

**TOWN OF HAMPDEN  
PLANNING BOARD  
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Wednesday, October 9, 2013 at the Hampden Municipal Building Council Chambers by Acting Chairman Michael Avery.

Attendance: Planning Board Acting Chairman Michael Avery, Members Eugene Weldon, Andrew Nelson, Kelley Wiltbank and Associate Member Jim Davitt.

Also in attendance: Town Planner Robert Osborne.

**1. APPROVAL OF MINUTES (July 10, 2013 and September 11, 2013)**

Minutes were approved by a show of hands July 10<sup>th</sup> was five to none in favor, and September 11 minutes was four in favor none against with Member Wiltbank not voting due to not being in attendance in September's meeting.

**2. NEW BUSINESS**

**A. Zoning Ordinance Map Amendment – Town of Hampden requests amendment to the Zoning Ordinance Map to change a 0.26 acre area from Residential B to Village Commercial II District located at 115 Main Road South (Tax Map 44, Lots 81 and 82) - Public Hearing and Recommendation to Town Council**

Acting Chairman Avery stated that this is Public hearing. Acting Chairman Avery opened the public hearing.

Chip Swan spoke in favor of the application stating that the location was once a Texaco Gas Station, a Beauty Parlor and a General Store throughout the 60's 70's and 80's. Mr. Swan stated that he would like to sell the property which was listed in February with a lot of commercial interest. Changing the zoning to Village Commercial II District would allow him the chance to sell it.

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

Bob Osborne the Town Planner stated that this is two parcels that are approximately .25 of an acre in total land area. The old house was demolished about 7 year ago. The front parcel with the garage was used for automotive services for much of the 20<sup>th</sup> century. The second parcel in the rear would allow for parking.

Member Weldon asked about the minimum lot size and whether this parcel was service by public water and sewer.

Mr. Osborne stated that the parcel has public water and sewer and the VCII District requires 12,500 sq. ft. minimum lot area.

Acting Chairman Avery asked about the combination of the two lots.

Member Weldon made a motion to recommend a “ought to pass” to Council on the zone change. This motion was seconded by Member Davitt. The vote was five in favor and none against the motion.

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

**3. STAFF REPORT**

Bob Osborne has nothing to report but noted that several items were on the next agenda.

**4. BOARD MEMBER CONCERNS**

No Board Member concerns

**5. ADJOURNMENT**

Meeting was adjourned at 7:40 p.m.

Respectfully Submitted

Michael Avery, Secretary