

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Wednesday, January 16, 2008, 7:00 P. M.  
AGENDA**

1. ELECTION OF OFFICERS
2. APPROVAL OF MINUTES (December 12, 2007 Agenda)
3. NEW BUSINESS
  - A. Major Subdivision, Final Plan - Lane Construction requests review of the Dance Hall Subdivision a 14.3-acre, 15-lot, single-family 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 approval - Dead River Company requests to add two 30,000 gallon liquid propane tanks to the rear of the existing storage tank area located at 293 Western Avenue in a Commercial Service District. – Public Hearing.
  - C. Conditional Use/Site Plan approval - Town of Hampden requests for an expansion of the Lakeview Cemetery located at 828 Western Avenue in a Rural District (Tax Map 1 Lot 17-A). The proposed expansion utilizes the 4.5 acre existing mowed area west of the existing cemetery property and will create approximately 2,500 grave sites and 0.75 miles of associated gravel driveway. – Public Hearing.
  - D. Subdivision Ordinance Text Amendment - Town of Hampden requests to amend the definition of subdivision to be consistent with the state definition by deleting the current definition and citing the statutory definition by reference. – Public Hearing.
3. STAFF REPORT
4. BOARD MEMBER CONCERNS
5. ADJOURNMENT

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Wednesday, March 12, 7:00 P. M.  
AGENDA**

- 1. APPROVAL OF MINUTES (January 16, 2008 Agenda)**
- 2. NEW BUSINESS**
  - A.** Major Subdivision, Preliminary Plan - Penobscot Indian Nation requests review of a 24 acre parcel with 80 dwelling units (20 four-unit buildings located on the west side of Mayo Road (on land situated behind 155 through 191 Mayo Road) in a Residential B District (Tax Map 30, Lot 27) – Public Hearing
  - B.** Zoning Ordinance Text Amendment - Town of Hampden requests to amend 5.3.1.8 regarding the Building Permits section of the Ordinance to clarify at what stage of completion of subdivision construction the Code Enforcement Officer may issue a building permit and to amend 5.3.1.9 to clarify that no building permit may be issued until either a subsurface wastewater disposal permit or a sewer hook-on permit has been secured by the applicant. – Referral to Ordinance Committee.
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Wednesday, April 16, 7:00 P. M.  
AGENDA**

1. APPROVAL OF MINUTES (March 12, 2008 Agenda)
2. NEW BUSINESS
  - A. Major Subdivision, Final Plan/ Site Plan Review – Jeffrey J & Travis Fearon requests review of Areys Corner Subdivision, a 9.1 acre, two-lot, 12 dwelling unit, cluster subdivision by construction of five two-family dwellings and a two-lot division to divide the existing two - family residence from the new development located at 166 Kennebec Road in a Residential B District (Tax Map 39, Lot 23) – Public Hearing
  - B. Zoning Ordinance Text Amendment - Town of Hampden requests to amend 5.3.1.8 regarding the Building Permits section of the Ordinance to clarify at what stage of completion of subdivision construction the Code Enforcement Officer may issue a building permit and to amend 5.3.1.9 to clarify that no building permit may be issued until either a subsurface wastewater disposal permit or a sewer hook-on permit has been secured by the applicant. – Public Hearing
3. STAFF REPORT
4. BOARD MEMBER CONCERNS
5. ADJOURNMENT

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Wednesday, May 14, 7:00 P. M.  
AGENDA**

1. APPROVAL OF MINUTES (April 16, 2008 Agenda)
2. OLD BUSINESS
  - A. Major Subdivision, Preliminary Plan - Penobscot Indian Nation requests review of a 24 acre parcel with 80 dwelling units (20 four-unit buildings located on the west side of Mayo Road (on land situated behind 155 through 191 Mayo Road) in a Residential B District (Tax Map 30, Lot 27) – Public Hearing Continued
3. NEW BUSINESS
  - A. Site Plan Revision - Vaughn Thibodeau and Sons requests of the previously approved plan for a quarry to revise the drainage design in order that the quarry drain externally. The site is located at 1 Ammo Park in an Industrial 2 District (Map 10, Lot 61). – Public Hearing
4. STAFF REPORT
5. BOARD MEMBER CONCERNS
6. ADJOURNMENT

