoon and I have completed my review of the new information, and have determined the plan to be in compliance with the requirements of Section 4.1, Site Plan Review, of the Zoning Ordinance.

Under Section 4.1.6, Required Information on Plans, all items have been provided with the exception of item 13 which is not applicable (outdoor recreation areas).

Under Section 4.1.7, standards governing site plan review, all items have been met. However, the proposed signage (wall sign of 12 square feet and free standing sign of 24 square feet) will exceed the 30 square foot per site limitation (see §4.8.7.5) so adjustments will need to be made prior to applying for the sign permit. In addition, the parking area has 10 more spaces than are required, which is fine under the zoning ordinance (the maximum number of spaces provision takes

effect July 18th); the applicant has indicated this is to accommodate on-site training for employees located off-site.

The site plan has been reviewed by Public Safety and they had no comments. The Public Works Director also reviewed the plans; his comments are:

- Recommend designing the site to Chapter 500 standards now if they propose to add a multi-family building in the future (the applicant had sent him an inquiry regarding sewer service for such a future addition to the site, although nothing has been submitted to the Planning Board as part of the site plan review). The multi-family building may be subject to Chapter 500 rulings which may mandate compliance for the entire site.
- Sean has discussed the installation of the sewer service from the proposed building to the sewer main with Ms. Lizotte, connecting to the main with a wye connection and above flow line if possible. Also, they discussed installing a force main for a possible future apartment building. It would need to be capped before the MeDOT ROW line on the private property and capped on the other end for future use. It must not be connected to the sewer main at this time.
- Any connection to the stormwater drainage system (e.g. at the catch basin) must have a backflow device installed in the private storm pipe per Town resolution previously instituted.

Based on the above, I recommend approval of the site plan as submitted, subject to the conditions outlined in the draft Board Order, attached.



Town of Hampden
Land & Building Services

Planning Board Order
F.A. Peabody Office Building

Approval Date: July 11, 2018

Project Name: F.A. Peabody Office Building

Location of Project: 36/38 Main Road North

Assessor's Reference: 36-0-008 & 36-0-009

Deed Reference: B14119/P10 & B14564/P37

Zoning District: Village Commercial

Total Acreage: 1.32 acres

Type of Use: Professional Office

Building Area: 4,500 square feet

Applicant: F.A. Peabody Company
792 Main Road North
Hampden, ME 04444

Owner: Same as Applicant

Plans Prepared by: Ames Associates LLC

Plans Dated: May 29, 2018

Application Date: May 29, 2018

Public Hearing: June 11, 2018

PB Members:¹ Eugene Weldon, Peter Weatherbee, Kelly Wiltbank, Jennifer Austin,
James Davitt, Jake Armstrong, and Tom Dorrity

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.

DRAFT

Summary Description of Application: This application is to construct a new single story office building with 4,500 square feet, and associated parking consisting of 28 spaces. The site consists of two parcels, one which is currently vacant (an old house used to occupy the site) and the other which is currently occupied by a small commercial building. The site will have one driveway, thus eliminating one existing curb cut.

Findings: After the public hearing duly noticed and held, the Hampden Planning Board made the following findings as required by Section 4.1.7 of the Hampden, ME Zoning Ordinance:

1. The proposed project meets the provisions of all applicable regulations and ordinances of the Town of Hampden and meets the intent of the comprehensive plan.
2. The proposed project is consistent with generally acceptable design practices and is properly integrated with the terrain and existing buildings in the vicinity.
3. The proposed project provides for safe ingress and egress for vehicles and pedestrians, and has received a driveway entrance permit from Maine DOT.
4. The proposed project provides for safe on-site circulation for vehicles and pedestrians.
5. The proposed signage and exterior lighting for the proposed project comply with the applicable regulations of the Zoning Ordinance and do not present a hazard due to location, glare, or other conditions that negatively impact abutting property or the travelling public; although exact sizes of the proposed signs will need to comply with the zoning ordinance upon submission of an application for those signs.
6. The proposed buildings are properly integrated with the existing topography and natural features of the site.
7. The proposed project minimizes earthmoving, erosion, tree clearance, vegetation disturbance, and the destruction of natural amenities.
8. The slopes in the proposed project are vegetated or otherwise protected from erosion and are blended with surrounding terrain.
9. The proposed project provides adequate stormwater management to prevent adverse impacts on neighboring properties, downstream water quality, or any public or private stormwater drainage system, and to prevent soil erosion.
10. The proposed project will not have a negative impact on existing scenic or natural beauty, rare or irreplaceable historic sites, or other features of importance to the community.

