

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, December 12, 2001, 7:00 P. M.

AGENDA

- 1. MINUTES of the 11-14-01 Planning Board Meeting -**
- 2. COMMITTEE REPORTS**
- 3. NEW BUSINESS**
 - A. Marion R. Syverson, 70 Main Road South, Hampden, request for a Home Occupation, Site Plan and Conditional Use review to establish an office for investment and insurance sales in a Residence B District - Public Hearing.
 - B. Jeff and Trudy Bacon, dba NAPA Auto Parts, 23 Main Road North, Hampden request for Site Plan Revision to add a 100 sq. ft. loading bay and a rearrangement of parking and loading in a Village Commercial II District - Public Hearing.
 - C. Town of Hampden (106 Western Ave., Hampden) request for a Subdivision Ordinance text amendment revise Article 332.1 to require the completion of public improvements prior to the sale of lots - Public Hearing.

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, November 14, 2001, 7:00 P. M.

AGENDA

1. **MINUTES of the 10-10-01 Planning Board Meeting**
2. **COMMITTEE REPORTS**
3. **OLD BUSINESS**
 - A. (Continued) Pine Tree Landfill (formerly known as Sawyer Environmental Recovery Facilities) - Site Plan revision of the landfill. (Applicant proposes to revise Phase VIII-C of the Secure III Landfill. This phase will provide approximately 1.85 million cubic yards of disposal capacity. Anticipated wastes to be disposed of include municipal waste incinerator residuals, which include ash, front-end process residue (FEPR), and non-processibles, along with construction and demolition debris, sewage treatment plant sludge and other wastes as permitted for disposal by the MDEP). The site is located at 358 Emerson Mill Road in an Industrial District. - Public Hearing
4. **NEW BUSINESS**
 - A. Richard Wescott (510 Westwood Drive, Hermon, ME 04401) request for Minor Subdivision Plan and Site Plan review for a four-unit townhouse located at 121 Canaan Road in a Rural District. The Board will consider the application under Article 340 of the Hampden Subdivision Ordinance and Article 4.1 of the Hampden Zoning Ordinance - Public Hearing.
 - B. Town of Hampden (106 Western Ave., Hampden) request for a Zoning Ordinance text amendment to remove two-family, three-family and four-family dwellings from the permitted uses of the Rural District: Article 3.9.2. - Public Hearing.

Russell
Childs
Calzad
Thomas
Paine
Ingan
Holt
Thibault
Osborne

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, October 10, 2001, 7:00 P. M.

AGENDA

1. **MINUTES (08-29-01 and 09-12-01).**
2. **COMMITTEE REPORTS**
3. **OLD BUSINESS**
 - A. (Continued) Pine Tree Landfill (formerly known as Sawyer Environmental Recovery Facilities) - Site Plan revision of the landfill. (Applicant proposes to revise Phase VIII-C of the Secure III Landfill. This phase will provide approximately 1.85 million cubic yards of disposal capacity. Anticipated wastes to be disposed of include municipal waste incinerator residuals, which include ash, front-end process residue (FEPR), and non-processibles, along with construction and demolition debris, sewage treatment plant sludge and other wastes as permitted for disposal by the MDEP). The site is located at 358 Emerson Mill Road in an Industrial District. - Public Hearing
4. **NEW BUSINESS**
 - A. Harry and Stephanie Rancourt (363 Sawyer Road) request Final Subdivision Plan review for a six lot residential subdivision located at the corner of Western Avenue and Shaw Hill Road in a Rural District. The Board will consider the application under Article 332 of the Hampden Subdivision Ordinance.
 - B. David L. French (27 West 734 Parkview, Warrenton, IL 60555) requests Final Subdivision plan revision to the K-L-T Realty Trust Subdivision by splitting lot 8 located at 601 Meadow Road in a Rural District into two lots. The Board will consider the application under Article 332 of the Hampden Subdivision Ordinance.
 - C. Darryl and Linda Sproul (321A Papermill Road, Hampden, ME 04444) request Subdivision Sketch Plan review for a three unit townhouse located at 321 Papermill Road in a Rural District.

TOWN OF HAMPDEN
PLANNING BOARD
PUBLIC NOTICE

Please be advised that the Hampden Planning Board will conduct public hearings starting at 7:00 P.M. on Wednesday, September 12, 2001, in the Hampden Municipal Building, 106 Western Avenue, to hear the following items:

1. Pine Tree Landfill (formerly known as Sawyer Environmental Recovery Facilities) request to revise the Site Plan of the landfill. Applicant proposes to revise Phase VIII-C of the Secure III L. This phase will provide approximately 1.85 million cubic yards of disposal capacity. Anticipated wastes to be disposed of include municipal waste incinerator residuals, which include ash, front-end process residue (FEPR), and non-processibles, along with construction and demolition debris, sewage treatment plant sludge and other wastes as permitted for disposal by the MDEP. The site is located at 358 Emerson Mill Road in an Industrial District. Please take note that the Hampden Planning Board will consider the application under Article 4.1 of the Hampden Zoning Ordinance.

