

**TOWN OF HAMPDEN
PLANNING BOARD
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Thursday, June 8, 2011, at the Hampden Municipal Building by Chairman Peter Weatherbee.

Attendance: Planning Board Chairman Peter Weatherbee, Members Andrew Nelson, Michael Avery, Peter Frazier, Thomas Blais, Eugene Weldon and Associate Member Kelley Wiltbank.

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

1. APPROVAL OF MINUTES (May 11, 2011)

Member Avery made a motion to approve the minutes as written. This was seconded by Member Weldon. Minutes were approved unanimously.

2. NEW BUSINESS

- A. Major Subdivision – Preliminary Plan Approval – Billington LLC requests approval to construct a single-family Residential A District cluster subdivision with approximately 2,100 feet of new public street, sewer, water and storm drains. The proposed 32 lot, 25.8 acre development is located on Main Road North just northeast of Daisey Lane (Map 10, Lot 3 & 5A) – Public Hearing**

Chairman Weatherbee opened the public hearing, requesting to hear from proponents, then opponents then anyone with general questions or comments.

Jim Kiser, PE of Kiser and Kiser spoke for the applicant Billington LLC, Tricia Quirk is also present for tonight meeting.

Mr. Kiser stated that the subdivision proposal is located at the former site of the Crestwood Trailer Park property. Wetlands have been mapped. There is 11 ¼ acres of wetlands on the 26 acre parcel. The proposal is for a 34 lot subdivision. There is a conservation easement in to offset the wetland impact. In back of the development, additional open space will also be deeded over to the Town. Two right-of-ways easements are shown on the plan, one going over to Daisey Lane, and one to the rear of the property. A 1,800 foot long public street with a cul-de-sac, making a total of 2100 feet of road is proposed. The lots will be served with sewer and water, and stormdrains. A watershed map has been supplied with the application. We are requesting a waiver on the stormwater. They have received a DEP permit by rule for the project's stormwater impacts. We are in discussion with the Hampden Water District with what off-site interconnections they must do.

Ann Stevens, speaking for her mother who lives at 20 Daisey Lane, she stated that the flooding in back of her property is bad. There have been twice flooding of her basement/house. Ms. Stevens provided the board with photos of the water that has previously impacted her mother's property. Mr. Kiser and Ms. Stevens had some discussion on the water flow and drainage.

Monica Small, 44 Daisey Lane stated they have had flooding in their backyard since they moved to Daisey Lane seven years ago. She stated that there is a sink hole that comes in her backyard every year, and every year the Town has to come and fill in. Ms. Small also has concerns over the use of the open space and the inappropriate use of existing open spaces in her area.

As no one else wished to speak Chairman Weatherbee closed the public hearing and asked for staff comments from Town Planner, Bob Osborne.

Mr. Osborne stated that this is a Residential A, cluster subdivision. The applicant proposes lots ranging from 11,889 sq. ft. to 29,579 sq. ft in size, with the typical lot size being around 14,000 sq ft. There are 2,100 linear feet of public street with public water and sewer being proposed. Mr. Osborne stated that any waivers that the Board might consider should appear as notes on the final plan. He discussed the standards contained in Article 331 Preliminary Plan and indicated that the submission generally satisfies those criteria. He urged the Board to consider the waivers first as it may affect the final design.

Chairman Weatherbee explained about the granting of waivers. He indicated that under Article 600 Waiver standards the category of waiver would be special circumstances of the site proposed for development.

Mr. Kiser stated the conservation easement area will have walking trails, but is to be preserved for the most part in its natural state. After working with the Army Corps of Engineers and with DEP, they require that the conservation easement be keep in its natural state, but did allow walking trails. The trees existing in the open spaces will stay.

The trees on the lots were discussed. There will be a row of trees left remaining on the common property line with the back part facing Daisey Lane. Mr. Kiser discussed that there would be a 20 foot wide drainage easement that goes from Main Road North back through lot 30 and to the open space in the proposed subdivision. The set backs from property lines are shown on the subdivision plan.

Stormwater, utilities and sewer were also discussed with the Planning Board.

No sidewalks are proposed. The roadway is a 24 foot traveled way.

The road curb opening placement was discussed with Mr. Kiser. The distance off-set between the proposed road and Sunrise Lane was discussed with Mr. Kiser.

A request for waiver of the street standards for off-setting intersecting streets was discussed.

Member Avery had a question on the standards for granting the waiver for the street being off-set from Sunrise Lane.

