Town of Hampden

Planning Board

Wednesday, March 21, 2018, 7:00 pm

Municipal Building Council Chambers

Minutes

<u>Planning Board</u>
Gene Weldon, Chair
Jake Armstrong
Peter Weatherbee
Jim Davitt
Jennifer Austin
Kelley Wiltbank (arrived 7:23)

<u>Staff</u>
Ben Smith, AICP, Contract Planner

Chairman Weldon called the meeting to order at 7:00 pm.

1. Administrative.
    a. Minutes of February 14 and February 20, 2018 meetings.

        Motion by Member Davitt to approve the minutes of February 14 and 20 as written, Second by Member Weatherbee; carried 5/0/0.

2. Old Business.
    a. None

3. New Business
    a. Site Plan Review, Public Hearing: Good Shepherd Food Bank proposes the addition of 7,750 square feet of pavement to expand the loading area on the southern side of the building, located at 11 Penobscot Meadow Drive, parcel 10-0-041. This property is located in the Industrial Park District.

        The public hearing was opened at 7:02. There was no public comments for or against this project. Both Mike Sweeney, applicant, and Curt Neufeld, P.E. of SiteLines, PA, representing the applicant, were present. Mr. Neufeld explained that this amendment to an approved plan involved 7,750 square feet of paving and the relocation of two existing light poles from the existing edge of the loading area to the new edge of pavement. He also noted that they will be adding a generator to the north end of the site and restriping the parking lot, but will be keeping the same number of spaces.

        Mr. Neufeld met with staff and there were no concerns with this proposal.

There was no public comment for or against this application, and the public hearing was closed at 7:06.

Member Weldon asked about the total project size relative to DEP stormwater requirements. Mr. Neufeld noted that it was under DEP thresholds, and confirmed that the additional pavement will not change the stormwater characteristics of the site, which sheet flows to a lawn area and existing structures.

Motion by Member Weatherbee to grant approval to this amendment request to enlarge the paved loading area, second my Member Austin; carried 5/0/0.

b. Minor Subdivision, amendment to the Hampden Business & Commerce Park Subdivision: The Town of Hampden and Sargent Corporation propose to relocate a (future) right-of-way, incorporate a 2.62 acre open space parcel into lot 34, and eliminate a trail easement across lot 28 which is no longer necessary due to previous reconfiguration of the roadway. The property is located in the Industrial Park District.

Chip Laite from Sargent Corporation introduced the proposal. Sargent and the Town of Hampden have a development agreement for the town owned land at the Business Park. Sargent proposes to relocate the right-of-way for a future road, remove a trail, and add portion of open space land to Lot 34. The addition of the 2.62 acres from open space will bring the lot area of Lot 34 to 8.69 acres.

Member Weldon wanted to confirm that the open space requirements were removed from the ordinances last year. Planner Smith confirmed that there were currently no open space requirements that would apply to the subdivision.

Member Weldon asked Mr. Laite if both subdivision sheets would be recorded together, as this amendment only pertains to one of the sheets, and only that sheet was included in the Board packets. Mr. Laite confirmed that both sheets would be recorded with a note to detail the changes included with this 4th Amended subdivision plan.

Member Weldon asked if the Council would also need to approve this request and Planner Smith let the Board know that the Council had already approved these changes to the plan, conditioned on Board approval of the application as presented.

Motion: by Member Weatherbee to approve the 4th Amendment to the Business Park as detailed in the staff memo dated March 4, 2018, Second by Member Davitt; carried 5/0/0.

c. Site Plan Review: Carroll Crew, Inc. proposes to replace the existing Pat's Pizza restaurant and second floor dwelling unit with a new 3,500 square foot restaurant and second floor dwelling unit at 662 and 4 Main Road North, parcels 20-0-031 and 20-0-032. This property is located in the Business District.

Tina and Mark Carroll introduced Dave Merritt, AIA, representing the applicants. Mr. Merritt explained that this application is for the replacement of the existing restaurant and apartment with a larger restaurant and apartment. The new structure would be built next to the existing building, then the existing building would be removed for parking.

Planner Smith noted that most of the items from a staff meeting with the applicants and Mr. Merritt had been addressed, but parking lot screening remained a discussion point. Mr. Merritt handed out revised plans showing a picket fence and perennial plantings along a short section of the property's frontage to screen a portion of the parking area.

