

**TOWN OF HAMPDEN
PLANNING BOARD
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Thursday, August 10, 2011, at the Hampden Municipal Building by Chairman Peter Weatherbee.

Attendance: Planning Board Chairman Peter Weatherbee, Members Andrew Nelson, Peter Frazier, Morton Syversen, Thomas Blais and Associate Member Kelley Wiltbank.

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

1. APPROVAL OF MINUTES (July 13, 2011)

Member Avery made a motion to approve the minutes as written. This motion was seconded by Member Nelson. The vote was unanimous.

2. NEW BUSINESS

A. Subdivision Sketch Plan – Harry Rancourt III, requests pre-application review of a four-lot, single family residential subdivision located at 363 Sawyer Road in a Rural Zoning District and a Limited Residential Shoreland Zoning District (Tax Map 4, Lot 43).

Chairman Weatherbee asked to hear from the applicant on this sketch of a four lot subdivision.

Darrell Ginn, PLS representative for Harry Rancourt who is present for tonight's meeting, spoke about the 4-lot proposed subdivision. There are no public improvements and the soil tests have been done. The wetland will be delineated. There is a un-numbered parcel that is exempt from subdivision that is being built on at present, plus the homestead of the developer.

Member Avery made a motion that this subdivision be classed as a minor subdivision with no public improvements. This motion was seconded by Member Weldon. The vote was unanimous.

Chairman Weatherbee asked that the sketch plan be marked sketch for the file copy and that the Town Planner memo become part of the record.

3. STAFF REPORT

Bob Osborne stated that the Citizen Comprehensive Plan Committee meeting is Thursday evening at 6 p.m.

Also Mr. Osborne would be calling the Board Members to set up a site walk for the next couple of weeks.

4. BOARD MEMBERS CONCERNS

None were stated.

5. ADJOURNMENT

The Planning Board meeting adjourned at 7:45 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Michael Avery", with a large, sweeping flourish at the end.

Michael Avery, Secretary