Mr. Kiser stated that there are special circumstances surrounding the street off-set. Several lots in the subdivision would be impacted by changing the street position.

Member Weldon made a motion to grant the waiver. This motion was seconded by Member Blais. The vote was seven in favor and none against the motion to grant the waiver.

A second waiver was discussed as to a requirement for a second street in a subdivision over 15 lots. The ordinance reads "whenever possible", the cross connection could not go over open space or wetlands, so it would be no possible way to do a second street.

No waiver is needed in this case.

So the third waiver requested, becomes the second waiver request which is Article 5.31 in the subdivision ordinance, drainage requirements and post development rate of run off.

The Planning Board would require documentation that the pipe can handle a ten year 24 hour storm event.

Member Weldon made a motion to grant the waiver for the drainage requirements. This motion was seconded by Member Nelson. The vote was seven in favor and none against the motion to grant the waiver.

Member Blais made a motion to approve preliminary plan. This motion was seconded by Member Wiltbank. The vote was seven in favor and none against the motion.

Chairman Weatherbee asked that the Town Planner's memo be made part of the record.

B. Site Plan – Food Tech, LLC requests approval to construct a 17,000 sq. ft. building expansion and associated parking/loading area for warehouse/distribution use located at 101 Mecaw Road in an Industrial Park District on a site known as Dennis Paper (Tax Map 10, Lot 50) – Public Hearing

Chairman Weatherbee opened the public hearing

Luke Heffernan, PE, President of Food Tech LLC spoke about the expansion of Dennis Paper. Mr. Heffernan displayed a copy of the site plan for people to look at. He stated that the site plan for the proposed addition is in compliance with the Town's ordinance. If there are any questions he would be happy to answer them.

Ron Dennis, owner of Dennis Paper spoke. He stated that they employ 105 people. They are a distribution center for food and food related supplies for restaurants and food vendors through out the State of Maine. He would be happy to answer any question that the Planning Board may have.

As no one else wished to speak the Public Hearing was closed and Chairman Weatherbee asked to hear from Town Planner, Bob Osborne.

Mr. Osborne stated that this expansion is a 17,000 sq. ft. expansion going on the back of the building. The proposal is also for some improves to the parking area. This site was developed long before 1979 zoning ordinance. The site is off of Mecaw Road. The plan meets submittal and review standards contained in Article 4.1 Site Plan Review and staff recommends approval.

Member Avery made a motion to approve site plan under Article 4.1 of the Zoning Ordinance. This motion was seconded by Member Nelson. The vote was seven in favor and none against the motion to approve.

C. Zoning Ordinance Text Amendment – Town of Hampden requests to amend Article 7.2 Definitions to re-define the term “family” in a more inclusive manner. Public Hearing

Ordinance Committee met earlier this evening to discuss this item. Minor revisions to the text were made. Member Avery read the definition of family.

Member Avery stated that after some discussion the Ordinance committee’s vote was 3 in favor and 2 against sending it back to Council with “an ought to pass”.

The Planning Board Members stated that more time is needed to discuss the definition of “family.”

The Ordinance Committee would like some more time to discuss the definition of family.

Member Avery made a motion to table both agenda item C & D. This was seconded by Member Wiltback. The vote was unanimous. The item was tabled.

D. Shoreland Zoning Ordinance Text Amendment – Town of Hampden requests to amend Section 17 Definitions to re-define the term “family in a more inclusive manner. Public Hearing

Ordinance Committee met earlier this evening to discuss this item. Minor revisions to the text were made. Member Avery read the definition of family.

Member Avery stated that after some discussion the Ordinance committee’s vote was 3 in favor and 2 against sending it back to Council with “an ought to pass”.

The Planning Board Members stated that more time is needed to discuss the definition of “family.”

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Member Avery made a motion to table both agenda item C & D. This was seconded by Member Wiltback. The vote was unanimous. The item was tabled.

3. STAFF REPORT

Planning Board Members are invited to attend the Comp Plan Committee meetings. The Council would like a list of amendments by September. This is based on 2010 Comp Plan.

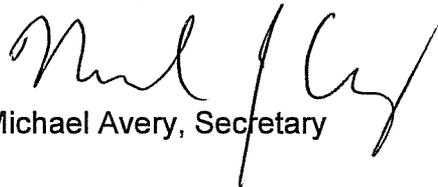
4. BOARD MEMBERS CONCERNS

None were stated.

5. ADJOURNMENT

The Planning Board meeting adjourned at 8:40 p.m.

Respectfully Submitted,



Michael Avery, Secretary