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Wednesday, June 11, 2008, 7:00 P. M.  
AGENDA**

1. APPROVAL OF MINUTES (May 14, 2008 Agenda)
2. NEW BUSINESS
  - A. Site Plan/Conditional Use – Jeremy Williams requests review of a Customary Rural Business Use (wood shop) 24 in an existing 2000 sq. ft. building located at 1334 Carmel Road North in a Rural District (Tax Map 4, Lot 6-D) – Public Hearing
  - B. Site Plan/Conditional Use – Lynn Hughes requests review of timber harvesting activities in a Resource Protection District (shoreland zone) located at 81 Papermill Road (Tax Map 4, Lot 16-61) – Public Hearing
3. STAFF REPORT
4. BOARD MEMBER CONCERNS
5. ADJOURNMENT

**TOWN OF HAMPDEN  
JOINT PLANNING BOARD  
&  
TOWN COUNCIL CHARTER AND ORDINANCE COMMITTEE MEETING**

**Wednesday, July 23, 2008, 7:00 P. M.**

**AGENDA**

**1. NEW BUSINESS**

- A. Zoning Ordinance Text Amendment – Town of Hampden requests review of an amendment to the Article 3.8 Residential B District to permit building heights up to 60 feet for institutional buildings with additional setbacks.

**2. ADJOURNMENT**

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Wednesday, August 13, 2008, 7:00 P. M.  
AGENDA**

- 1. APPROVAL OF MINUTES** (June 11, 2008 and July 23, 2008 Agendas)
- 2. OLD BUSINESS**
  - A.** Major Subdivision, Preliminary Plan – Penobscot Indian Nation requests review of a 24 acre parcel with construction of 80 dwelling units (20 four-unit buildings located on the west side of Mayo Road (on land situated behind 155 through 191 Mayo Road) in a Residential B District (Tax Map 30, Lot 27) – Public Hearing (Continued)
- 3. NEW BUSINESS**
  - A.** Minor Subdivision Plan – Adam Piccirillo requests review to amend the Fowler Road Estates Subdivision by splitting lot 83F, a 7 acre lot into two house lots. The subdivision is located on the north side of Fowler Road, approximately 1,500 feet from Shaw Hill Road in a Rural District (Tax Map 7, Lot 83F). – Public Hearing
  - B.** Site Plan Review - KJK Wireless for New Cingular Wireless PCS, LLC requests review of a microcell wireless telecommunications facility. The project consists of 6 ft. tall antennae on the top of the Ballfield Road water tower and a utility hut located at the base of the tower. The project is located at 99 Ballfield Road in a Residential A District (Tax Map 10, Lot 4). – Public Hearing
  - C.** Site Plan Review - Vaughn Thibodeau & Sons requests for an amendment of their approved quarry plan to provide external drainage of the pit. The project consists of pumping water from the pit to several stone berm level spreaders and associated stormwater buffers located on the north side of the site. The proposed drainage project is considered an accessory use or structure and is not an expansion of the primary use. The project is located at 1 Ammo Park Drive in an Industrial 2 District (Tax Map 10, Lot 61). – Public Hearing
  - D.** Site Plan/Conditional Use - St. Gabriel – St. Matthews Church requests review of a proposed 49 space expansion of their parking lot and a modest relocation of their driveway entrance to match up with the supermarket across the street. The project is located at 70 Western Avenue in a Residential A District (Tax Map 30, Lot 14&15). – Public Hearing
  - E.** Subdivision Sketch Plan – Linda Williams requests review of a 36.7 acre lot with 14 two-family buildings (28 dwelling units) and associated road and driveways. The subdivision is located on the south side of Kennebec Road, approximately 2,000 feet east of Monroe Road in a Rural District and Shoreland Area (Tax Map 5, Lot 81).
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Wednesday, September 10, 2008, 7:00 P. M.  
AGENDA**

