

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

6:00 P.M. September 12, 2012

The Hampden Planning Board Ordinance Committee met at 6:00 p.m. on Wednesday, September 12, 2012, in the Council Chambers at the Hampden Municipal Building. Members of the standing Ordinance Committee in attendance were: Peter Weatherbee, Eugene Weldon, Peter Frazier, Mort Syversen and Kelley Wiltbank. and Town Planner Robert Osborne was also in attendance.

1. NEW BUSINESS

- A. Zoning Ordinance Text Amendment – Town of Hampden request amendment To Article 3.7.6 Residential A District and 3.8.6 Residential B District to create standards for the full utilization of Community Buildings amending the Special District Regulations of those districts as well as amendment to Article 7.2 Definitions to clarify the intended meaning of Community Building.**

Chairman Weatherbee opened the meeting and Mr. Osborne described the draft text amendment.

The Committee discussed the fact that Community Buildings uses are Kiwanis Hall, Harmony Hall, Masonic Hall and the Town Office. These buildings are in a residential neighborhoods and in Residential A or Residential B Districts. The residential districts allow for “community buildings.” The Masonic Hall had a tenant (SAD22) that is moving out, they would like to lease or rent out the building again, to help out with heating cost and expenses. The Council proposes to create parameters in which these infill tenants could operate under. What is proposed is to create some language in the Residential A and Residential B Districts that will create some parameters that the proposed tenants would follow, and also modify the definition of Community Building in 7.2 the definitions piece.

The Ordinance Committee discussion centered around the hours of operation these tenants. That was the only departure from the text received from Council.

The committee voted unanimously to recommend to the Planning Board that they return an “ought to pass” recommendation to the Council with some alteration of the hours of operation for infill tenants.

2. ADJOURNMENT

The Planning Board Ordinance Committee meeting adjourned at 6:45 p.m.

Respectfully Submitted,

Robert Osborne,
Town Planner