

**TOWN OF HAMPDEN
PLANNING BOARD**

**7:00 P. M. Wednesday, July 10, 2013
Municipal Building Council Chambers**

AGENDA

1. APPROVAL OF MINUTES – (June 12, 2013 Meeting)

2. NEW BUSINESS

- A. Major Subdivision Preliminary Plan Approval - Elizabeth Halpern requests approval of a five-lot single-family residential subdivision on 11.2 acres located at the corner of Western Avenue and Patterson Road in a Rural District. No public improvements are proposed. Tax Map 5, Lot 48 – Public Hearing**
- B. Major Subdivision Final Plan Approval - Elizabeth Halpern requests approval of a five-lot single-family residential subdivision on 11.2 acres located at the corner of Western Avenue and Patterson Road in a Rural District. No public improvements are proposed. Tax Map 5, Lot 48 – Public Hearing**
- C. Zoning Ordinance Map Amendment - Town of Hampden requests amendment to the Hampden Zoning Ordinance Map to change the old Hampden Academy property (Tax Map 36, Lot 76, Map 41, Lot 5 and Map 41, Lot 4) from Residential B and Residential A Districts to Village Commercial II District. – Public Hearing and Recommendation to Town Council**
- D. Zoning Ordinance Text Amendment - Town of Hampden requests amendments to the Hampden Zoning Ordinance text of: Article 4.8.7.5 Signs in the Village Commercial and Village Commercial II Districts sign regulations and amendment to Article 4.8.7.7 Signs in Shopping Centers. – Public Hearing and Recommendation to Town Council**
- E. Zoning Ordinance Text Amendment - Town of Hampden requests amendment to the Hampden Zoning Ordinance text of: Article 3.8.4 Residential B District Conditional Uses to add bed and breakfast and child care center as conditional uses and to amend Article 3.8.6.10 Special District Regulations by further defining the bed and breakfast regulations. – Public Hearing and Recommendation to Town Council**

3. TOWN PLANNER REPORT

4. PLANNING BOARD CONCERNS

5. ADJOURNMENT