

**TOWN OF HAMPDEN
PLANNING BOARD
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Thursday, December 14, 2011, at the Hampden Municipal Building by Chairman Peter Weatherbee.

Attendance: Planning Board Chairman Peter Weatherbee, Members Andrew Nelson, Peter Frazier, Morton Syversen, Michael Avery, Thomas Blais and Associate Member Kelley Wiltbank.

Also in attendance: Town Planner Robert Osborne, Rosemary Bezanson recording secretary and applicants for tonight's meeting.

1. APPROVAL OF MINUTES (November 9, 2011)

Member Avery made a motion to approve the minutes as written. This motion was seconded by Member Nelson. The vote was unanimous.

2. NEW BUSINESS

- A. Final Subdivision Plan – Billington, LLC requests approval to construct a Single-family, Residential A District Cluster Development, Major Subdivision with approximately 2,100 feet of new public street, sewer, water and storm drains. The proposed 32-lot, 25.8 acre development is located on Main Road North just north of Daisey Lane. Public Hearing.**

Chairman Weatherbee asked if this item was set for a public hearing, Mr. Osborne stated that the item was advertised and notices were posted and land abutters notices were send out. Chairman Weatherbee stated the public hearing is open asking for proponents wishing to speak then opponents, then anyone with questions or comments.

Jim Kiser, PE representing Billington, LLC spoke about the proposed 32 lot subdivision. Mr. Kiser stated that the conservation easement and the open space has been approved by the Town Council. The Hampden Water District has signed off on the water with a connection to Daisey Lane. Mr. Kiser would answer any questions the Board has.

Wayde Leighton of 20 Charles Street has some concerns of the open space or pocket parks – the financial burden of maintaining these pocket parks. They can't be mowed by private citizens, they become hay fields, and look terrible in the neighborhoods. How are these open spaces or pocket parks going to be maintained?

Anne Stevens of 20 Daisey Lane, she stated that the water flow can't (must not) get any worse. The water in the back yards and drainage is very bad. What are they going to do about this issue?

Jim Kiser addressed the concerns of maintaining the open space. He stated that the open space is to be left in a natural wooded state. With tree growth and placement of some trails.

Mr. Kiser indicated that the water flow and drainage problem in the back of Daisey Lane should see some improvement with this development.

Jim Kiser met with the owners of 20 Daisey Lane to discuss their concerns of the water coming off this development onto their property. He stated that he thinks there will be a lot less water draining in the Daisey Lane area.

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

Mr. Osborne spoke about the proposal. The cluster subdivision meets the standard governing cluster lots. The lots are 12,000 sq. ft. to 30,000 sq. ft. lots with the average size being around 14,000 sq. ft. The proposed street set back is 25 feet, not 15 feet. (as indicated on the recording plan). The Developer has no proposed covenants. The proposed street is off of Main Road North (1A) across the street from Sunrise Lane Dancehall Subdivision. The Board agreed to the waiver at preliminary for the off-set between Sunrise Lane and the proposed Chickadee Lane. A cross connection between Daisey Lane and the proposed subdivision was explored at preliminary plan and according to Tom Russell the Town would not have legal standing to construct a street through a subdivision open space such as the ones along Daisey Lane. The area would also have wetlands that would be impacted if a street were to be constructed.

Mr. Osborne indicated that the proposed street width is a 24 feet wide traveled way and that the proposed cul-de-sac will be paved throughout. The stormwater design is unique to this area which has existing issues for the Daisey Lane area and the general scheme is for the road and catch basins proposed as well as the grading plan to convey stormwater to the rear of the site development back toward Route 202. The plan was reviewed by the Town's engineering firm and the comments are in the packet. The post development run-off water will be away from the neighboring properties.

Mr. Osborne indicated that the Town Council approved the acceptance of the conservation easement as well as the open space land. (The actual acceptance would occur with the acceptance of the street). Extension of the water service is to loop with Daisey Lane will be facilitated by the Water District. Applicant will establish a cash escrow Improvement guarantee in the amount of \$564,000.00, the full cost of the public improvements. The remainder of the final plan \$46,400 fee needs to be paid (\$10,000 of the final plan fee was paid August 31, 2011).

Mr. Osborne indicated that staff recommends approval of the final plan with some conditions

Conditions of Approval:

- Application and approval for a Post Construction Stormwater Management Plan.
- Establishment of the Cash Escrow Improvement guarantee in the amount of \$564,000
- Full payment of the final plan fee of the remaining \$46,400.
- Two drainage manholes are numbered the same.
- Open space easement for the water line clarifications
- Construction details on the outfall pipe.
- Water easement on lot 24 dimensions.
- Dimension on sewer easement

Member Avery has some questions about the stormwater runoff.

10 year standard storm event, have been approved.

Chairman Weatherbee indicated that Mr. Osborne's staff memo was to be made part of the record.

Member Avery made a motion to approve the 32 lot cluster subdivision with the conditions as stated by the Town Planner: This motion was seconded by Member Blais. The vote was seven in favor and none against.

B. Zoning Ordinance Text Amendment – Town of Hampden requests amendment to Article 3.6.2 Interchange District Permitted Uses by adding any retail or service business and Amend Article 3.6.3 Conditional Uses by adding over 5,000 sq. ft. of outdoor display or storage – Public Hearing.

Chairman Weatherbee opened the public hearing and asked for comments. No one from the public wished to speak on the item. Chairman Weatherbee asked for staff comments. Mr. Osborne stated that the zoning map reflects that the northerly portion of Coldbrook Road corridor is in the Interchange District from the Hermon Line to the former soccer dome site. The proposed language to the district would allow any retail or service business as permitted uses and outdoor display and storage in excess of 5,000 sq. ft. as a conditional use. This amendment was from the Council Planning and Development Committee and was referred to the Board for public hearing and comment.

Chairman Weatherbee closed the public hearing and indicated that the Staff memorandum become part of the public record.

Chairman Weatherbee encouraged discussion or a motion.

Member Avery made a motion to pass the text amendment to Town Council with an "Ought to Pass" recommendation. This motion was seconded by Member Syversen. The vote was seven in favor and none against.

3. STAFF REPORT

Mr. Osborne stated that the comp plan has been finalized, and will be coming to the Planning Board. The State will get the revisions.

4. BOARD MEMBERS CONCERNS

Member Wiltbank asked about the traffic flow problems with Rt. 202 and Western Avenue, they seem to have gotten worse.

5. ADJOURNMENT

The Planning Board meeting adjourned at 8:30 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Michael Avery". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Michael Avery, Secretary