2. Richard Wescott (510 Westwood Drive, Hermon, ME 04401) request for Minor Subdivision Plan and Site Plan review for a four-unit townhouse located at 121 Cannan Road in a Rural District. The Board will consider the application under Article 340 of the Hampden Subdivision Ordinance and Article 4.1 of the Hampden Zoning Ordinance.

September 1, 2001

**TOWN OF HAMPDEN
PLANNING BOARD**

Wednesday, September 12, 2001, 7:00 P. M.

AGENDA

1. **MINUTES (08-29-01) (Not available at this time).**
2. **COMMITTEE REPORTS**
3. **NEW BUSINESS**
 - A. Pine Tree Landfill (formerly known as Sawyer Environmental Recovery Facilities) - Site Plan revision of the landfill. (Applicant proposes to revise Phase VIII-C of the Secure III Landfill. This phase will provide approximately 1.85 million cubic yards of disposal capacity. Anticipated wastes to be disposed of include municipal waste incinerator residuals, which include ash, front-end process residue (FEPR), and non-processibles, along with construction and demolition debris, sewage treatment plant sludge and other wastes as permitted for disposal by the MDEP). The site is located at 358 Emerson Mill Road in an Industrial District. - Public Hearing
4. **OLD BUSINESS**
 - A. Town of Hampden (106 Western Ave., Hampden) request for a Zoning Ordinance text amendment to add regulations pertaining to wireless telecommunications facilities (cellular telephone tower) to the following Articles: 3.1, 3.2, 3.5, 3.6, 3.9, 3.12, 4.4.2, 4.22, and 7.2. Tower Amendment

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, August 29, 2001, 7:00 P. M.

AGENDA

1. **MINUTES (07-25-01)**
2. **COMMITTEE REPORTS**
3. **NEW BUSINESS**
 - A. Webber Oil Co. (700 Main St., Bangor, ME) - Site Plan Revision of the previously approved industrial facility located on 133 Godsoe Rd., Bangor (the rear portion is in Hampden) in an Industrial District - Public Hearing
 - B. Thomas L. Sawyer (17 Old Trail Road, Hermon, ME) - Site Plan Review for a 1,472 sq. ft. Service Business and two apartments in an existing structure located at 109 Main Road South in a Village Commercial II District - Public Hearing
 - C. Tracey Frost - Site Plan Review for 1,750 sq. ft. of office and service business in an existing structure located at 17 Western Avenue in a Village Commercial District - Public Hearing
 - D. Bangor Hydro-Electric (P.O. Box 932, Bangor, ME 04402-0932) - Site Plan Revision for the previously approved operations center (Phase 1, warehouse and yard facilities) located on Lot B, Penobscot Meadows Drive in an Industrial Park District - Public Hearing.
 - E. Timothy Neil Smith (947 Brewer Lake Road, Orrington, ME 04474) - Site Plan re-approval for the previously approved 1,143 sq. ft. retail building located at 798 Main Road North in a Business District - Public Hearing.
 - F. Harry and Stephanie Rancourt (363 Sawyer Road) - Preliminary Subdivision Plan review for a six lot residential subdivision located at the corner of Western Avenue and Shaw Hill Road in a Rural District - Public Hearing
 - G. United Sports, LLC (111 Canaan Road) - Site Plan review for construction of a 42,500 sq. ft. indoor sports arena (soccer) and associated 94 space parking lot located at 330 Coldbrook Road in an Interchange District - Public Hearing

- H. Hughes Brothers, Inc. (719 Main Road North) request Final Subdivision Plan revision to merge two lots in a residential subdivision located at 373 Western Avenue (Hughes Boulevard) in a Rural District.

4. OLD BUSINESS

- A. Town of Hampden (106 Western Ave., Hampden) request for a Zoning Ordinance text amendment to add regulations pertaining to wireless telecommunications facilities (cellular telephone tower) to the following Articles: 3.9.2, 4.4.2, 4.22, and 7.2. Tower Amendment

5. PLANNING BOARD CORRESPONDENCE AND DISCUSSION

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, July 25, 2001, 7:00 P. M.

