

**TOWN OF HAMPDEN  
PLANNING BOARD  
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Wednesday, April 8, 2015 at the Hampden Municipal Building Council Chambers by Peter Weatherbee.

Attendance: Planning Board Members Peter Weatherbee, Michael Avery, Eugene Weldon and Kelley Wiltbank.

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

**1. APPROVAL OF MINUTES – (March 11, 2015 Meeting)**

Member Wiltbank made a motion to approve the minutes of the March 11, 2015 meeting. Member Avery seconded the motion which was approved four (4) in favor and none against.

**2. NEW BUSINESS**

**A. Home Occupation Permit —Jonathan Freedman requests approval for a office use in their residence located at 128 Manning Mill Road in a Rural District - (Map 8, Lot 45) — Public Hearing**

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

Jonathan Freedman stated he lives at 128 Manning Mill Road in Hampden. He would like to use a portion of their residence as an office. There would be less than 10 vehicles daily, and no outside employees.

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

Bob Osborne indicated that the proposal meets the standards for a Home Occupation Permit and that staff recommends approval at this time.

Member Avery made a motion to approve the Home Occupation Permit and Member Wiltbank seconded the motion which was approved unanimously.

**B. Zoning Ordinance Text Amendment – Town of Hampden requests review of amendments to Article 4.15 Sewage Lagoons and Article 7 Definitions to add language regulating barriers surrounding swimming pools and tubs. – Public Hearing**

Chairman Weatherbee opened the public hearing and asked for comments. Bob Osborne noted that this amendment was from the Council. He described the nature of the amendment as deleting all reference to the functionally obsolete sewage lagoon regulations and adding fencing

and cover regulations for pools and hot tubs. It is a housekeeping measure that makes the regulations match up to the MUBEC code. He indicated that staff recommends “ought-to-pass” should be the board’s recommendation to the Council.

Member Weldon made a motion to table the item and send it to Ordinance Committee, this motion was seconded by Member Avery. The vote was four (4) in favor and none against.

**C. Zoning Ordinance Text Amendment – Town of Hampden requests review of amendments to Article 3.13 Business B District to make adjustments to frontage, setback and Special District Regulations – Public Hearing**

Chairman Weatherbee opened the public hearing and asked for comments. Bob Osborne noted that this amendment was from the Council. He described the nature of the amendment as relaxing the yard standards of the district somewhat but more in keeping with those required in the neighboring Village Commercial District. He indicated that staff recommends “ought-to-pass” should be the board’s recommendation to the Council.

Member Weldon made a motion to send this item to the Ordinance Committee, this motion was seconded by Member Wiltbank. The vote was four (4) in favor and none against.

**3. TOWN PLANNER REPORT**

It was noted that a date would be established for an Ordinance Committee in May to review these and other pending amendments that would soon be coming from the Council.

**4. PLANNING BOARD CONCERNS**

No concerns were expressed.

**5. ADJOURNMENT**

The meeting was adjourned at 7:37 pm.