

Town of Hampden
Planning Board
Minutes
Wednesday November 18, 2015

The meeting of the Hampden Planning Board was called to order at 7:00pm Wednesday November 18, 2015 at the Hampden Municipal Building Council Chambers by Chairperson Peter Weatherbee.

Attendees:

Peter Weatherbee
Jim Davitt
Eugene P. Weldon
Kelly Wiltbank

Staff:

Dean Bennett, Community Development Director (CDD)

1. Approval of (9.9.2015) Minutes

Motion by Member Weldon, Seconded by Member Wiltbank to approve minutes as presented, with a clarification of Item 1. Approval of Minutes, Vote 4-0.

2. Old Business

A. Home Occupation Revisions

Planning Board Action: Motioned and seconded to forward to the Town Council with recommendation of "ought to pass" pending review by Town Attorney. 4-0

B. Building Height Definition Clarification

Planning Board Action: Motioned and seconded to forward to the Town Council with recommendation of "ought to pass" pending review by Town Attorney. 4-0

3. New Business

A. Zone Change Request: Public Hearing

Chairperson Peter Weatherbee opened the public hearing and asked for proponent testimony and opponent testimony, hearing none, Chairperson asked if the public had questions. Susan Starboard asked for an explanation of the reason for zone request. Mr. and Mrs. Melvin, the applicants, explained that the reason for the request was to add an additional dwelling unit to the property, without changing the footprint of the buildings. Resident Denise Dinsmore stated she was interested in renting from the Melvins. Chairperson Weatherbee closed the public hearing.

Planning Board Action: Motioned and seconded to forward to the Town Council, with recommendation "ought to pass" zone change request to change the zoning designation on Map 9A/Lot 1 from residential A to Business. Vote 4-0

B. Sign Revisions: Public Hearing

Community Development Director presented the recommendation of the Planning Board Ordinance Committee "ought to pass", explaining that the proposed changes included one minor modification on page 4.

Planning Board Action: Motioned and seconded to forward to the Town Council with recommendation "ought to pass", pending Town Attorney review, with stipulated change on page 4 and notification to MDOT with regard to the timing allowance of changeable time display on signs. Vote: 4-0.

C. Sketch Plan Application: Colonial Heights Subdivision Expansion Phase III, proposed for Map 6/Lot41A.

Jim Kiser, representing Cushing Family Corp, presented sketch plan materials for an additional phase to the Colonial Heights Subdivision. The sketch plan calls for the reconfiguration of 2 lots on Constitution Avenue and the construction of a cul-de-sac road with 11 new lots. Mr. Kiser explained that a portion of the cul-de-sac was dedicated to the expansion of sewer and water to the Mayo Road, however limited in size and would not accommodate the continuation of a roadway.

Planning Board Action: Motioned and seconded to classify the Subdivision as a Major Subdivision with a Minor Road. 4-0

D. Letter to DEP – Angus Jennings

Community Development Director referenced the correspondence from Manager Jennings to the DEP as a response to the DEP solicitation for comment.

E. Memo from Code Enforcement Officer re: Board of Appeals

Community Development Director referenced the Memo from Code Officer Myles Block, pursuant to 30-A M.R.S.A. §2691, of action recently taken by the Hampden Board of Appeals.

4. **Community Development Director's Report**

The Community Development Director reported that the DEP will be holding a public informational meeting on November 19th @ 6-8pm in the Community Room of the Town Office. He further indicated he expects another Sketch Plan to be in front of the Board at the next regularly scheduled meeting of December 9th, 2015.

5. **Planning Board Concerns - None**

6. **Adjournment**

Chairperson Weatherbee ended the meeting at 8:00pm.

Respectfully Submitted,

Michael Avery
Secretary Hampden Planning Board