- 1. APPROVAL OF MINUTES** (July 23, 2008 and August 13, 2008 Agendas)
- 2. OLD BUSINESS**
  - A.** Site Plan Review - Vaughn Thibodeau & Sons requests for an amendment of their approved quarry plan to provide external drainage of the pit. The project consists of pumping water from the pit to several stone berm level spreaders and associated stormwater buffers located on the north side of the site. The proposed drainage project is considered an accessory use or structure and is not an expansion of the primary use. The project is located at 1 Ammo Park Drive in an Industrial 2 District (Tax Map 10, Lot 61). – Public Hearing Tabled
- 3. NEW BUSINESS**
  - A.** Site Plan Review - Nathan and Gretchen Fennelly requests of a commercial greenhouse located at 296 Main Road South in a Rural District (Tax Map 3, Lot 22) - Public Hearing
  - B.** Major Subdivision Preliminary and Final Plan Review - S.E. MacMillan Co., Inc. requests to amend the previously approved the five-lot, single-family Riverview Subdivision proposing adjustments to the drainage and lot lines to address as-built discrepancies with the previously approved plan. The project is located at 571 Main Road South in a Rural and Resource Protection District (Tax Map 3, Lots 58 to 58-5). – Public Hearing
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Wednesday, October 8, 2008, 7:00 P. M.  
AGENDA**

- 1. APPROVAL OF MINUTES** (August 13, 2008 and September 10, 2008 Agendas)
- 2. OLD BUSINESS**
  - A.** Major Subdivision Preliminary and Final Plan Review - S.E. MacMillan Co., Inc. requests to amend the previously approved the five-lot, single-family Riverview Subdivision proposing adjustments to the drainage and lot lines to address as-built discrepancies with the previously approved plan. The project is located at 571 Main Road South in a Rural and Resource Protection District (Tax Map 3, Lots 58 to 58-5). – Continued
- 3. NEW BUSINESS**
  - A.** Conditional Use/Site Plan Review - HAMPRA, LLC requests approval for construction of a 14,700 sq. ft. retail pharmacy with a drive-thru window located at 65 Western Avenue in a Business B District (Tax Map 31, Lots 1 & 1-A) – Public Hearing
  - B.** Site Plan Review - Garry Gilpatrick requests approval for construction of a 9,600 sq. ft. funeral home located at 330 Coldbrook Road in an Interchange District (Tax Map 9, Lot 35-A) – Public Hearing
- 4. STAFF REPORT**
- 5. BOARD MEMBER CONCERNS**
- 6. ADJOURNMENT**

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Wednesday, November 12, 2008, 7:00 P. M.**

**AGENDA**

- 1. APPROVAL OF MINUTES (October 8, 2008 Agenda)**
- 2. OLD BUSINESS**
  - A. Conditional Use/Site Plan Review - HAMPRA, LLC requests approval for construction of a 14,700 sq. ft. retail pharmacy with a drive-thru window located at 65 Western Avenue in a Business B District (Tax Map 31, Lots 1 & 1-A) – Previously Continued**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**

**TOWN OF HAMPDEN  
PLANNING BOARD**

**Wednesday, December 10, 2008, 7:00 P. M.  
AGENDA**

- 1. APPROVAL OF MINUTES (November 12, 2008 Agenda)**
- 2. NEW BUSINESS**
  - A. Site Plan Review - Penobscot Temperature Controls requests approval for construction of a 2,800 sq. ft. building for service business use located at Nadine's Way, Lot 4 of the Mecaw Road Business Park in a Commercial Service District (Tax Map 10, Lot 49-C) – Public Hearing**
  - B. Home Occupation Permit - Jonathan Field requests approval for swimming pool and hot tub sales within an existing portion of their residence located at 480 Western Avenue in a Rural District (Tax Map 8, Lot 32) – Public Hearing**
  - C. Discussion Item - New State Shoreland Zoning Law – Public Information Discussion of What is New and How it Will Change the Current Hampden Shoreland Zoning Rules**
- 3. STAFF REPORT**
- 4. BOARD MEMBER CONCERNS**
- 5. ADJOURNMENT**