

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, January 10, 2007, 7:00 P. M.
AGENDA**

- 1. ELECTION OF OFFICERS**
- 2. APPROVAL OF MINUTES (October 11, 2006 and December 13, 2006 Agenda)**
- 3. NEW BUSINESS**
 - A. Site Plan Review – Bangor Cellular Telephone (US Cellular) – Request site plan approval to construct a 145 foot tall cel tower and up to five 12 ft. by 20 ft. utility huts for use as a telecommunications facility site located at Ammo Industrial Park off Ammo Park Drive in an Industrial 2 District (Tax Map 10, Lot 56). - Public Hearing**
 - B. Sketch Plan Review – Morgan Enterprises (Erlene Morgan) request pre-application review of a proposal to construct three townhouse apartment buildings (two, 8-unit buildings and one, 3-unit building) for a total of 19 dwelling units on a 5.1 acre lot located (on the south side of) 213 Old County Road in a Residential B District (Tax Map 19, Lot 28).**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, February 14, 2007, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (January 10, 2007 Agenda)**
- 2. NEW BUSINESS**
 - A. Site Plan Review – Linda Hughes Averill – Request site plan approval to reuse an existing building as a hair stylist and tanning day spa, a service business use, located at 12 Old Coldbrook Road in an Interchange District (Tax Map 14, Lot 5). - Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, March 14, 2007, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (January 10, 2007 Agenda (Note that February meeting was cancelled due to weather))**
- 2. NEW BUSINESS**
 - A. Site Plan Review – Linda Hughes Averill – Request site plan approval to reuse an existing building as a hair stylist and tanning day spa, a service business use, located at 12 Old Coldbrook Road in an Interchange District (Tax Map 14, Lot 5). - Public Hearing**
 - B. Site Plan Review – New England Waste Services of Maine, Inc. – Applicant requests revision of the previously approved plan to move the gas to energy building west (away from Old Coldbrook Road) and to delete the previously proposed maintenance building located at 358 Emerson Mill Road in a Industrial District (Tax Map 9, Lot 46) – Public Hearing**
 - C. Site Plan Review – Holden, LLC – Request site plan approval to reuse an existing 6,300 sq. ft. building as a 2,200 sq. ft. retail store and the remainder as self-storage and office use located at 281 Western Avenue in a Business District (Tax Map 29, Lot 13) – Public Hearing**
 - D. Major Subdivision Preliminary Plan Review – Silver Leaf Development Corp. (Ronald Bailey) – Request preliminary subdivision plan review of Autumn Ridge Estates a 14-lot, 41.7 acre single family subdivision with public improvements including a 2,300 ft. street located behind the Whispering Pines Subdivision on the north side of Meadow Road in a Rural District (Tax Map 4, Lot 22-A) – Public Hearing**
 - E. Sketch Plan Review – Lead Mountain Properties (Renee O’Donald) - Requests pre-application subdivision sketch plan review of a four-unit residential building on a 0.8 acre parcel located (near 16) Main Road South in a Residential B District (Tax Map 41, Lot 1-A)**
 - F. Sketch Plan Review – D.W. Jordan and Sons, Inc. - Request pre-application subdivision sketch plan review of two four-unit residential buildings on a 1.5 acre parcel located at 206 Western Avenue in a Residential B District (Tax Map 30, Lot 32)**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, April 11, 2007, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (March 14, 2007 Agenda)**
- 2. NEW BUSINESS**
 - A. Major Subdivision Preliminary Plan Review - Morgan Enterprises (Erlene Morgan) – Request preliminary plan approval of a 3.86 acre with 19 dwelling units (two townhouse buildings with 8 dwelling units and one townhouse building with 3 dwelling units) located on the south side of Old County Road in a Residential B District (across the street from 208 Old County Road) (Tax Map 19, Lot 22A) – Public Hearing.**
 - B. Discussion Item – Mineral Extraction Pits and Quarries and Filling and Grading for Development Activities - Potential Zoning Text Amendments.**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, May 9, 2007, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (April 11, 2007 Agenda)**
- 2. NEW BUSINESS**
 - A. Major Subdivision Final Plan Review – Silver Leaf Development Corp. (Ronald Bailey) – Request final subdivision plan review of Stone Creek Estates a 14-lot, 41.7 acre single-family subdivision with public improvements including a 2,300 ft. street located behind the Whispering Pines Subdivision on the north side of Meadow Road in a Rural District (Tax Map 4, Lot 22-A) – Public Hearing**
 - B. Sketch Plan Review – M and D Real Estate - Requests pre-application subdivision sketch plan review of a 14-lot, 42 acre single-family residential subdivision with public improvements including a street located on the northeast corner of Shaw Hill Road and Miller Road in a Rural District (Tax Map 7, Lots 68 and 71)**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, June 13, 2007, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (May 9, 2007 Agenda)**
- 2. OLD BUSINESS**
- 3. NEW BUSINESS**
 - A. Major Subdivision Final Plan Review/Site Plan Review – Morgan Enterprises (Erlene Morgan) – Request final subdivision plan approval and site plan approval of a 3.86 acre with 19 dwelling units (two townhouse buildings with 8 dwelling units and one townhouse building with 3 dwelling units) located on the south side of Old County Road in a Residential B District (across the street from 208 Old County Road) (Tax Map 19, Lot 22A) – Public Hearing.**
