



Town of Hampden
Planning and Development Committee
Wednesday November 16, 2016, 6:10 pm
Municipal Building Council Chambers
Minutes

Attending:

Committee/Council

Ivan McPike-Chair
David Ryder, Mayor
Terry McAvoy
Mark Cormier
Dennis Marble
Greg Sirois

Staff

Angus Jennings, Town Manager
Karen Cullen, Town Planner
Myles Block, CEO

Chairman McPike called the meeting to order at 6:00 p.m.

1. Approval of November 2, 2016 Minutes – Motion to approve as submitted made by Councilor McAvoy with second by Councilor Sirois; carried 6/0/0.
2. Committee Applications: None.
3. Updates:
 - A. Status of MRC/Fiberight: Town Manager Jennings and Planner Cullen gave an update on the project: Roadway construction seems to be going well, but there are issues with the route of the water service. Due to cost considerations, MRC has proposed to modify the previously approved route along Coldbrook Road to extend water in through Ammo Park instead. Hampden Water District and Town staff are in favor of the Coldbrook Road route for several reasons: service to future development in that area, fire flow, and potential for expansion of the Fiberight facility itself. MRC is hoping that other parties may be able to offset costs in order to install water along Coldbrook Road. Manager Jennings will attend tomorrow's meeting of the Hampden Water District Board to discuss potential for collaboration to secure the favored route for water.
 - B. Staff Report – nothing outside of agenda items to report tonight.
4. Old Business:
 - A. Business Park TIF: Planner Cullen asked the Committee if they were in agreement that the entire Business Park should be included in the TIF District, and by consensus they agreed. Manager Jennings noted the Credit Enhancement Agreements will be written to differentiate between those specified in the Sargent Developer's Agreement ("back" portion of the park)

and those in the front portion. He also noted the latter will not be drafted by our consultant Noreen Norton as part of the TIF work she is doing at this time.

- B. Market Study: Planner Cullen and Manager Jennings led a discussion on peer communities. After reviewing materials presented by Planner Cullen the Committee by consensus agreed to use Hermon, Brewer, and Belfast as the three peer communities for the market study. Manager Jennings also noted that staff is working on a letter to go out next week to all businesses in town inviting them to participate in focus group meetings with the consultants; this will also help set the stage for the community meeting in late January.
4. New Business:
 - A. Yard Sale Ordinance: Manager Jennings stated he is in favor of repealing the ordinance as it is not universally followed, is not enforced, and brings in very little revenue. **Motion** by Councilor Sirois to repeal the Yard Sale Ordinance; seconded by Councilor McAvoy; motion carried by unanimous vote (6/0/0).
 5. Zoning Considerations/Discussion:
 - A. Recreational Marijuana – Chairman McPike noted the Hampden vote on this issue was split about 40% in favor and 60% opposed. After discussion the Committee decided to table further discussion on this issue until an unspecified date, once we know what is happening with the (statewide) recount request and what the state regulations are going to look like.
 - B. Draft language for home occupations – Planner Cullen noted she had modified her previous draft per the P&D Committee’s previous discussion. Committee decided by consensus to require home occupation permits to be recorded at the registry of deeds, and also to delete section 4.10.9.2 of the version 2 draft since it only applies to a small number of cases and there is no way to know if a business has been gone for a year. Next step is to have a joint meeting with the Planning Board’s Ordinance Committee on this proposed language. Planner Cullen will contact the P&D Committee with a potential date and time (possibly Dec 14th at 6:00).
 7. Citizens Initiatives: None.
 8. Public Comments: None.
 9. Committee Member Comments: Councilor Sirois requested staff to follow up with the property owner on Dewey Street who is interested in developing multi-family units to discuss the status of the idea and needed zoning amendments.
 10. Adjournment: Motion to adjourn at 7:55 by Councilor Marble; seconded by Councilor Sirois, carried 6/0/0.