AGENDA

1. **MINUTES (06-13-00)**

2. **COMMITTEE REPORTS**

3. **NEW BUSINESS**

- A. Larkin Enterprises, (572 Odlin Road, Bangor) request for Site Plan Review for a 9,600 sq. ft. office building and a 3,600 sq. ft. storage building located at Ammo Industrial Park in an Industrial II District. - Public Hearing.
- B. Calista Gilberti request for Conditional Use and Site Plan Review for a home occupation use (antique shop) located at 4 Main Road South in a Residential B District. -Public Hearing.
- C. Town of Hampden (106 Western Ave.) Request for Final Subdivision Plan Review for a 132 acre, 37 lot subdivision located on the north side of Route 202 near Mecaw Road in an Industrial Park District.
- D. Town of Hampden and David Theriault (P.O. Box 173, Hampden) request for a Zoning Map Amendment to change tax map 36, lot 46 and 47 from Residential A District to Village Commercial II District. - Public Hearing.
- E. Richard Wescott- 510 Westwood Dr. Hermon - Request for Subdivision Sketch Plan located on 121 Canaan Rd, Map 8 lot 7C - in a Rural District.

4. **OLD BUSINESS**

Tower Amendment

5. **PLANNING BOARD CORRESPONDENCE AND DISCUSSION**

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, June 13, 2001, 7:00 P.M.

AGENDA

- 1 APPROVAL OF MINUTES (3-14-01, 3-28-01, 4-11-01, 5-9-01 and 5-30-01)**
- 2. COMMITTEE REPORTS**
- 3. NEW BUSINESS**
 - A. Hampden Water District - Conditional Use and Site Plan Review - Public Hearing - Buildings Necessary for Essential Services Use (one-story, 320 sq. ft. utility building for water re-chlorination) - 101 Kennebec Road in a Rural District.
 - B. Pine Tree Landfill - Site Plan Revision - Public Hearing - Construct two landscaped earthen berms to screen the easterly side of the landfill - 358 Emerson Mill Road in an Industrial District.
 - C. Harry and Stephanie Rancourt - Subdivision Sketch Plan - 6 lot subdivision - Shaw Hill Road (near Western Avenue) in a Rural District.
- 4. PLANNING BOARD CORRESPONDENCE AND DISCUSSION**
 - A. Discussion of appropriate zoning and siting of Cellular Towers.

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, May 9, 2001, 7:00 P.M.

AGENDA

- 1 APPROVAL OF MINUTES (3-14-01)**
- 2. COMMITTEE REPORTS**
- 3. NEW BUSINESS**
 - A. Conditional Use and Site Plan Review - Hampden Water District.- Buildings Necessary for Essential Services Use (one-story, 768 sq. ft. addition to Water District office and control system) - 140 Main Road North in a Residential A District.
 - B. Maine Ground Developers request for Site Plan Review for an industrial use (11,700 sq. ft. truck terminal) located at Ammo Industrial Park (off Odlin Road) in an Industrial 2 District.
 - C. Kevin O'Connell request for Conditional Use and Site Plan Review for a home occupation use (reproduction furniture workshop) located at 35 Emerson Mill Road in a Rural District.
- 4. PLANNING BOARD CORRESPONDENCE AND DISCUSSION**

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, April 11, 2001, 7:00 P.M.

AGENDA

- 1 APPROVAL OF MINUTES (3-14-01)
- 2 COMMITTEE REPORTS
- 3 OLD BUSINESS
 - A. Conditional Use and Site Plan Review - (Continued) - Tower Ventures, Inc.- Essential Services Use (200 foot tall tower and accessory structures) - 691 Western Avenue in a Rural District.
 - B. Zoning Map Amendment - (Continued) - H.O. Bouchard - East Side of Coldbrook Road - Interchange District to Rural District - Sections 1.5.2 and 1.5.3 of the Hampden Zoning Ordinance
 - C. Zoning Text Amendment - Town of Hampden - Rural District - Sections 3.5, 7.1 and Essential Service Section 4.18 of the Hampden Zoning Ordinance
- 4 NEW BUSINESS
 - A. Conditional Use and Site Plan Review - Public Hearing - Coffee Hill LLC - Warehouse/Distribution Use (50,400 sq. ft., structure over 35 feet in height) - Lot E. Penobscot Meadow Drive in a Industrial Park District.
 - B. Conditional Use and Site Plan Review - Public Hearing - Town of Hampden - Community Facility Use (a two story, 11,700 square foot addition to the municipal building) - 106 Western Avenue in a Residential B District.
 - C. Subdivision Sketch Plan Review - Town of Hampden - 37 lots - Route 202 - Industrial Park District
- 5 PLANNING BOARD CORRESPONDENCE AND DISCUSSION