11. The proposed project will not create an undue burden on utilities (e.g. sanitary sewer, stormwater drainage system, water lines), nor on municipal services (e.g. public safety, schools, open spaces, recreational facilities or programs, roads, solid waste disposal).
12. The proposed project is designed to ensure adequate setbacks and screening for all exposed storage areas, machinery installations, service areas, truck loading areas, utility buildings, and any accessory areas and structures to provide audio/visual buffers that will minimize adverse impacts on surrounding properties.
13. The proposed project will not have any unreasonable adverse impact on surface water quality, ground water quality, ground water quantity, soil quality, or air quality.

Based on these findings, the Hampden Planning Board voted _____ to approve the Site Plan for F.A. Peabody to develop the site with an office building and associated site improvements as previously described.

Conditions:

1. That sewer connections and future connections (capped) be in compliance with the Town of Hampden's Sewer Ordinance and be approved by the Director of Public Works.
2. That the connection to the stormwater drainage system have a backflow prevention device installed in the private system.

[Continued on the next page]

For the Hampden Planning Board:

Eugene Weldon, Chairman

Date

Peter Weatherbee

Kelly Wiltbank

James Davitt

Jennifer Austin

Jake Armstrong

Tom Dorrity

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.*

DRAFT



Town of Hampden
Land & Building Services

Memorandum

To: Planning Board
From: Karen M. Cullen, AICP, Town Planner *KME*
Date: July 3, 2018
RE: Amendments to Planning Board Bylaws

Attached is a revised draft of proposed amendments to the Board's Bylaws. The primary reason to amend them at this time is to handle items being moved from the zoning ordinance, specifically application deadlines and public hearing notices. Other changes include the addition of a vice-chair and elimination of a secretary, since staff handles those duties. In the unlikely event the Town eliminates the town planner position and any other staff who would be responsible for secretarial duties, the bylaws can be amended to add the secretary back. Under article 3, membership, the language in item D is deleted since the same language appears in the town's charter.

This version includes revised language (from the version in the June packet) under Article 5 regarding submission deadlines – instead of keeping the existing 45 day deadline (which always falls on a Sunday) I have changed it so any application that requires a public hearing and is simple enough that it doesn't need peer review has a 30 day deadline, and any that do require peer review have a 44 day deadline (which will fall on a Monday). I've also added an automatic change to the next day the town office is open clause, 5.E.d.

This version includes a few other changes as well:

- 6.C has been revised to allow minor changes on plans to be submitted at a meeting; the intent is to get applicants to submit any significant changes in advance to allow staff review time. As a practical matter, the Board could accept any changes at a meeting and hear what the applicant has to say, and continue the hearing/meeting to allow staff time to review the revised plan.
- 7.B has been changed to eliminate the requirement for keeping recordings of meetings in the permanent records (the state only allows paper, microfilm, or microfiche), and also to change "shall" to "may" regarding posting on the town's web site. This latter change is to eliminate potential problems when the meeting cannot be recorded for personnel or technical reasons.
- 7.F was added to allow written testimony to be submitted at or prior to a hearing.

HAMPDEN PLANNING BOARD

BY-LAWS

ARTICLE 1 – NAME

This organization shall be known as the Hampden Planning Board.

ARTICLE 2 – PURPOSE

These By-Laws are established by the Hampden Planning Board to aid in the fulfillment of its responsibility under the Maine Constitution, the Statutes of Maine, the Charter of the Town of Hampden and the Municipal Ordinances, all of which have precedence. These By-Laws are intended to insure fair and equitable treatment in all proceedings of the Hampden Planning Board. A copy of these Bylaws is available at the Town office and on the Town of Hampden web site.

