

**TOWN OF HAMPDEN
PLANNING BOARD
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Wednesday, February 11, 2015 at the Hampden Municipal Building Council Chambers by Peter Weatherbee.

Attendance: Planning Board Members Peter Weatherbee, Michael Avery, Eugene Weldon , Andrew Nelson, James Davitt, Kelley Wiltbank and Morton Syversen.

Also in attendance: Town Planner Robert Osborne and applicants for tonight's meeting.

1. ELECTION OF OFFICERS – (Chairman and Secretary)

Peter Weatherbee called for nominations for the Chairman of the Planning Board. Member Avery nominated Peter Weatherbee to continue as chairman and Member Wiltbank seconded the motion. Peter Weatherbee indicated a willingness to serve as chairman. The Board voted 6 in favor and one abstention for Peter Weatherbee to be Chairman of the Hampden Planning Board (Mr. Weatherbee did not vote).

Chairman Weatherbee called for nominations for the Secretary of the Planning Board. Peter Weatherbee nominated Michael Avery to continue as secretary and Member Davitt seconded the motion. Michael Avery indicated a willingness to serve as secretary. The Board voted 6 in favor and one abstention for Michael Avery to be Secretary of the Hampden Planning Board (Mr. Avery did not vote).

2. APPROVAL OF MINUTES – (September 10, 2014 Meeting)

Member Syversen made a motion to approve the minutes of the September 10, 2014 meeting. Member Wiltbank seconded the motion which was approved six in favor and one abstention.

3. NEW BUSINESS

A. Final Subdivision Plan Revision Approval – Silver Leaf Development Corp. request approval of amendments to the subdivision plan for the Stone Creek Subdivision to modify the interior lot line between lots 5 and 7. The site is located on Graystone Drive (off Meadow Road) in a Rural District. (Tax Map 4 Lots 22-13 and 22-15). – Public Hearing

Chairman Weatherbee explained the public hearing process and opened the public hearing.

Jim Kiser, PE spoke representing the applicant Silver Leaf Development Corp. He the proposed final plan amendment creates a corrective subdivision plan revision that creates adequate lot frontage on both lots 5 and 7.

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

Bob Osborne indicated that the corrective subdivision plan meets zoning and subdivision ordinance requirements and staff recommends the Planning Board approve the plan as drafted.

Member Syversen made a motion to approve the Final Subdivision Plan amendment and Member Nelson seconded the motion which was approved unanimously.

B. Conditional Use/Site Plan Approval – Valarie and Shawn Ireland request approval of a plan to modify their dwelling to add a second dwelling unit within existing garage area. The site is located at 52 Ruth Avenue in a Residential A District. (Tax Map 9-A, Lot 32). – Public Hearing

Chairman Weatherbee opened the public hearing and asked for proponents. Valarie Ireland addressed the Board and indicated that they wish to add the new dwelling unit in the garage of their residence located at 52 Ruth Avenue. She indicated that the residence will not have significant changes beyond the elimination of the garage doors. She indicated that they are happy to answer questions and asked the Board to approve their application.

Bob Osborne read a letter from Joseph Lebrun who owns a house in the proximity to the applicant's residence into the public record indicating that he does not support the application with concerns that it may change the nature of the neighborhood.

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

Bob Osborne indicated that the application requires both site plan approval and conditional use approval. He indicated that the application is complete and that the standards are satisfied and staff recommends approval at this time.

Chairman Weatherbee referred to the draft Planning Board Order for the Ireland Site Plan and Conditional Use application. He asked for a motion on the Site Plan standards 1 through 8 on site plan review for the completeness of the application.

Member Weldon made a motion that the Board adopt the findings of 1 through 8, the application is complete and the Board accept the application and Member Syversen seconded the motion. The vote was seven in favor and none against.

Member Weldon made a motion in favor of the findings of fact and conclusions of law that the Board find in favor of Site Plan approval. Member Syversen seconded the motion. The vote was seven in favor and none against.

Member Weldon made a motion that the Board adopt the findings regarding conditional use and conclude that the application meets the standards. Member Syversen seconded the motion. The vote was seven in favor and none against.

Chairman Weatherbee asked that the staff memorandum and board order be attached to the public record.

C. Site Plan Approval – Jon and Tamara Cardello request approval of a plan to modify their building to add a third dwelling unit within existing garage area. The site is located at 16 Main Road South in a Residential B District. (Tax Map 41, Lot 1). – Public Hearing

Chairman Weatherbee opened the public hearing and asked for proponents.

Jon Cardello spoke as applicant and indicated that the area proposed for the new dwelling unit is an attached barn located on the rear of the building that currently houses two dwelling units. He indicated that the application is complete and asked the Board to approve the site plan.

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

Bob Osborne indicated that the application requires site plan approval. He indicated that the application is complete and that the standards are satisfied and staff recommends approval at this time.

Chairman Weatherbee referred to the draft Planning Board Order for the Cardello Site Plan application. He asked for a motion on the Site Plan standards 1 through 8 on site plan review for the completeness of the application.

Member Weldon made a motion that the Board adopt the findings of 1 through 8, the application is complete and the Board accept the application and Member Syversen seconded the motion. The vote was seven in favor and none against.

Member Weldon made a motion in favor of the findings of fact and conclusions of law that the Board find in favor of Site Plan approval. Member Avery seconded the motion. The vote was seven in favor and none against.

Chairman Weatherbee asked that the staff memorandum and board order be attached to the public record.

3. TOWN PLANNER REPORT

Town Planner Bob Osborne indicated that there would be at least one agenda item for the next meeting.

4. PLANNING BOARD CONCERNS

No concerns were expressed.

5. ADJOURNMENT

The meeting was adjourned at 8:00 pm.