

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, January 13, 2010, 7:00 P. M.

AGENDA

1. ELECTION OF OFFICERS

2. APPROVAL OF MINUTES (December 16, 2009 Agenda)

3. OLD BUSINESS

- A. Zoning Ordinance Text Amendment - Town of Hampden requests Article 5.3.1 Building Permits criteria be revised under which a building permit can be issued for houses in new subdivisions and to revise the criteria under which a building permit can be issued following issuance of a sewer hook-on permit or a subsurface wastewater disposal permit – Continued
- B. Zoning Ordinance Text Amendment - Town of Hampden requests Article 3.3 Commercial Service District be revised to add a new conditional use of functionally water-dependent uses along the Penobscot River, Article 3.3.5 Special District Regulations be revised to allow buildings in excess of 35 feet under certain criteria and an exemption be added for functionally water-dependent uses along the Penobscot River from the district building height criteria – Continued
- C. Zoning Ordinance Text Amendment - Town of Hampden requests Article 7.2 Definitions be revised to add a definition of institutional building – Continued

4. STAFF REPORT

5. BOARD MEMBER CONCERNS

6. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, February 10, 2010, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (January 13, 2010 Agenda)**
- 2. NEW BUSINESS**
 - A. Zoning Ordinance Text Amendment - Town of Hampden requests Article 7.2 Definitions be amended by adding definitions for the terms “animals as usual pets” and “animals other than usual pets” – Public Hearing
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, March 10, 2010, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (February 10, 2010 Agenda)**
- 2. OLD BUSINESS**
 - A. Zoning Ordinance Text Amendment - Town of Hampden requests Article 7.2 Definitions be amended by adding definitions for the terms “animals as usual pets” and “animals other than usual pets” – Tabled
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, April 14, 2010, 7:00 P. M.

AGENDA

1. APPROVAL OF MINUTES (March 10, 2010 Agenda)

2. NEW BUSINESS

- A. Conditional Use/Site Plan approval - Circle K requests an amendment to change the hours of operation Thursday through Saturday until 1:00 am 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
- B. Site Plan Review - Vaughn Thibodeau and Sons, Inc. request to relocate the access road for the quarry located off the north side of Ammo Drive. The current driveway goes through the Thibodeau office parking lot and the request is to move it to the adjoining parcel of land. The site is located in an Industrial 2 District. (Tax Map 10, Lots 61 and 56) – Public Hearing

3. STAFF REPORT

4. BOARD MEMBER CONCERNS

5. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, June 9, 2010, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (April 14, 2010 Agenda)**
- 2. NEW BUSINESS**
 - A. Conditional Use/Site Plan Review – Katahdin Trust Co. requests approval for construction of a 3,058 sq. ft. bank building with a drive-thru window and two remote teller units located at 57 Western Avenue in a Business B District and Village Commercial District (Portions of Tax Map 31, Lots 1 & 1-A and Map 36, Lot 31) – Public Hearing**
 - B. Conditional Use/Site Plan Review – Circle K requests an amendment of their Conditional Use/Site Plan approval to change the hours of operation Thursday through Saturday until 1:00 am 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**
 - C. Zoning Text Amendments - Town of Hampden requests amendment to: *Article 3.9 Rural District* by increasing the types and size of buildings that could be considered accessory in this district. Currently accessory buildings must be smaller than the associated residence. Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, July 14, 2010, 7:00 P. M.