 - B. Conditional Use/Site Plan Review – Joan Palmer - Requests site plan review of boarding of animals (dogs) located at her residence at 538 Main Road South in a Rural District (Tax Map 3, Lot 57) – Public Hearing.**
 - C. Site Plan Review – Jesse and Lori Tomkins - Requests site plan review of salon and day care uses (both service business uses) as a reuse of a single-family residence located at 686 Main Road North in a Business District (Tax Map 20, Lot 35) – Public Hearing.**
 - D. Conditional Use/Site Plan Review – Stephanie White - Requests Conditional Use and Site Plan review of a day care facility located at 427 Kennebec Road in a Rural District (Tax Map 5, Lot 77) – Public Hearing.**
 - E. Conditional Use/Site Plan Review – Amy Bennoch - Requests site plan review of a home day care facility located at 176 Kennebec Road in a Residential B District (Tax Map 39, Lot 9) – Public Hearing.**
 - F. Site Plan Review – Haverlock, Estey and Curran - Requests site plan review of construction of a 8,400 sq. ft. office building located at Lot 3 Business Park Carey Circle in a Industrial Park District (Tax Map 10B, Lot 3) – Public Hearing.**
 - G. Subdivision Ordinance Text Amendment – Town of Hampden – Request amendment of Article 565 to delete the prohibition on pump stations. – Public Hearing.**
 - H. Subdivision Sketch Plan Review – Penobscot Nation – Request (pre-application) subdivision sketch plan review of a 30 acre with 80 dwelling units (20 apartment buildings with 4 dwelling units each) located on the west side of Mayo Road near the intersection of Western Avenue a Residential B District (land situated behind 155 through 191 Mayo Road) (Tax Map 6, Lot 37)**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, July 11, 2007, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (June 13, 2007 Agenda)**
- 2. OLD BUSINESS**
 - A. Conditional Use/Site Plan Review – Joan Palmer - Requests site plan review of boarding of animals (dogs) located at her residence at 538 Main Road South in a Rural District (Tax Map 3, Lot 57) – Continued from previous meeting.**
 - B. Zoning Ordinance Text Amendment - Town of Hampden - Requests to revise Article 3 to specify that excavations, pits and quarries are permitted only in the Rural District and excluded from all other districts. Requests to revise Article 4.9 Excavation, Removal and Fill of Lands to remove the current language governing excavations, pits and quarries which would be governed by the new proposed Article 4.23. Thus, Article 4.9 would continue to govern earthmoving for development and amended to bring the rules more in line with current state regulations governing earthmoving and to set new thresholds for the various levels of permits required and establish a new process for sureties. Requests to create a new Article 23 which would now govern Excavations, Pits and Quarries and would establish new setbacks and buffer area requirements as well as requirements for sureties. Article 23 would also require that existing excavations, pits and quarries register with the Town and maintain the new buffer requirements. – Continued from previous meeting.**
- 3. NEW BUSINESS**
 - A. Site Plan Revision - New England Waste Services of Maine, Inc. - Requests revision of the previously approved plan to construct a gas to energy facility by adding an accessory building and rearranging the parking lot located at 358 Emerson Mill Road in an Industrial District (Tax Map 9, Lot 46). – Public Hearing**
 - B. Final Subdivision Plan Revision - Town of Hampden - Requests major subdivision final plan review for a revision to the Hampden Business and Commerce Park subdivision to upgrade two previously approved right of way access drives to public streets and adjust lot sizes of lots 1, 3, 2 and 6 to accommodate the width of the proposed street. The site is located off Route 202 Bypass near Mecaw Road in an Industrial B District (Tax Map 10-B Lots 1,2,3 and 6) – Public Hearing**
 - C. Subdivision Sketch Plan Review - Lane Construction Corporation - Requests pre-application of a 14.3 acre 16-lot single-family subdivision located on the south side of Carver Road (on land accessed from Main Road North and backing up to the Penobscot River) in a Residential A District and Resource Protection District (Tax Map 24, Lot 47)**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, August 8, 2007, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (June 13, 2007, June 27, 2007 and July 11, 2007 Agenda)**
- 2. NEW BUSINESS**
 - A. Site Plan Revision - Highland Ridge Real Estate Investments, LLC - Requests site plan revision to move the location of the project's land clearing debris stockpile – Located on Highland Ridge Drive in a Rural District (Tax Map 3, Lot 18). – Public Hearing.**
 - B. Conditional Use/Site Plan Review - Farren Veterinary Clinic – Request Conditional Use review of dwelling for security purposes - Requests site plan review for construction of a 6,700 sq. ft. building for use as a 5,000 sq. ft. veterinary clinic and a 1,600 sq. ft. retail space located on lot 1 of the Hampden Business and Commerce Park subdivision on Carey Circle an Industrial B District (Tax Map 10-B Lot 1). – Public Hearing**
 - C. Home Occupation Permit - Wendy Holden - Requests a Home Occupation Permit for a dog grooming business proposed for 16 Papermill Road in a Rural District (Tax Map 15, Lot 8-A). – Public Hearing.**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, September 12, 2007, 7:00 P. M.
AGENDA**