ARTICLE 3 – MEMBERSHIP

- A. The Planning Board consists of seven regular members and two alternates appointed by the Town Council for terms of five years each.
- B. All Planning Board members, regular and alternate, shall be expected to attend all meetings.
- C. An alternate member may participate in the Board's proceedings but may vote only when s/he has been designated by the Chairperson to sit in for a regular member. The Chairperson shall so designate when any regular member is absent or when a regular member is unable to act because of conflict of interest or any other satisfactory reason.
- ~~D. Any person serving on any town board or committee shall forfeit their seat if they (1) lack any time during their term of office any qualification for the office prescribed by this charter or by law, (2) violates any express prohibition of this charter, (3) is convicted of a crime or offense which is, during their term, reasonably related to their inability to serve, or (4) fails to attend three consecutive regular meetings or no more than a maximum of six meetings per year of the board without being excused by said board. (Amended: 8/11/82)~~

ARTICLE 4 - OFFICERS AND DUTIES

- A. The Board shall elect a Chair and Vice Chair person from its members annually at its regularly scheduled meeting in January for a one year term. The ~~Chairperson~~ Chair and Vice Chair ~~are~~ is eligible for reelection.
 1. The Chairperson shall call all meetings of the Planning Board and shall preside at all meetings of the Board.
 2. The Chairperson shall call at least eight regular meetings of the Board each year.
 3. The Chairperson shall represent the Planning Board and be its official spokesperson in all matters.
 - ~~4. The Chairperson shall be responsible for ensuring that new members receive an orientation.~~
 - ~~5.4.~~ 5.4. The Chairperson may appoint committee Chairpersons subject to Board approval.
 - ~~6.5.~~ 6.5. In the event that the Chairperson is unable to attend a called meeting of the Planning Board, ~~s/he shall designate another member of the~~ the Vice Chair of the Board ~~will~~ will to act in his/her stead at that meeting.

- ~~B. The Board shall elect a secretary from among its members annually at its regularly scheduled meeting in January for a one-year term. The secretary is eligible for re-election.~~
- ~~1. The secretary shall be responsible for supervising the maintenance of accurate records of the Planning Board meetings, including all official actions.~~
 - ~~2. Records and correspondence of the Planning Board shall be maintained in the Town Office and may be inspected during municipal business hours.~~
 - ~~3. Minutes of all meetings of the Planning Board shall be distributed to the members of the Board, Town Council, the Chairman of the Zoning Board of Appeals, the Town Manager, Code Enforcement Officer, and to such other persons as the Chairperson deems advisable.~~
 - ~~4. Minutes of the Planning Board meetings shall be officially approved at the next regular meeting of the Board, subject to corrections. Such approved minutes shall constitute the official record of the meetings of the Board.~~

ARTICLE 5 – MEETINGS

- A. A regular meeting, if called, of the Planning Board shall be held on the second Wednesday of the month. ~~(Amended: 9/10/81)~~
- B. Special meetings may be called by the Chairperson ~~and shall be called when requested by a majority of the Planning Board, provided that twenty-four (24) hour notice is given to each Planning Board member. Unless proper public notice is able to be given, it will be a non-voting meeting.~~
- C. A quorum of the Board necessary to conduct official business shall consist of four members. A concurring vote of a majority of those present and eligible to vote is required in order for the Planning Board to act officially. However, no official action may be taken unless the majority includes at least three.
- D. Any question of whether a member shall be disqualified from voting on a particular matter shall be decided by a majority vote of the members except the member who is challenged.
- E. Submission Deadlines.
- a. Applications for projects that do not require a public hearing are due to the Planning Department 15 days prior to the meeting date.
 - b. Applications for projects that require a public hearing but do not require peer review are due to the Planning Department 30 days prior to the meeting date.
 - c. Applications for projects that require a public hearing and require peer review are due to the Planning Department 44 days prior to the meeting date.
 - ~~D.d. Whenever the due date falls on a day the Town Office is closed, the due date is automatically shifted to the next date the Town Office is open.~~
- ~~E.F.~~ F. The agenda for regular meetings shall be e-mailed to all members at least six days prior to the meeting.
- ~~F. The Planning Board agenda and minutes of meetings shall be mailed to the current chairpersons of the Town's standing and special committees. (Amended: 7/10/85)~~