AGENDA

1. APPROVAL OF MINUTES (April 14, 2010 and June 9, 2010)

2. OLD BUSINESS

- A. Conditional Use/Site Plan Review – Katahdin Trust Co. requests approval for construction of a 3,058 sq. ft. bank building with a drive-thru window and two remote teller units located at 57 Western Avenue in a Business B District and Village Commercial District (Portions of Tax Map 31, Lots 1 & 1-A and Map 36, Lot 31) – Public Hearing

3. NEW BUSINESS

- A. Site Plan Review – Hampden Properties, LLC requests approval to construct an expanded outdoor equipment storage area for the service business use (Clean Harbors Environmental Services) located on the adjacent lot located at 40 Carrey Circle in an Industrial Park District (with the Business Park designation). (Tax Map 10B, Lot 12) – Public Hearing
- B. Site Plan Review – News of Maine, LLC requests approval to construct a 400 sq. ft. addition to the existing Landfill Gas Treatment Building associated with the Landfill Gas to Energy facility located at 358 Emerson Mill Road (behind Pinetree Landfill) in an Industrial District. (Tax Map 9, Lot 46) – Public Hearing

4. STAFF REPORT

5. BOARD MEMBER CONCERNS

6. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, August 11, 2010, 7:00 P. M.

AGENDA

1. APPROVAL OF MINUTES (July 14, 2010)

2. NEW BUSINESS

- A.** Site Plan Review - Wight's Sporting Goods requests approval for construction of a 13,212 sq. ft. building and associated parking lot for use as wholesale, warehouse and manufacturing/processing located at 14 Commerce Court in an Industrial Park District with Business Park designation. (Tax Map 10B, Lot 7) – Public Hearing
- B.** Home Occupation Permit - William Lippincott requests approval for construction of a two-story, 576 sq. ft. footprint addition to the existing residence located at 30 Wilbur Street in a Rural District and Limited Residential Shoreland District to conduct internet book sales and limited face to face book sales. (Map 9B, Lot 28) – Public Hearing
- C.** Subdivision Sketch Plan - Billington, LLC requests review of a proposed 27.7 acre, 34 lot single-family subdivision located off Main Road North on the site of the former Crestwood Trailer Park in an Residential A District. (Tax Map 10B, Lot 12) - Public Meeting

3. STAFF REPORT

4. BOARD MEMBER CONCERNS

5. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, August 11, 2010, 7:00 P. M.

AGENDA

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2. NEW BUSINESS

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- B.** Home Occupation Permit/Site Plan Review - William Lippincott requests approval for construction of a two-story, 576 sq. ft. footprint addition to the existing residence located at 30 Wilbur Street in a Rural District and Limited Residential Shoreland District to conduct internet book sales and limited face to face book sales. (Map 9B, Lot 28) – Public Hearing
- C.** Subdivision Sketch Plan - Billington, LLC requests review of a proposed 27.7 acre, 34 lot single-family subdivision located off Main Road North on the site of the former Crestwood Trailer Park in an Residential A District. (Tax Map 10B, Lot 12) - Public Meeting

3. STAFF REPORT

4. BOARD MEMBER CONCERNS

5. ADJOURNMENT

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, October 13, 2010, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (July 14, 2010 and August 11, 2010)**
- 2. NEW BUSINESS**
 - A.** Home Occupation Permit – David and Brandy Webb request approval for a Home Occupation Permit for a beauty salon in a portion of their residence located at 829 Kennebec Road in a Rural District. (Tax Map 2, Lot 49) – Public Hearing
 - B.** Zoning Text Amendments - Town of Hampden request review of amendments to Article 3.9 Rural District to add child care center to the conditional uses and amend Article 4.19 Day Care Provisions to make a number of adjustments to those provisions including allowing day care facilities in buildings other than dwellings and clarifying the approval process – Public Hearing
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, November 10, 2010, 7:00 P. M.

AGENDA

- 1. APPROVAL OF MINUTES (October 13, 2010)**
- 2. NEW BUSINESS**
 - A. Site Plan Review - Angler's, Inc. requests approval for construction of a 526 sq. ft. building addition to the existing 3,265 sq. ft. sit-down restaurant. The site is located at 91 Coldbrook Road in a Commercial Services. – Public Hearing**
 - B. Conditional Use/Site Plan Review - Holden LLC requests approval for reuse of portions of a 6,300 sq. ft. building for use as a single family apartment and a yoga studio. The site is located at 281 Western Avenue (DBA Hampden Natural Foods) in a Business District. – Public Hearing**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**