NOTE: 6:00 PM Site Visit to Jordan Site at 206 Western Avenue

- 1. APPROVAL OF MINUTES (July 11, 2007 and August 8, 2007 Agendas)**
- 2. NEW BUSINESS**
 - A. Major Subdivision, Preliminary Plan – Lane Construction – Applicant requests preliminary subdivision approval of the 14.3-acre, 15-lot, single-family Dance Hall Subdivision located on east side of Main Road North just south of Carver Road in a Residential A District (Tax Map 24, Lot 47). – Public Hearing.**
 - B. Site Plan Review – K.R. Properties, LLC – Request Site Plan review of construction of a 6,960 sq. ft. building for use as a trucking office and maintenance facility located on lot 15 of the Hampden Business and Commerce Park subdivision on Carey Circle an Industrial B District (Tax Map 10-B Lots 13 and 15). – Public Hearing**
 - C. Major Subdivision, Preliminary Plan – D.W. Jordan and Sons – Applicant requests preliminary subdivision approval of the 1.6 acre, 9-dwelling unit un-lotted cluster subdivision for construction of two, four-unit town house apartments and inclusion of one existing single-family dwelling located at 206 Western Avenue in a Residential B District (Tax Map 30, Lot 32). – Public Hearing.**
 - D. Site Plan Review – Ralph and Cindi Cox – Applicant requests site plan review of the reuse of an existing building for a service business child care center for 20 children located at 108 Main Road South (in the former Natural Foods building) in a Village Commercial II District (Tax Map 43, Lot 10). – Public Hearing.**
 - E. Site Plan Review/Planned Group Development – Benjamin J. Curtis – Applicant requests site plan and group development approval to construct two single-family residences on a 4.96 acre lot located at 1181 Kennebec Road in a Rural District (Tax Map 1, Lot 54-27). Public Hearing.**
 - F. Major Subdivision, Preliminary Plan – Jeffrey J. & Travis J. Fearon – Applicant requests preliminary subdivision approval of the 9.1 acre, two-lot, 12 dwelling unit Fearon cluster subdivision for construction of five two-family dwellings and a lot division for the existing two-family residence located at 166 Kennebec Road in a Residential B District (Tax Map 39, Lot 23). - Public Hearing.**
 - G. Zoning Ordinance Text Amendment – Town of Hampden – Applicant requests a text amendment to Article 3.1.2 to change the current regulation (within an approved a business park) that prohibits retail sales in buildings in excess of 5,000 sq. ft. to a limitation that no individual retail sales activity can exceed 5,000 sq. ft. - Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, October 10, 2007, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (September 12, 2007 Agenda)**
- 2. NEW BUSINESS**
 - A. Site Plan and Major Subdivision, Final Plan - D.W. Jordan and Sons - Requests review of the Jordan Apartments Subdivision, a 1.6 acre, 9-dwelling unit un-lotted cluster subdivision by construction of two, four-unit town house apartments and inclusion of one existing single-family dwelling located at 206 Western Avenue in a Residential B District (Tax Map 30, Lot 32). Public Hearing**
 - B. Site Plan Review - HEC, Hampden, LLC - Requests revision to the previously approved plan of construction of a 8,400 sq. ft. office building with minor rearrangement of parking and building placement located at Lot 3 Business Park Carey Circle in a Industrial Park District (Tax Map 10B, Lot 3). Public Hearing**
 - C. Site Plan Review - Michael and Kristi Lyford -Requests of a revision to the previously approved plan of construction of a four-family structure with minor rearrangement of parking and building location and a modification to the drainage design located at 333 Old County Road in a Residential B District (Tax Map 20, Lot 36). Public Hearing**
 - D. Zoning Ordinance Text Amendment - Town of Hampden - Requests to revise Article 3 to specify that excavations, pits and quarries are permitted only in the Rural District and excluded from all other districts. Requests revision to Article 4.9 Excavation, Removal and Fill of Lands to remove the current language governing excavations, pits and quarries, bring earthmoving rules more in line with current state regulations, set new thresholds for the various levels of permits required and establish a new process for sureties. Requests a new Article 4.23 to govern Excavations, Pits and Quarries, establish new setbacks and buffer area requirements, establish new requirements for sureties, and require existing excavations, pits and quarries to register with the Town.**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, November 14, 2007, 7:00 P. M.
AGENDA**

