

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, December 13, 2000, 7:00 P. M.

AGENDA

- 1. MINUTES (11-8-00)**
- 2. COMMITTEE REPORTS**
- 3. OLD BUSINESS**
 - A. Proposed Amendments to Articles 300, 400, and 500 - Town of Hampden Subdivision Ordinance
- 4. NEW BUSINESS**
 - A. Michael L. & Marvia S. Meagher, and Norman J. Prouty - Joint request to rezone several parcels of land located at 59 and 111 Mayo Road from Residential B District to Rural District - Sections 1.5.2 and 1.5.3 of the Hampden Zoning Ordinance
 - B. Sawyer Environmental Recovery Facilities - 358 Emerson Mill Road - Industrial District - Commercial Landfill Expansion - Site Plan Review (This meeting will allow the applicant to make an initial presentation and to explain the changes from the 1999 application.)
- 5. PLANNING BOARD CORRESPONDENCE AND DISCUSSION**

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, November 8, 2000, 7:00 P. M.

AGENDA

- 1. MINUTES (10-11-00 and 10-25-00)**
- 2. COMMITTEE REPORTS**
- 3. OLD BUSINESS**
 - A. Parkway Realty, Inc. - Town Farm Meadows - Phase II - 20 Lot Subdivision - Western Avenue - Rural District - Final Plan Review - Continued
 - B. Proposed Amendments to Articles 300, 400, and 500 - Town of Hampden Subdivision Ordinance
- 4. NEW BUSINESS**
 - A. Graves' Supermarkets, Inc. - 77 Western Avenue - 30,000 sq.ft. Grocery Store - Business B District - Permitted Use/Site Plan Review - Public Hearing
 - B. Sawyer Environmental Recovery Facilities - 358 Emerson Mill Road - 24 ft. x 24 ft. Storage Garage for Children's Day Equipment - Industrial Zone - Permitted Use/Site Plan Review - Public Hearing
 - C. Kathy L. Townsend dba BookSmart - Home Occupation - Bookkeeping Services - 192 Patterson Road - Rural District - Conditional Use/Site Plan Review - Public Hearing
 - D. Bryden Alan Gardner - Western Avenue - Silver Mine Ridge Subdivision - Final Plan Revision
 - E. Proposed Zoning Text Amendment - Community Facility add to Permitted Use in Residential B District - Change definition of Community Facility by adding Local U.S. Post Office
- 5. PLANNING BOARD CORRESPONDENCE AND DISCUSSION**

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, October 25, 2000, 6:00 P. M.

AGENDA

1. MINUTES (10-13-00)

2. OLD BUSINESS

A. Dennis Whitcomb - Oak Knoll Village Subdivision Plan - 12 Units -
230 Western Avenue and Sidney Boulevard - Residential B and Rural
Districts - Site Plan and Final Plan Review - Public Hearing

3. PLANNING BOARD CORRESPONDENCE AND DISCUSSION

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, October 11, 2000, 7:00 P. M.

AGENDA

- 1. MINUTES (09-13-00)**
- 2. COMMITTEE REPORTS**
- 3. OLD BUSINESS**
 - A. Harry Rancourt - 237 Shaw Hill Road - Rural & Resource Protection Districts - Shaw Hill Road Estates - 3 Lot Subdivision - Final Plan Review - Continued
 - B. Parkway Realty, Inc. - Town Farm Meadows - Phase II - 20 Lot Subdivision - Western Avenue - Rural District - Preliminary and Final Plan Review - Public Hearing - Continued
 - C. Dennis Whitcomb - Oak Knoll Village Subdivision Plan - 12 Units - 230 Western Avenue and Sidney Boulevard - Residential B and Rural Districts - Final Plan Review
- 4. NEW BUSINESS**
 - A. Proposed Amendments to Articles 300, 400, and 500 - Town of Hampden Subdivision Ordinance
- 5. PLANNING BOARD CORRESPONDENCE AND DISCUSSION**
 - A. Hughes Bros. - Town 'N Country Estates - 367 Western Avenue - Rural District - 14 Lot Major Subdivision - Planning Board Members to sign Mylar

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, September 13, 2000, 7:00 P. M.

