

**TOWN OF HAMPDEN
PLANNING BOARD
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Wednesday, September 10, 2014 at the Hampden Municipal Building Council Chambers by Chairman Peter Weatherbee.

Attendance: Planning Board Chairman Peter Weatherbee and Members James Davitt, Kelley Wiltbank and Mort Syversen.

Also in attendance: Town Planner Robert Osborne and applicants for tonight's meeting.

1. APPROVAL OF MINUTES (August 13, 2014)

Member Davitt made a motion to approve the minutes as written this motion was seconded by Member Syversen. The Board voted unanimously to approve the minutes as written.

2. NEW BUSINESS

A. Preliminary and Final Subdivision Plan Revision Approval – Sargent Corporation requests review of amendments to the Subdivision Plan and Master Plan for the Hampden Business and Commerce Park. The site is located at the intersection of Route 202 and Carey Circle in an Industrial Park District. Tax Map 10-B, Lots 17 through 44. – Public Hearing

Chairman Weatherbee explain the procedures to the public hearing, asking for applicants to state their name and address for the record, then proponents, opponents, and anyone wishing to make general comments or that have questions.

Chairman Weatherbee opened the public hearing.

Chip Laite, of Sargent Corporation spoke about the proposed application. Mr. Laite stated that he is here with Herb Sargent and Sean Thies, PE of CES. They are here to night requesting approval of changes to the master plan and subdivision plan of the Hampden Business and Commerce Park. Mr. Laite stated they have been working with one re-phasing the lots and re-configuring the lot in the back of the Park, as well as eliminating a stream crossing. They have been working on the project with their engineers at CES. Sargent Corp has received approval from DEP on Site Location of Development Act permit.

Chip Laite discussed the changes being made to the plan.

Chairman Weatherbee closed the public hearing, as there were no other comments or questions from the public. Chairman Weatherbee asked to hear from the Town Planner.

Bob Osborne, the Town Planner stated that the application is complete. The primary change is in the two cul-de-sacs area of lots 26, 28 and 32 (west phase) and lots 33, 34 and 35 (east phase) of the subdivision. The new cul-de-sac designs are shown in plan and profile as well as in the final plan design in the packet. The cul-de-sac design and new lot layouts are acceptable under the subdivision and zoning standards. The other primary change is to the sewer design. The original design had a cross country sewer line that extended (generally) from lot 16 to lot 24 because most of lot 24 is at a lower grade than the street. The proposal would continue that sewer line to lot 28 and 26 and then into the street. The size of the proposed sewer in the east phase has been reduced to 8 inch at the suggestion of the Town to improve its scouring efficiency.

The proposed change is acceptable to the Public Works Director.

The phasing for construction of the subdivision is altered from the original design. Applicant proposes to construct the plan with an east phase and a west phase rather than constructing the remainder of the subdivision as “phase 2”. The town has received a letter from Sean Thies, PE stating that each phase can stand on its own and neither phase requires any portion of the other to be developed before it moves forward.

Applicant has provided a final plan that shows the revised lotting and the revised phasing of the subdivision. The final subdivision plan also serves as the document containing the revision to the subdivision master plan because those are the sole changes to the master plan. Applicant proposes improvement guarantee in a form and amount satisfactory the Town Manager.

Everyone that needed to look at the plan has done so. The Water District and the Town Sewer are both adequate and the plan details are satisfactory.

Staff recommends approval of preliminary and final subdivision plan amendments.

Member Davitt made a motion that the application is complete and meets the requirements for Preliminary Subdivision Plan approval under Article 3.31, this was seconded by Member Syversen. The vote was four in favor and none against the motion to approve the application.

Member Wiltbank made a motion that the application meets the requirements for for Final Subdivision Plan approval under Article 3.32, this motion was seconded by Member Davitt. The vote was four in favor and none against the motion to approve the application.

Chairman Weatherbee asked that the Staff memo to be made part of the record.

B. Zoning Ordinance Text Amendment – Town of Hampden requests review of amendments to Article 4.6.5 Rural Cluster Housing Open Space to consider an exception to the requirement of open space for minor subdivisions - Public Hearing

Chairman Weatherbee once again asked to hear from the Town Planner of this item.

Bob Osborne stated that a few months prior the planning board was asked to review an amendment to the subdivision ordinance to allow minor subdivisions to be exempted from the open space requirement. This is a similar amendment for the rural cluster housing standards of the Zoning Ordinance. The Council has sent this to the Planning Board for public hearing and recommendation. The Planning Board's Ordinance Committee met on this with the recommendation to return this item to the Planning Board with an "Ought-to- Pass" recommendation to the full Board.

Chairman Weatherbee closed the public hearing.

Member Davitt made a motion to send the application to the Town Council with an "Ought-to-Pass" recommendation, this was seconded by Member Wiltbank. The vote was four in favor and none against the recommendation.

3. STAFF REPORT

4. BOARD MEMBER CONCERNS

There were no Board Member comments.

5. ADJOURNMENT

Meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Michael Avery,
Planning Board Secretary