Mr. Merritt walked the Board through responses to staff comments, dealing with several items. The Maine DOT had approved the slight increase in the volume of stormwater entering the state storm drain system in Main Road North. The site is under one acre of disturbance so there are no DEP permitting requirements and the town's Post Construction Stormwater Ordinance does not apply to this project. Parking lot screening was addressed in the revised plans, and the 100-year flood plan is show on the plan, indicating a small portion of the property near Main Road North and the abutting retail store is within that zone, but no development is proposed in the flood zone.

Member Wiltbank enters the meeting at 7:23.

Member Weldon told Planner Smith the draft Order would need to be revised to reflect current Board membership.

Motion: by Member Weatherbee to approve the site plan for Pat's Pizza based on the staff memo and applicant representations at this meeting, Second by Member Davitt; carried 5/0/1, Member Wiltbank abstains.

d. Site Plan Review, Public Hearing: Southstreet Development Company, LLC proposes to construct at single story 6,900 square foot convenience store with gasoline sales, located at the corner of Coldbrook Road and Route 202, parcel 33-0-11-B. This property is located in the Commercial Services District.

The public hearing was opened at 7:31. The applicant Chuck Lawrence and his representative Randy Bragg, P.E. of Carpenter Associates introduced the project by reminding the Board that they had received a zone change for this land last fall to Commercial Services, with the idea that they would be proposing a Tradewinds convenience store with gas pumps, which what they have submitted to the Board for review.

The have received their NEPA permit, and will be receiving their stormwater permit soon. They will be connecting to the water and sewer lines that cross the property in an easement and will be getting electrical service from Coldbrook Road.

Mr. Bragg walked the Board through responses to the staff comments. They are proposing 35 parking spaces, which is more than four other stores operated by the applicant in Brewer, Veazie, Eddington, and Orland. The existing Circle K in Hampden has 26 spaces.

The original submission included a drive through Dunkin Donuts and a Subway within the building floor plan. Neither is included in the latest plans for the 60 foot by 115 foot building.

They will be using a local landscaper to install plantings and landscaping elements including a vinyl split-rail type fence along the property's Route 202 frontage, consistent with the photos submitted of the Tradewinds locations in Orland, Clinton and Veazie. These photos were submitted to show how the site would meet the landscaping requirements, rather than designating on the ground improvements and plantings.

There were no comments from the public for or against this project. The public hearing was closed at 7:37.

Planner Smith stated this project is subject to the town's Post Construction Stormwater Ordinance because the site is over one acre of development in the urbanized area. This will require additional construction inspections and ongoing annual reporting on maintenance of stormwater structures. In this case it would be the infiltration basins, level spreaders and associated piping.

Member Austin asked how the size of this store will compare to the existing store in Brewer. Mr. Lawrence indicated Brewer is half as large as this building will be.

Member Weldon referred to Sheet 2, Site Plan regarding building setbacks and fencing shown on the plan. The fencing is between Route 202 and the building setbacks, which is permissible by ordinance.

Member Wiltbank noted that there has been material stockpiled on the site already, and asked how much more fill would be required, and how long would that process take? Mr. Bragg indicated that the total amount of fill was approximately 18,000 cubic yards.

Member Weldon asked if this project meets the DEP stormwater requirements of Chapter 500, and Mr. Bragg replied that yes, this project meets state and local stormwater requirements.

Member Wiltbank asked if the applicant had cleared up abutter issues, noting that there were several abutters with questions and requests for the zone change request last fall, and none in the audience now. Mr. Lawrence said that he had reached out to the residents with questions and requests since that meeting, and will continue working to be a good neighbor.

Member Weldon asked about plantings on the Coldbrook side of the property, noting that most of the landscaping discussion had concerned the Route 202

frontage. Mr. Bragg replied that there are several evergreens shown along the frontage of Coldbrook Road, which will help screen the back of the building from that road.

Motion: by Member Weatherbee to approve the Tradewinds application as presented in the Board packets along with representations from the applicant at the meeting, Second by Member Wiltbank; carried 6/0/0.

4. Staff Report

Planner Smith noted that there are two conditional use applications on the Board agenda for the April 11 meeting.

5. Planning Board Comment

None

6. Adjournment

The meeting was adjourned at 7:52 pm by motion of Member Wiltbank, with second by Member Davitt; motion carried 6/0/0.

Respectfully submitted by Ben Smith, Contract Planner