

**AGENDA**  
**Planning and Development Committee**  
**January 6, 2010**  
**6:00 PM**  
**Council Chambers**

1. Approval of Minutes December 2, 2009
2. New Business
  - a. Discussion with Bob Dunton on Rural District uses
  - b. Applications for Reappointment
    1. R. Mike Pullen – Historic Preservation Commission
    2. Betsy Bass – Historic Preservation Commission
    3. William Devoe – Board of Appeals
    4. Russell Lumley – Board of Appeals
3. Old Business
  - a. Draft Shoreland Zoning Ordinance
  - b. Zoning Ordinance Sign Provisions Discussion
4. Other Business:
4. Public Comments:
5. Committee Member Comments:

**Item Bank:**

**Action**

**Initiated**

**Target Date**

**MINUTES**  
**Planning and Development Committee**  
**6:00 PM, Wednesday December 2, 2009**  
**Council Chambers**

Attendees: Andre Cushing, Chairman  
Matt Arnett  
Jean Lawlis  
Janet Hughes  
William Shakespeare

Staff: Bob Osborne

1. Approval of Minutes – November 4, 2009 Meeting

The committee voted unanimously to approve the minutes of the November 4, 2009 meeting as printed.

2. Old Business:

a. Draft Shoreland Zoning Ordinance Update

Staff updated the Committee on the Draft Shoreland Zoning Ordinance. The Planning Board had returned an "ought-to-pass" recommendation at their November 18, 2009 meeting to the full Council. He indicated the full Council would likely refer this item for public hearing in January, 2010 at their December 7, 2009 meeting. The Committee had received the revisions that the Planning Board Ordinance Committee had recommended the full Planning Board.

Action: The Planning and Development Committee took no action on this item.

b. Zoning Ordinance Sign Provisions Discussion

Based on the action taken at a previous meeting:

*Action: Chairman Cushing recommended that this topic be further developed by staff for a future meeting.*

Staff discussed provisions of *Zoning Ordinance, Article 4.8 Signs* with the Committee as they relate to small and/or temporary signs such as tradesman signs, real estate signs, posting signs, etc. and noted that although such signs are found in 4.8.3 Permitted Signs Not Requiring a Permit such signs are still apparently subject to sign setback requirements and other criteria. Staff provided some potential amendments to the sign ordinance to cover some changes to this area of the ordinance.

Action: None taken at this time.

c. Zoning Ordinance Amendment: Animal Definitions

Staff discussed the Zoning Ordinance Definitions of animals other than usual household pets and animals as usual household pets and noted that these had been vetted by Tom Russell.

Action: The committee voted 4 in favor and 1 against a motion to return this item to the Council with a recommendation that it send the item to the Planning Board for a public hearing.

d. Public Ways Ordinance Amendment: Street Acceptance

Staff indicated that this item is ready to move forward at this time.

Action: The committee voted unanimously to send this item to the full Council with a recommendation to hold a public hearing.

3. Other Business:

There were no public comments.

4. Public Comments:

There were no public comments.

6. Committee Member Comments:

The Committee discussed the fact that December 16, 2009 was not going to work for some members and suggested that there would not be another meeting until January.

The meeting was adjourned at 9:00 pm.

Respectfully submitted,

Robert Osborne, Town Planner

APPLICATIONS FOR REAPPOINTMENT  
PLANNING & DEVELOPMENT COMMITTEE

1. R. Mike Pullen – Historic Preservation
2. Betsy Bass – Historic Preservation
3. William Devoe – Board of Appeals
4. Russell Lumley – Board of Appeals



A-3-e

Check One:  Initial Application  Reappointment Application

TOWN OF HAMPDEN  
APPLICATION FOR TOWN BOARDS AND COMMITTEES

NAME: Pullen R. Mike

ADDRESS: 260 Back Wapt. Rd. Hampden 04444  
STREET TOWN ZIP

MAILING ADDRESS (if different): \_\_\_\_\_

TELEPHONE: 862-2844 947-4511  
HOME WORK

EMAIL: mike.pullen@wbrcae.com

OCCUPATION: Architect

BOARD OR COMMITTEE PREFERENCE:  
FIRST CHOICE: Historic Preservation Commission

SECOND CHOICE (OPTIONAL): \_\_\_\_\_

How would your experience, education and/or occupation be a benefit to this board or committee? \_\_\_\_\_

The commission would be well served to have an architect familiar with historic structures on board.