ARTICLE 6 - RULES OF PROCEDURE

- A. An individual wishing to assure Planning Board consideration of any matter other than ~~subdivision review, site plan review, conditional use review or conditional lot dimension review~~ an application under the Subdivision Ordinance or the Zoning Ordinance shall notify the ~~Code Enforcement Officer~~ Town Planner at least 15 days in advance of a regular ~~or special~~ meeting.
- B. Meetings shall be conducted in accordance with Maine Statues, including Maine's Freedom of Access – Public Right to Know Law, as outlined in Title 1, M.R.S.A.,

Sections 401-410, as amended. Town Ordinances, these By-Laws and pertinent parts of the latest revisions of Roberts Rules of Order. ~~However,~~ the Board may also establish special rules for the conduct of any business provided such establishment of rules does not violate state or municipal law or ordinance.

- C. New material related to project review, such as simple submittals may be distributed to Planning Board members at a meeting, if allowed by the majority of Board members present and eligible to vote. Otherwise, information shall be presented to the Planning Board in one or more of the following manners. No ~~no~~ information shall be submitted except in one of these manners. (Amended: 11/12/86)
1. ~~As~~ as part of a formal application to the Planning Board submitted in accordance with the zoning and/or subdivision ordinances; ~~or~~
 2. ~~As~~ as verbal or written testimony during a public hearing; ~~or~~
 3. ~~At the request of the majority of the Board present and eligible to vote.~~

ARTICLE 7 - PUBLIC HEARINGS

All public hearings held by the Planning Board as required by law or ordinances of the Town of Hampden, in addition to meeting special requirements of such law or ordinances, shall comply with the following procedures unless waived by the Planning Board.

A. Public hearing notice.

- a. Public hearings must be advertised in a local newspaper at least 10 calendar days prior to the date of the hearing.
- b. Notice of public hearings must be mailed to all property owners within 300 feet of the property subject to the application as shown in the Assessor's records.
- c. Town staff is responsible for preparing and distributing such notices, but the applicant is responsible for paying the costs of them. No hearing notice will be published in the newspaper until payment is received.

~~A.B.~~ All ~~P~~public hearings ~~shall may~~ be ~~tape~~ recorded and the recording of the hearings ~~kept in the permanent record of the Planning Board shall may~~ be posted on the Town of Hampden web site. Note that under state disposition requirements, only paper, microfilm, or microfiche copies of records are official.

C. The applicant, or the applicant's representative, shall present opening statements regarding the project, including any plans, reports, testimony or other evidence.

D. The Town Planner, followed by other Town staff or other officials may introduce any correspondence, present ~~pre~~ports/reports, commentary and recommendations.

E. All interested parties ~~and~~ members of the public shall be given an opportunity to ~~be~~ heard/~~offer~~ statements relevant to the project under consideration; however, the Chairperson may limit discussion to new information and pertinent information. By majority vote of its members, the Board may limit testimony to a set time period for each member of the public present and may extend or modify this time period based upon a majority vote of those Board members present and voting.

F. Any interested party may submit written testimony at or prior to the public hearing.

~~B.~~ The order of presentation shall be as follows unless the Chairperson rules otherwise:

1. ~~Major proponents – 30 minute limitation~~
2. ~~Other proponents – 5 minute limitation~~
3. ~~Major opponents – 30 minute limitation~~
4. ~~Other opponents – 5 minute limitation~~
5. ~~Appropriate town officials~~
6. ~~Rebuttal – 5 minute limitation~~

~~C.~~ Major proponents and opponents shall be encouraged to present written information for distribution in advance and at such public hearing.

- ~~D. Decisions required as a result of public hearings shall be made in accordance with appropriate laws and/or ordinances.~~
- ~~E. All information, recordings and materials made part of the public hearing shall be maintained as part of the permanent record of the hearing. Costs of transcriptions of the hearings shall be borne by the party requesting the transcript.~~
- ~~F. A public announcement of the hearing shall be made by posting a notice of intent in the Bangor Daily News in accordance with State and municipal laws and ordinances.~~

ARTICLE 8 - ADOPTION AND AMENDMENTS

These By-Laws may be adopted and/or amended by a concurring vote of at least 5 members at any regular meeting of the Planning Board, provided the proposed By-Laws or the proposed amendment has been discussed at the previous regular meeting of the Board.