AGENDA

- 1. MINUTES (08-09-00)**
- 2. COMMITTEE REPORTS**
- 3. OLD BUSINESS**
 - A. Harry Rancourt - 237 Shaw Hill Road - Rural & Resource Protection Districts - Shaw Hill Road Estates - 3 Lot Subdivision - Final Plan Review
 - B. Hughes Bros., Inc. - Town 'N Country Estates - 367 Western Avenue - Rural District - 14 Lot Major Subdivision - Final Plan Review - Public Hearing
 - C. Parkway Realty, Inc. - Town Farm Meadows - Phase II - 20 Lot Subdivision - Western Avenue - Rural District - Preliminary and Final Plan Review - Public Hearing
 - D. Dennis Whitcomb - Oak Knoll Village Subdivision Plan - 12 Units - 230 Western Avenue and Sidney Boulevard - Residential B and Rural Districts - Preliminary Plan Review - Public Hearing
- 4. NEW BUSINESS**
 - A. Richard and Renee O'Donald - 8 Dwelling Units - Western Avenue and Emerson Mill Road - Rural District - Sketch Plan Review
- 5. PLANNING BOARD CORRESPONDENCE AND DISCUSSION**

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, August 9, 2000, 7:00 P. M.

AGENDA

1. **MINUTES (06-14-00)**
2. **COMMITTEE REPORTS**
3. **OLD BUSINESS**
 - A. Roland Narofsky - Baker Road - Rural District - 4 Lot Subdivision - Final Plan Review - Public Hearing
 - B. Harry Rancourt - 237 Shaw Hill Road - Rural & Resource Protection Districts - Shaw Hill Road Estates - 3 Lot Subdivision - Final Plan Review - Public Hearing
4. **NEW BUSINESS**
 - A. Pamela A. Marden - Hillside Hair Salon - 53 Patterson Road - Rural District - Beauty Salon - Home Occupation - Conditional Use/Site Plan Review - Public Hearing
 - B. Leonard G. Peters dba Carlen Transport - 81 Mecaw Road - Commercial Service District - Construct 28'x32' Storage Building - Site Plan Review - Public Hearing
 - C. Eugene Crawford, Jr. - Crawford's VW Repair, Inc. - 128 Coldbrook Road - Business District - Construct 36'x38' Storage Building - Site Plan Review - Public Hearing
 - D. Dennis Whitcomb - Yankee Self-Storage - Self-Storage/Truck & Trailer Rentals - 281 Western Avenue - Business District - Conditional Use/Site Plan Review - Public Hearing
5. **PLANNING BOARD CORRESPONDENCE AND DISCUSSION**
 - A. Marie Baker, Town Manager - Draft Comprehensive Plan - Town Council Discussion of Procedures

TOWN OF HAMPDEN

PLANNING BOARD

PUBLIC NOTICE

Notice is hereby given that there will NOT be a Hampden

Planning Board Meeting on Wednesday, July 12, 2000

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, June 14, 2000

7:00 P. M.

AGENDA

- 1. MINUTES (05-10-00) (05-31-00)**
- 2. COMMITTEE REPORTS**
- 3. OLD BUSINESS**
 - A. Harry J. Rancourt - 237 Shaw Hill Road - Rural & Resource Protection Districts - 3 Lot Subdivision - Sketch Plan Review
 - B. Bill & Barb Gourley Inc. - Meadow Road - Rural District - 8 Lot Major Subdivision - Final Plan Review
- 4. NEW BUSINESS**
 - A. Dennis Whitcomb - Western Avenue and Sidney Boulevard - Residential B and Rural Districts - Developmental Subdivision 16 Units - Sketch Plan Review
 - B. Roland Narofsky - Baker Road - Rural District - 4 Lot Subdivision - Sketch Plan Review
- 5. PLANNING BOARD CORRESPONDENCE AND DISCUSSION**

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, May 31, 2000

7:00 P. M.

AGENDA

1. NEW BUSINESS

- A. Amendment to the Zoning Map of the Town of Hampden - Map 31, Lots 1, 1A, 2, 3, 4, 4A, 5, 6, and 7, Western Avenue, from Village Commercial II District to Business B District - Public Hearing
- B. Amendment to Section 4.8.11 - On Premises Signs in the Business B District
- C. Amendment to Section 3.13 - Business B District

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, May 10, 2000

7:00 P. M.

AGENDA

- 1. MINUTES (04-12-00)**
- 2. COMMITTEE REPORTS**
- 3. OLD BUSINESS**
 - A. Harry J. Rancourt - 237 Shaw Hill Road - Rural & Resource Protection Districts - 4 Lot Subdivision - Sketch Plan Review
- 4. NEW BUSINESS**
 - A. H. O. Bouchard, Inc. - 349 Coldbrook Road - Interchange District - Expansion of Maintenance Shop - Site Plan Review - Public Hearing
 - B. Downeast Metal Fabricators, Inc. - 283 Western Avenue - Commercial Service District - Steel Fabrication and Warehousing - Conditional Use Review - Public Hearing
- 5. PLANNING BOARD CORRESPONDENCE AND DISCUSSION**

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, April 12, 2000

7:00 P. M.

