

**TOWN OF HAMPDEN
PLANNING BOARD
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Wednesday, May 8, 2013 at the Hampden Municipal Building Council Chambers by Chairman Peter Weatherbee.

Attendance: Planning Board Chairman Peter Weatherbee, Members Michael Avery, Eugene Weldon, Peter Frazier, Kelley Wiltbank and Associate Member Jim Davitt.

Also in attendance: Town Planner Robert Osborne, Recording Secretary Rosemary Bezanson and applicants for tonight's meeting.

1. APPROVAL OF MINUTES (April 10, 2013)

Member Wiltbank made a motion to approve the minutes as written this was seconded by Member Weldon. The vote was unanimous in favor of the motion.

2. NEW BUSINESS

- A. Site Plan Review– Bangor Hydro Electric requests approval for construction of Phase 2 of their Hampden Operations Center, a 77,527 sq. ft. addition to their existing facility consisting of warehouse, office, garage, maintenance and truck-wash areas. The site is located at 28 Penobscot Meadow Drive in an Industrial Park District. – Tax Map 10, Lot 40A – Public Hearing.**

Chairman Weatherbee asked if this item had been noticed, Mr. Osborne replied that it had been public noticed.

Chairman Weatherbee opened the public hearing asking for anyone wishing to speak in favor of the application.

Jim Kiser PE, of Kiser & Kiser stated that he is representing Bangor Hydro Electric Company and with him tonight is Eric Clapp from BHE.

Mr. Kiser stated that this is phase 2 of site development the parcel was purchased in the early 1990's. The Department of Environmental Protection permitted this in 1993, with an amendment in 2002. Bangor Hydro proposes to move all its operations to Hampden. There is a 2nd floor over the warehouse. Storm drainage, water and sewer have been looked at.

Public hearing was closed.

Chairman Weatherbee asked to hear from the Town Planner, Bob Osborne.

Mr. Osborne stated that there are 112 parking spaces proposed. The site was approved under the Maine Site Location of Development Act through the DEP.

Jim Kiser stated that the USGS mapping stated the development not in Sucker Brook water shed.

Member Weldon made a finding that the application is consistent with the information contained in items I through 8 of the Board Order and that the Board accepts the application as complete. This

motion was seconded by Member Avery. The Board voted six in favor of the motion and none against the motion. Motion passes.

Member Avery made a motion that the based on the findings of fact and conclusions of law together with the background information for this application the application meets site plan under article 4.1.7. This motion was seconded by Member Weldon. The Board voted six in favor of the motion and none against the motion to approve the Site Plan. Motion passes.

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

B. Site Plan/Conditional Use – R.H. Foster Energy, LLC requests approval for installation of a propane autogas fueling tank and dispenser to the existing R.H. Foster energy gasoline service station/truck stop facility located at 110 Mecaw Road in a Commercial Service District– Tax Map 10 Lot 48 – Public Hearing

Chairman Weatherbee opened the public hearing, and asked to hear from anyone wishing to speak in favor of the application.

Robert Tracey – Vice President of R.H. Foster spoke about their proposal. Mr. Tracey distributed photos of their propane fueling system at the Ellsworth site (attached to the minutes) which was already switched to propane for their own fleet of vehicles. Mr. Tracey stated that this would be a 1,000 gallon propane tank using a closed system to refill vehicles used at R.H. Foster. There will be 6 to 8 hours of training in order to be certified to refill an automobile. People certified to use the system would be issued a card that would need to be swiped in order for the pump to work.

Public hearing was closed.

Lighting was discussed with the applicant and it was noted that an additional detail was needed.

Member Avery made a motion that the application meets site plan with the new lighting specs approved by Code Enforcement and Planning. This motion was seconded by Member Weldon. The vote was six in favor of the motion and none against the motion to approve the site plan. Motion passes.

Member Avery made a motion that the application meets conditional use. This motion was seconded by Member Weldon. The vote was six in favor of the motion and none against the motion. The motion passes.

3. STAFF REPORT

Bob Osborne has nothing to report.

4. BOARD MEMBER CONCERNS

5. ADJOURNMENT

Meeting was adjourned at 8:05 p.m.