

**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 11, 2013 at the Hampden Municipal Building Council Chambers by Acting Chairman Michael Avery.

Attendance: Planning Board Acting Chairman Michael Avery, Members Mort Syversen, Eugene Weldon, Peter Frazier and Associate Member Jim Davitt.

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

1. APPROVAL OF MINUTES (July 10, 2013)

Postponed

2. NEW BUSINESS

- A. Andrew Kneser requests Site Plan/Conditional Use approval of a Day Care Facility at their residence located at 591 Meadow Road in a Rural District. Day Care Facility is for the care of up to 12 children. (Please be advised that the Planning Board will consider this item under Zoning Ordinance Article 3.9 Rural District and Article 4.1 Site Plan Review, Article 4.2 Conditional Uses and Article 4.19 Day Care Provisions). Tax Map 4, Lot 19-10 – Public Hearing**

Acting Chairman Avery stated that this is Public hearing. One item on tonight's agenda is a Day Care Facility.

Acting Chairman Avery opened the public hearing.

Andrew Kneser spoke about the proposed Day Care Facility in their home at 591 Meadow Road. It will be a before and after school facility with up to 12 children five years of age up to 12 years of age. They would be open during the school year only and snow days and in-service days (off summers).

Acting Chairman Avery closed the public hearing as no one else wished to speak and asked for staff comments.

Town Planner, Bob Osborne spoke about the proposal. Mr. Kneser plans to operate a day care facility out of their home, which sits on 7.9 acres, with a long driveway that is nice and wide for vehicle traffic. The number of proposed parking spaces that are provided is adequate. Included in the Planning Board packet is a letter from Public Safety there are no known issues in the neighborhood. There will be a small fenced in play area in back of the house.

The item has been noticed and advertised.

Member Weldon asked about the sign. Mr. Osborne stated that the sign will be on the mailbox.

The fenced in area was discussed. The Stated/DHHS did not require a fenced in area, but the Town Ordinance does require a fence.

Board Members discussed the fence.

Mr. Kneser asked what kind of fencing is required.

There are no specifications in the ordinance on the fencing material.

The minimum set back is 25 feet from property line.

Member Weldon made a motion that the application appears complete and the Planning Board accepts the application. This motion was seconded by Member Frazier the vote was four in favor and one against. Member Syversen vote against the motion.

Member Weldon made a motion to approve the site plan which was seconded by Member Frazier. The vote was four in favor and one against. Member Syversen voted no.

The Planning Board Member Weldon made a motion to accept conditional use then motion was seconded by Member Davitt with a vote of five in favor and none against the motion to approve. . Planning Board asked for additional information on play area and fencing.

Town Planner's memo is to be made part of the record.

3. STAFF REPORT

Bob Osborne has nothing to report.

4. BOARD MEMBER CONCERNS

No Board Member concerns.

5. ADJOURNMENT

Meeting was adjourned at 7:40 p.m.