

**TOWN OF HAMPDEN
PLANNING BOARD ORDINANCE COMMITTEE
MINUTES**

5:30 P.M. May 9, 2012

The Hampden Planning Board Ordinance Committee met at 5:30 p.m. on Wednesday, May 9, 2012, in the Council Chambers at the Hampden Municipal Building. Members of the standing Ordinance Committee in attendance were: Chairman Mike Avery, Peter Weatherbee, Eugene Weldon, and Kelley Wiltbank. and Town Planner Robert Osborne was also in attendance.

1. NEW BUSINESS

A. Zoning Ordinance Text Amendment – Town of Hampden requests text amendment to create a new Waterfront 1 District located generally in the marina area the purpose of which is to support the location of water-dependent and water related uses.

Member Avery chair of the Ordinance Committee opened the meeting at 5:30 pm to discuss the two related zoning amendments. Bob Osborne explained to the committee the location of the proposed map amendment and the rationale that the Planning and Development Committee had in referring the draft language to the Planning Board. This area of town is physically unique because it is separated from Main Road North by the forebay and has no street frontage but it is an important asset to the community for the further development of existing and proposed uses. The Ordinance Committee proposed that the language should be clarified with regard to the citation of the statute governing serving of alcoholic beverages for outdoor restaurants. The Committee also proposed that in addition to the language that all new lots in the district to be served by and have access to a public way that additional language should be added requiring that such right-of-way shall be dimensionally adequate to accommodate two-way traffic and utility service.

Peter Weatherbee made a motion to recommend to the Planning Board that it send the text amendment to Town Council with ought to pass recommendations with the revisions as mentioned. This motion was seconded by Kelley Wiltbank. The vote was unanimous in favor of the motion.

B. Zoning Ordinance Map Amendment – Town of Hampden requests map amendment to create a new Waterfront 1 District located generally in the marina area this new zoning district is proposed for Tax Map 19, Lots 31, and 31-A and Map 28, Lot 17-A

The Committee discussed the map. No changes were proposed to the draft map amendment.

Peter Weatherbee made a motion to recommend to the Planning Board that it send the map amendment to Town Council with an ought to pass recommendation. This motion was seconded by Member Wiltbank. The vote was unanimous in favor of the motion.

2. ADJOURNMENT

The Planning Board Ordinance Committee meeting adjourned at 6:30 p.m.

Respectfully Submitted,

Robert Osborne,
Town Planner