



Town of Hampden  
Planning Board Meeting  
Tuesday July 16, 2019

## Minutes

In Attendance:

Planning Board

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

Staff

Karen Cullen, AICP, Town Planner

Public

Jim Kiser, for R&B Development, LLC

The meeting was called to order at 7:00 pm. In the chairman's absence, vice-chair Wiltbank chaired the meeting.

1. Old Business:

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

Motion by Member Weatherbee to remove this item from the table; second by Member Austin; carried 4/0/0. Acting Chair Wiltbank noted that Members Weatherbee, Austin, and Dorrity, in addition to himself, would be the voting members on this application based on attendance at previous sessions of this public hearing.

Jim Kiser presented a brief overview of the application:

- The DOT permit is in
- Lot 23 will contain the existing structure on the property
- There are 22 lots
- The two lots in the front of the subdivision, in the Residential A district, will stay as traditional (non-cluster) lots
- Buffer/setbacks: the applicant is no longer seeking a reduction in the required 75 foot depth; it is being split on several lots into a "natural buffer" and a "green space buffer"
- There will be a new road
- The development will be served by public water and public sewer
- The existing sewer line ends about 200 feet short of this parcel so there will be an extension up Main Road South to reach it
- Water pressure issues, will have to put pressure booster valves into the system in a number of the houses.
- Water District estimates the water flow of the hydrant being 300 gallons a minute. Will try to comply with the town's requirement of 500 gallons a minute. If they cannot get 500

gallons a minute, they will put in a dry hydrant in the stormwater pond located in the front of the project.

Acting Chair Wiltbank invited comments from anyone who wished to speak for or against the application; there being no public comments, the public hearing was closed at 7:19 pm.

Planner Cullen's report/Discussion:

- Buffer/setback: is the Board okay with the plan to allow the buffers to be split into natural/green space? Jim Kiser explained the "green space" buffer is the back yard for those houses, and there would be limits on what could be done with the space but vegetation could be removed and grass planted. No structures would be permitted. The Board agreed to accept the way it is proposed this on the plan.
- Stormwater system: Jim Kiser is requesting a waiver to the stormwater requirements of the subdivision ordinance, based on the premise that the project is complying with the stormwater standards of the zoning ordinance and in addition the plan still must go through DEP for a permit by rule. He added that he believes the stormwater management system as designed to deal with quality issues will also adequately address the quantity issues. The board agreed to grant the waiver.
- A sidewalk is required on one side of the street under section 553 of the subdivision ordinance. The applicant is requesting a waiver on this based on past practice. After further discussion, it was agreed to grant a waiver on the sidewalk due to this project being a dead end street without a lot of traffic, and therefore not being a significant safety concern.
- It was suggested at a previous meeting that abutter Peter Cowan have access to the new road. Any resolution? Jim Kiser mentioned they are still in negotiations with Mr. Cowan. Will have a better idea at final. A letter or email by Mr. Cowan will be provided at final.
- Fire Suppression-Jim Kiser is working with the town. If he can't get the Hydrant at 500 gallons a minute, they will put in a dry hydrant located at the front of the project. He will have more at final.
- Cluster mailbox: The Director of Public Works, Sean Currier requested that it be maintained by the homeowner's association not the town. There will be further discussion between the Public Works Director, Interim Town Manager, and Jim Kiser about this to determine the proper removal method of snow and ice for final approval.
- Financial and technical capacity: Jim Kiser mentioned that he must have a guarantee in place. They must have a bond, letter of credit, or escrow from the bank for final approval.
- Abutter Peter Cowan's honeybees: Applicant to discuss with abutter Peter Cowan the situation regarding potential harmful impacts to honeybees from herbicides and pesticides. Jim Kiser said the homeowner's association documents will address this issue with an agreed upon resolution.

**Motion** by Member Weatherbee to grant the three waivers requested as drafted in the board order, and to approve the preliminary subdivision plan for Honey Hill Estates subject to the conditions in the board order; and furthermore that the application proceed to the final plan stage; second by Member Dorrity; motion carried 4/0/0.

Adjournment: Upon **motion** by Member Dorrity and second by Member Austin, the meeting was adjourned at 8:05 pm.