Legal Notices

TOWN OF HAMPDEN PLANNING BOARD PUBLIC NOTICE

Please be advised that the Hampden Planning Board will conduct a public hearing at 7:00 P.M. on Wednesday, April 11, 2001, in the Hampden Municipal Building, 106 Western Avenue, to hear the following requests:

Town of Hampden request for Conditional Use and Site Plan Review for a two story, 11,700 square foot addition to the municipal building for fire department and municipal uses as a community facility use located at 106 Avenue in a Residential B District. Please take note that the Hampden Planning Board will consider the application under Article 4.1 and 4.2 of the Hampden Zoning Ordinance.

Coffee Hill, LLC (PO Box 3129, Brewer, ME 04412) request for Conditional Use and Site Plan Review for a single story, 50,400 square foot warehouse distribution facility (in excess of 35 feet in height) located at Penobscot Meadow Drive in an Industrial B District. Please take note that the Hampden Planning Board will consider the application under Article 4.1 and 4.2 of the Hampden Zoning Ordinance.

March 31, 2001

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, March 28, 2001, 7:00 P.M.
Continuation of March 14, 2001 Agenda

AGENDA

4. NEW BUSINESS

- A. Conditional Use and Site Plan Review - Public Hearing - Tower Ventures, Inc.- Essential Services Use (200 foot tall tower and accessory structures) - 691 Western Avenue in a Rural District.
- B. Conditional Use and Site Plan Review - Public Hearing - SBA Properties, Inc. Essential Services Use (190 foot tall tower and accessory structures) - 358 Coldbrook Road in a Industrial District.
- C. Conditional Use/Site Plan Review - Public Hearing - Hampden Highlands United Methodist Church - Two story, 6,701 sq. ft. addition of multi-purpose room and classrooms for church use - 44 Kennebec Road - Residential B District
- D. Zoning Map Amendment - Public Hearing - H.O. Bouchard - East Side of Coldbrook Road - Interchange District to Rural District - Sections 1.5.2 and 1.5.3 of the Hampden Zoning Ordinance
- E. Zoning Text Amendment - Town of Hampden - Rural District - Sections 3.5, 7.1 and Essential Service Section 4.18 of the Hampden Zoning Ordinance
- F. Request for Waiver of Site Plan Review - Hampden Water District - Buildings for Essential Services (Re-chlorinator Building) - Kennebec Road - Rural District
- G. Request for Waiver of Site Plan Review - Hampden Water District - Buildings for Essential Services (Booster Pump) - Route 202 - Residential A District
- H. Request for Waiver of Site Plan Review - Hampden Water District - Buildings for Essential Services (Addition to Water District Building) - Main Road North

5. PLANNING BOARD CORRESPONDENCE AND DISCUSSION

- A. Request for Reconsideration - SERF - Site Plan Review - 358 Emerson Mill Road

TOWN OF HAMPDEN

PLANNING BOARD

AGENDA

WEDNESDAY February 14, 2001 7:00 P.M.

HAMPDEN MUNICIPAL BUILDING

1. MINUTES (01-10-01)
2. COMMITTEE REPORTS
3. OLD BUSINESS
 - A. Site Plan Review - Sawyer Environmental Recovery Facilities - Commercial Landfill Expansion - 358 Emerson Mill Road - Industrial District
 - B. Richard and Renee O'Donald - 8 Residential Dwelling Units - Western Avenue and Emerson Mill Road - Rural District.
4. NEW BUSINESS
 - A. Zoning Map Amendment - Perry Farm, Route 202 - District IB to IA, Sections 1.5.2 and 1.5.3 of the Hampden Zoning Ordinance - Public Hearing.
 - B. Zoning Ordinance Amendment - Industrial Park Section 3.1. and 4.1.9 - Public Hearing.
5. PLANNING BOARD CORRESPONDENCE AND DISCUSSION

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, January 10, 2001, 7:00 P. M.

AGENDA

- 1. MINUTES (12-13-00)**
- 2. COMMITTEE REPORTS**
- 3. NEW BUSINESS**
 - A. Major Subdivision Preliminary Plan, Site Plan Review - Public Hearing – Richard and Renee O’Donald - 8 Residential Dwelling Units - Western Avenue and Emerson Mill Road - Rural District.
- 4. OLD BUSINESS**
 - A. Site Plan Review - Sawyer Environmental Recovery Facilities - Commercial Landfill Expansion - 358 Emerson Mill Road - Industrial District - Public Hearing
- 5. PLANNING BOARD CORRESPONDENCE AND DISCUSSION**