- 1. APPROVAL OF MINUTES (October 10, 2007 and October 24, 2007 Agendas)**
- 2. OLD BUSINESS**
 - A. Site Plan Review - Michael and Kristi Lyford -Requests of a revision to the previously approved plan of construction of a four-family structure with minor rearrangement of parking and building location and a modification to the drainage design located at 333 Old County Road in a Residential B District (Tax Map 20, Lot 36). Continued from October 10, 2007 meeting.**
- 3. NEW BUSINESS**
 - A. Site Plan and Minor Subdivision Plan Review - Lead Mountain Properties, Inc. – Request approval of the Lead Mountain Properties Subdivision (Apartments) a 0.85 acre, 4-dwelling unit un-lotted subdivision by construction of a four-unit town house apartment located at Main Road South next to Reeds Brook School in a Residential B District (Tax Map 41, Lot 1-A). – Public Hearing.**
 - B. Site Plan Revision - K.R. Properties, LLC – Request changes of the previously approved plan to construct a 6,960 sq. ft. building for use as a trucking office and maintenance facility to enlarge the proposed parking lot located on lot 15 of the Hampden Business and Commerce Park subdivision on Carey Circle an Industrial Park District (Tax Map 10-B Lots 13 and 15). – Public Hearing**
 - C. Site Plan Revision - Irving Oil Corporation – Request changes the siding and colors of the existing gas station and convenience store located at 63 Main Road North in a Village Commercial II District. (Tax Map 36, Lot 44) – Public Hearing**
 - D. Minor Subdivision Review - Linda Williams - Requests a three-lot, 40.9 acre Rural District conventional subdivision located at 437 Kennebec Road in a Rural District and subject to shoreland zoning (Tax Map 5, Lot 81). – Public Hearing**
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

**Wednesday, December 12, 2007, 7:00 P. M.
AGENDA**

1. APPROVAL OF MINUTES (November 14, 2007 Agenda)
2. NEW BUSINESS
 - A. Site Plan/Conditional Use Review - Farren Veterinary Clinic -Requests approval to construct a building containing 5,740 sq. ft. veterinary clinic and 3,300 sq feet of commercial space as Business Park uses located at Commerce Court in an Industrial Park District. (Tax Map 10-B, Lot 1). – Public Hearing.
 - B. Home Occupation Permit - Roxanne Ellsworth - Requests approval for an in home doggie day care located at 1381 Kennebec Road (off Merchant Road) in a Rural District (Tax Map 1 Lot 17-A). – Public Hearing.
3. STAFF REPORT
4. BOARD MEMBER CONCERNS
5. ADJOURNMENT