AGENDA

- 1. MINUTES (03-08-00)**
- 2. COMMITTEE REPORTS**
- 3. OLD BUSINESS**
 - A. Hughes Bros. Inc. - Town 'N Country Estates - 367 Western Avenue - Rural District - 14 Lot Major Subdivision - Preliminary Plan Review - Public Hearing - Continued
 - B. Bill and Barb Gourley, Inc. - Whispering Pines - Meadow Road - Rural District - 8 Lot Major Subdivision - Preliminary Plan Review - Public Hearing
- 4. NEW BUSINESS**
 - A. Harry J. Rancourt - 237 Shaw Hill Road - Rural & Resource Protection Districts - 4 Lot Subdivision - Sketch Plan Review
 - B. Christopher Lee - Automotive Service - 697 Main Road North - Commercial Service District - Site Plan Review - Public Hearing
- 5. PLANNING BOARD CORRESPONDENCE AND DISCUSSION**
 - A. Town of Hampden - Essential Service - Site Plan Review Waiver Request - Main Road North - Resource Protection and Residential A Districts
 - B. Zoning Ordinance Amendment - Impervious surface standard Shoreland District (Section 4.14.8. B .4)

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, March 8, 2000

7:00 P. M.

AGENDA

1. MINUTES (02-09-00)

2. COMMITTEE REPORTS

3. OLD BUSINESS

- A. Hughes Bros., Inc. - Town 'N Country Estates - 367 Western Avenue Rural District - 13 Lot Major Subdivision - Preliminary Plan Review - Public Hearing - Continued

4. NEW BUSINESS

- A. Dennis M. Whitcomb - Westbrook Terrace IV - End of Daisey Lane - 14 Lot Subdivision - Residential A District - Sketch Plan Review

5. PLANNING BOARD CORRESPONDENCE AND DISCUSSION

- A. Village Design Concepts

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, February 9, 2000

7:00 P. M.

AGENDA

1. MINUTES (01-12-00)

2. COMMITTEE REPORTS

3. OLD BUSINESS

- A. Parkway Realty - Town Farm Meadows - Phase II & III - 32 Lot Major Subdivision (Cluster) - Western Avenue (Route 9) - Rural District - Final Plan Review - 90 Day Extension Request
- B. Hughes Bros., Inc. - Town 'N Country Estates - 367 Western Avenue - Rural District - 13 Lot Major Subdivision - Preliminary Plan Review - Public Hearing - Continued

4. NEW BUSINESS

- A. Donald Harris - 277 Shaw Hill Road - Rural District & Resource Protection Districts - Home Occupation (Snowmobile parts sales) - Conditional Use and Site Plan Review - Public Hearing
- B. Karen Nodden - Pumpkin Patch Day Care - 27 North County Road - Rural and Resource Protection Districts - Daycare Facility - Conditional Use and Site Plan Review - Public Hearing
- C. Patricia Quirk - 7 Lot Subdivision - Off Old County Road - Residential A District - Sketch Plan Review
- D. Bill and Barb Gourley, Inc. - 8 Lot Subdivision - Meadow Road - Rural District - Sketch Plan Review

5. PLANNING BOARD CORRESPONDENCE AND DISCUSSION

TOWN OF HAMPDEN

PLANNING BOARD

Wednesday, January 12, 2000

7:00 P. M.

AGENDA

1. MINUTES (12-08-99)

2. COMMITTEE REPORTS

3. OLD BUSINESS

- A. Silver Mine Ridge - 13 Lot Major Subdivision - Final Plan Review - Western Avenue (Route 9) - Rural District - Continued
- B. Hughes Bros. Inc. - Town & Country Estates - 367 Western Avenue - Rural District - 13 Lot Major Subdivision - Preliminary Plan Review - Public Hearing

4. NEW BUSINESS

- A. Sally Holland dba Drivers Edge - 60 Main Road North - Village Commercial District - Place of Assembly (Driver Education) - Conditional Use Review - Public Hearing
- B. Patricia Bishop dba Century 21 at River Town - 50 Main Road North - Village Commercial District - Parking Lot Expansion - Site Plan Review - Public Hearing
- C. David M. Theriault - Request for Zone Change of his property at 51 Main Road North, Map 36, Lot 47, from Residential A to Village Commercial District - Public Hearing

5. PLANNING BOARD CORRESPONDENCE AND DISCUSSION

- A. Elections
 - 1. Chairman
 - 2. Secretary