

**TOWN OF HAMPDEN
PLANNING BOARD**

7:00 P. M. Wednesday, May 14, 2014
Municipal Building Council Chambers

AGENDA

1. APPROVAL OF MINUTES – (April 9, 2014 Meeting)

2. OLD BUSINESS

A. Shoreland Zoning Ordinance Text Amendment – Town of Hampden requests text amendment to Article 13, A, (1) Establishment of Shoreland Districts, Resource Protection District, Water bodies and Wetlands to match the current State regulation (Previously Tabled and Sent to Ordinance Committee)

B. Shoreland Zoning Ordinance Map Amendment – Town of Hampden requests five map amendments to jurisdictional wetlands that change the zoning from Resource Protection to Limited Residential and three map amendments that relocate the location of the edge of the jurisdictional wetland – Items 1 through 8 (Previously Tabled and Sent to Ordinance Committee)

1. Kennebec Road wetland between Back Winterport Rd. & Monroe Rd. Resource Protection District to Limited Residential District.

2. Kennebec Road wetland between Wesnette Drive & Emerald Drive. Resource Protection District to Limited Residential District.

3. Back Winterport Road wetland near Railroad Crossing. Resource Protection District to Limited Residential District.

4. Carmel Road South wetland near Kennebec Road. Resource Protection District to Limited Residential District.

5. Patterson Road wetland near Ichabod Lane. Resource Protection District to Limited Residential District.

6. Meadow Road wetland at Patterson Road. Redefine wetland edge and reduce extent of Shoreland Zoning.

7. Patterson Road wetland near Ichabod Lane. Redefine wetland edge and reduce extent of Shoreland Zoning.

8. Kennebec Road wetland between Back Winterport Rd. and Monroe Rd. Redefine wetland edge and reduce extent of Shoreland Zoning.

C. Subdivision Ordinance Text Amendment – Town of Hampden requests text amendment to Article 542 Area Required to create an exemption for the open space requirement for certain Minor Subdivisions in the Rural District (Previously Tabled and Sent to Ordinance Committee)

D. Zoning Ordinance Text Amendment – Town of Hampden requests a Zoning Ordinance text amendment to Article 3.13 Business B District to amend the permitted and conditional uses contemplated in the district. (Previously Tabled and Sent to Ordinance Committee)

E. Zoning Ordinance Map Amendment – Town of Hampden requests a Zoning Ordinance Map amendment to change an area of Western Avenue from Residential A and Village Commercial District to Business B District. (Previously Tabled and Sent to Ordinance Committee)

3. NEW BUSINESS

A. Site Plan Approval - Maine Ground Developers requests approval for construction of a 12,300 sq. ft. church building with associated parking area and driveways located in Ammo Industrial Park with planned access from Route 202 in an Industrial 2 District - Tax Map 10, Lot 56. – Public Hearing

B. Site Plan Approval - Portland Air Freight requests approval for construction of a 7,200 sq. ft. building (6,000 sq. ft. warehouse and 1,200 sq. ft. office) with associated parking/loading area located in Ammo Industrial Park with access from Ammo Drive in an Industrial 2 District. - Portions of Tax Map 10, Lot 56 and 60. – Public Hearing

4. TOWN PLANNER REPORT

5. PLANNING BOARD CONCERNS

6. ADJOURNMENT