Are there any issues you feel this board or committee should address, or should continue to address? \_\_\_\_\_

Continue to identify Hampden's historic resources to facilitate planning decisions.

- CONSERVATION COMMITTEE
- BOARD OF ASSESSMENT REVIEW
- PERSONNEL APPEALS BOARD
- LURA HOIT MEMORIAL POOL
- ECONOMIC DEVELOPMENT COMMITTEE
- FRIENDS OF DOROTHEA DIX PARK

3 YEAR

- DYER LIBRARY
- RECREATION COMMITTEE
- ZONING BOARD OF APPEALS
- HISTORIC PRESERVATION COMMITTEE
- TREE BOARD

5 YEAR  
PLANNING BOARD

<b>FOR TOWN USE ONLY</b>		Date Application Received <b>DEC 10 2009</b>
COUNCIL COMMITTEE ACTION: _____	DATE: _____	
COUNCIL ACTION: _____	DATE: _____	
<input type="checkbox"/> NEW APPT	<input type="checkbox"/> REAPPOINTMENT	DATE APPOINTMENT EXPIRES: _____



A-3-f

Check One:  Initial Application  Reappointment Application

TOWN OF HAMPDEN
APPLICATION FOR TOWN BOARDS AND COMMITTEES

NAME: Bass Betsy (Ann Elisabeth)
ADDRESS: 48 Griffin Ave. Hampden 04444
MAILING ADDRESS (if different): Same
TELEPHONE: 862-5412 HOME cell 299-5864 WORK
EMAIL: abass@roadrunner.com
OCCUPATION: Educator | Environmental Science

BOARD OR COMMITTEE PREFERENCE:
FIRST CHOICE: Hampden Historic Preservation Commission
SECOND CHOICE (OPTIONAL): Conservation Committee

How would your experience, education and/or occupation be a benefit to this board or committee?
6 years in planning + a planning master's degree (public policy + management)
(and a master's in environmental sciences)
M.Ed. in Instructional Technology + a Teaching Cert.
Are there any issues you feel this board or committee should address, or should continue to address?

- CONSERVATION COMMITTEE
BOARD OF ASSESSMENT REVIEW
PERSONNEL APPEALS BOARD
LURA HOIT MEMORIAL POOL
ECONOMIC DEVELOPMENT COMMITTEE
FRIENDS OF DOROTHEA DIX PARK

3 YEAR

- DYER LIBRARY
RECREATION COMMITTEE
ZONING BOARD OF APPEALS
HISTORIC PRESERVATION COMMITTEE
TREE BOARD

5 YEAR
PLANNING BOARD

FOR TOWN USE ONLY
Date Application Received: DEC 09 2009
COUNCIL COMMITTEE ACTION: DATE:
COUNCIL ACTION: DATE:
NEW APPT REAPPOINTMENT DATE APPOINTMENT EXPIRES:





## Sign Ordinance Issue Profile (Article 4.8 of the Zoning Ordinance)

### Issue: Article 4.8.3.

Article 4.8.3 lists a number of signs for which a permit is not required. Historically, the Town has taken the position that these types of signs need not be setback from property lines due to their temporary and/or minor size nature.

### Questions for the committee:

- 1) Does the committee wish to codify past practice and exempt these signs from the 8 foot front yard property line setback?
- 2) Does the committee wish to additionally exempt no trespassing/posting signs from 8 foot side and rear property line setbacks?
- 3) Are there signs listed in 4.8.3 that the committee feels should not be exempted from setbacks (i.e. home occupation signs which are perhaps of a more permanent nature)
- 4) Does the committee wish to utilize language developed by Tom Russell which uses a visibility test for heavily wooded parcels where signs would still not be visible from the travelled way even if they were placed at the property line and not set back 8 feet? (This approach could result in signs being as close as 15 feet from the travelled way)
- 5) Does the committee wish to redefine the term *Front lot line* with language developed by Tom Russell to clarify what the front lot line is?
- 6) Does the committee wish to redefine the term *Road or street* with language developed by Tom Russell which would clarify what a road or street is?
- 7) Does the committee wish to create a new definition for the term *On-premises sign* with language developed by Tom Russell?
- 8) Does the committee wish to create a new definition for the term *Off-premise sign* with language developed by Tom Russell?

**The committee had previously decided not to address much more broad issues relating to signage (including but not limited to: size, height, illumination, and style) until the comp plan implementation process. It was further discussed that data gathered through the BEAR program could be instrumental in informing those comp plan implementation discussions.**