

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

1. Approval of October 16, 2013 Minutes
2. Committee Applications
3. Updates
4. Old Business
 - A. Epstein Realty Authorization Renewal
 - B. