

Planning and Development Committee
April 16, 2014
6:00 PM
Conference Room
AGENDA

1. Approval of April 2, 2014 Minutes:
2. Committee Applications:
3. Updates:
4. Old Business:
 - A. Review of Zoning on Coldbrook Road, Ammo Park, and Industrial Districts.
5. New Business:
6. Comprehensive Plan Implementation:
 - A. Review of the Zoning/Subdivision Ordinances for compliance with the Comprehensive Plan.
7. Citizens Initiatives:
8. Public Comments:
9. Committee Member Comments:
10. Adjourn

Planning and Development Committee
April 2, 2014
6:00 PM
Conference Room
DRAFT MINUTES

Attendees:

Committee

Staff

Guests

Ivan McPike, Vice Chair
Bill Shakespeare
David Ryder
Tom Brann
Jean Lawlis
Carol Duprey

Bob Osborne, Staff

1. Approval of March 19, 2014 Minutes: Approved
2. Committee Applications - None
3. Updates:

Ivan McPike updated the Committee on the following pending actions:

- A. The Business Park Development Agreement targets the new value at \$ 23,000,000.
 - B. The Bangor Hydro TIF Agreement targets the new value at \$ 18,000,000.
 - C. The Hampden Waterfront Park/Marina Bid Award is on an upcoming Council Agenda with the goal of Spring Construction.
4. Old Business: No action taken.
 5. New Business: No action taken.
 6. Comprehensive Plan Implementation

Zoning Priorities:

- A. Industrial Districts: Restructuring/Zoning

Ivan McPike indicated that he had brought this item to the Committee because there is work to be done on the zoning of the Triangle (land bounded by Coldbrook Road, Interstate 95 and Route 202. He indicated that at a future meeting there would be continuing discussions of this item and that stake holders would be a part of those discussions.

B. Height Limitations – Industrial Districts

Bob Osborne, Town Planner discussed the two basic approaches that the Zoning Ordinance utilizes to accommodate building heights over 35 feet. The Committee suggested that they were comfortable with the approach of heights over 35 feet having an additional setback requirement at a 1 to 1 ratio. The Committee discussed a possible upper limit in height of perhaps 60 feet. The Committee discussed the possibility of creating a height exception of some sort for cupolas and spires. There were questions about other structures such as towers and poles and how these are governed under the Zoning Ordinance. The Committee asked the Town Planner to provide them with a draft height regulation for the Industrial zones at a future meeting of the Committee.

7. Citizens Initiatives: - none

8. Public Comments - none

9. Committee Member Comments:

Councilor Brann reminded the Committee that there is much work to be done by the Committee particularly as it pertains to the Triangle area and other Comprehensive Plan commitments and urged them to move these issues along.

10. Adjourn

The meeting was adjourned at 6:25 pm