

**Planning and Development Committee**  
**September 3, 2014**  
**6:00 PM**  
**Conference Room**  
**AGENDA**

1. Approval of August 20, 2014 Minutes:
2. Committee Applications:
3. Updates:
  - A. Bangor Gas Update (Andrew Barrowman/Josh Saucier)
  - B. Subdivision Ordinance Amendment (State Criteria)
  - C. Draft Declaration of Covenants (Hampden Bus/Com Park)
4. Old Business:
  - A. Private Ways (Draft) Ordinance
5. New Business:
  - A. Business Friendly Community Designation
  - B. Discontinued Maintenance on Underutilized Roads
6. Comprehensive Plan Implementation:
7. Citizens Initiatives:
8. Public Comments:
9. Committee Member Comments:
10. Adjourn

**Planning and Development Committee**  
**August 20, 2014**  
**6:00 PM**  
**Conference Room**  
**DRAFT MINUTES**

Attendees:

Committee

Ivan McPike  
Bill Shakespeare  
Tom Brann  
Carol Duprey  
Greg Sirois  
David Ryder

Staff

Bob Osborne, Staff  
Dean Bennett, Staff

Guests

Chip Laite, Sargent Corp.

1. Approval of August 6, 2014 Minutes: Approved
2. Committee Applications – None
3. Updates:
4. Old Business

A. Utilization of Town Land to Mitigate Environmental Regulations for Commercial and Industrial Development

In response to a request from Sargent Corporation for the Town to consider making available a portion of the L.L. Bean property for mitigation of environmental impacts associated with their development, the Committee discussed and agreed upon the following actions:

The Committee agreed to pursue the creation of a policy which outlines the circumstances by which Town property can be utilized to mitigate development. Consideration should be given to the following guidelines: Creation of a value threshold; Sharing Costs of environmental evaluation (50/50); Land price valued at 50% of buy-out fee; and retaining ability to negotiate. CEDD to bring back draft policy at future meeting.

B. Subdivision Ordinance Amendment (Update Review Criteria to be Consistent with State Statute)

Town Planner will present at next Meeting.

C. Private Ways Draft Ordinance

Town Planner presented early draft of Ordinance and ask board for further direction. Discussion will continue at next scheduled meeting.

5. New Business:

A. Revised Draft of "Declaration of Covenants, Conditions, and Restrictions for the Hampden Business and Commerce Park".

The Town Planner presented an initial draft outline of the suggested revisions/amendments to the "Declaration of Coventants, Conditions, and Restrictions for the Hampden Business and Commerce Park". They suggested changes include the following:

- Remove Design Review Board
- Definition of Lot
- Phasing Definitions
- Remove "Stamped Plan" Requirement
- Remove Requirements of Architectural Design
- Building Façade Front Face Phase One Only
- Remove Requirements of Landscaping based on % of investment
- Rework Nuisance Language to Include Trash/Debris

Planner will incorporate suggested changes and present revised draft at a future meeting.

6. Comprehensive Plan Implementation:

7. Citizens Initiatives: - None

8. Public Comments - None

9. Committee Member Comments: None

10. Adjourn: The meeting was adjourned at 7:45 pm.