



Town of Hampden
Planning and Development Committee
Wednesday January 4, 2017, 6:00 pm
Municipal Building Council Chambers
Minutes

Attending:

Committee/Council

Ivan McPike-Chair
Terry McAvoy
Dennis Marble
David Ryder
Greg Sirois
Mark Cormier
Stephen Wilde

Staff

Angus Jennings, Town Manager
Karen Cullen, Town Planner
Myles Block, Code Enforcement Officer

Chairman McPike called the meeting to order at 6:01 pm.

1. Approval of December 21, 2016 Minutes – **Motion** to approve as submitted made by Councilor Wilde with second by Councilor McAvoy; carried 7/0/0.
2. Committee Applications: None.
3. Updates:
 - a. Status of MRC/Fiberight: Manager Jennings reported on meeting held January 3, 2017; there was no updated cost information presented. The Hampden Water District (HWD) consultant is working on a system model which is expected to provide the information needed for the HWD Board to make decisions regarding cost allocation for the pump station upgrade and running the water line up Coldbrook Road. The next HWD Board meeting is January 19th and depending on the timing of the HWD's consultant report being available to MRC and their consultant, the Board may be able to make decisions at that meeting. The Committee discussed costs and the cost gap. Chairman McPike encouraged the councilors to attend the HWD Board meeting on the 19th (4:00 at their office on Main Road N).
 - b. Dangerous Buildings: Manager Jennings and CEO Block gave a summary of the situation with the "Butler" building; at this point it is not considered to be a dangerous building although the foundation issue remains unresolved and since there is no timeline attached to last years requirement for the owner to get a foundation designed by a registered engineer, that issue is likely to remain unresolved. The public has been concerned about the appearance of many buildings in town for years, but unless the Council wants to adopt a property maintenance ordinance the Town has no authority to deal with such properties.

Chairman McPike suggested we might be able to come up with a program using TIF funds for a low interest loan or a loan guarantee program that property owners in certain areas could use to fix up their buildings. Planner Cullen noted that the zoning also needs to be changed to alleviate some of the issues currently facing property owners. A straw poll of the Committee showed a majority in favor of having staff pursue the idea.

- c. Staff report: Planner Cullen noted that a grant application had been submitted for the public boat launch and improvements to Turtle Head Park. She also noted that after communications with Down East Magazine and with Bangor's Economic Development Director, staff will be discussing marketing on a regional basis with Bangor in the near future. Planner Cullen and CEO Block noted the status of recent development projects.
4. Old Business: None.
5. New Business: None.
6. Zoning Considerations/Discussion: Planner Cullen explained that since the statewide recount of Question 1 has been completed and confirmed the original passage of the Act, the state will be preparing their regulations over the next nine months or so. She suggested that moving forward with zoning amendments to address the five uses in the Act is the most productive way to move forward; a moratorium would not actually accomplish anything since nobody can legally open any retail marijuana establishment (any of the five uses) before the state completes their process and starts issuing licenses. Planner Cullen noted she will be attending a full day session by the MMA on February 28th to learn more about the issues related to retail marijuana. Councilor McAvoy requested that we find out what the relationship of licensed medical marijuana establishments is to the Act; whether there is anything in the Act that would allow medical marijuana businesses to automatically (or easily) switch to retail marijuana. Manager Jennings noted it would be best if we are proactive and know the direction the Council wants to go with this – prohibit all or some of the uses – and have our zoning ready before the state has started issuing licenses. A poll of the councilors showed all present (Councilor Sirois had left prior to this agenda item) were in agreement that retail stores and social clubs should be prohibited since they are not in the best interest of the town due to public safety concerns, but the other three uses – cultivation facility, marijuana products manufacturing facility, and testing facility – could be acceptable uses in the industrial districts and would bring in tax revenue.
7. Citizen Initiatives: Manager Jennings mentioned that the owner of the Antiques Mall was in the office today and discussed the issues with the zoning and expansion of business uses at the site with staff; we expect there to be amendments to address nonconformity issues as the zoning work moves forward.
8. Public Comments: None.
9. Committee Member Comments: None.
10. Adjournment: **Motion** to adjourn at 7:27 pm by Councilor Marble; seconded by Councilor McAvoy, carried 6/0/0.

*Respectfully submitted by
Karen Cullen, Town Planner*