

Planning and Development Committee
March 20, 2013
6:00 PM
Council Chambers
AGENDA

1. Approval of March 6, 2013 Minutes
2. Committee Applications
3. Updates
4. Old Business
 - A. Sign Ordinance
5. New Business:
6. Comprehensive Plan Implementation
 - A. Zoning Priorities Discussion
7. Citizens Initiatives:
8. Public Comments:
9. Committee Member Comments:
10. Adjourn

Planning and Development Committee
March 6, 2013
6:00 PM
Council Chambers
MINUTES

Attendees:	<u>Committee</u>	<u>Staff</u>	<u>Guests</u>
	Tom Brann Janet Hughes Jean Lawlis William Shakespeare	Dean Bennett Bob Osborne	Erik Stumpfel Jackie Rawcliffe Jedd Steinglass

1. February 6, 2013 Minutes – Approved

2. Committee Interviews - None

3. Updates

A. Marina Project

CEDD informed the Committee that the Marina project is on hold at this moment due to the need for excavation at site. Design will resume in Spring.

4. Old Business

A. Sign Ordinance - Tabled

5. New Business

A. Hampden Academy Property Discussion

Attorney Erik Stumpf, representing Dan and Carla Lafayette, presented a brief outline of a Real Estate Option Agreement, drafted by his firm. Attorney Stumpf offered the draft Agreement as a place to start discussions with the Committee toward an approved final Agreement. Erik acknowledged that the Town has not had the opportunity to review the terms proposed and anticipated that the Town would discuss with Attorney Russell at a future date. The specifics of the proposal will be discussed in the following Executive Session.

B. Executive Session pursuant to M.R.S.A § 405(6)(C) to discuss an economic development proposal

Committee voted 4-0 to enter Executive Session at 7:12 pm. Those named to participate in the Executive Session were:

Tom Russell, Attorney (Town)
Jedd Steinglass, Credere Environmental Consultant (Town)
Dean Bennett, Director Community/Economic Development
Bob Osborne, Town Planner
Jackie Rawcliffe, CFO (Lafayette Hotels)
Erik Stumpf, Attorney (Developer)
Councilor Hughes
Councilor Shakespeare
Councilor Brann
Councilor Lawlis

Committee voted 4-0 to end Executive Session at 8:35 pm.

Committee Action: Motion by Mayor Hughes, Seconded by Bill Shakespeare, "In consideration of the development proposal, we recommend to the Finance Committee and Town Council to move forward with completion of the Phase II Environmental Review as proposed by Credere Associates. Vote: 4-0

C. Old Academy Name Suggestion

In response to Councils solicitation for a new name for the former Hampden Academy, resident Jim Folsom recommended "Academy Hill" in reference to the Battle of Hampden in 1814. No action taken.

D. Enforcement Discussion (Local vs. State)

In response to a correspondence received from a resident with concerns to the illegal placement of political signs during this most recent election, and the request for Code Enforcement Officer to have them taken down, the Committee discussed the CEO's jurisdiction over State Law vs. Local Ordinance as the sign placement was in violation of State Law, not Local Ordinance.

Councilor Brann suggested that information on the placement of political signs be distributed to candidates along with the election forms in the future.

6. Comprehensive Plan Implementation

A. Request by Frost's Garage

Frost's Garage, a business within the community and at their location for over 50 years stated their concern on the limitation associated with their current non-conforming status. A request was made to consider making Frost's Garage and other businesses in that part of the community conforming with zoning regulations in the future.

CEDD mentioned he had received a request from Eric and Jennifer Dysart for consideration of the rezoning of Western Avenue to Reeds Brook to allow for greater commercial allowances.

In addition, the Town Planner indicates another request was received for the rezoning of the former Apollo and Aphrodite Salon on Old Coldbrook Road to residential as all of the properties on that street are in fact residential.

B. Priority Recommendation for Zoning Amendments

In response to the amount of requests for various rezoning considerations, the Committee asked Planner Osborne to prepare a list of suggested requests along with recommended amendments to address those suggestions in order to expedite a response rather than wait for an entire rezoning completion.

Committee Action: Motion by Janet, Seconded by Jean Planner and CEDD to prioritize requested amendments to zoning ordinance and prepare suggested responses to present to Committee.
Vote: 4-0

7. Citizens Initiative
8. Public Comments
9. Committee Member Comments
10. Adjourned @ 9:00pm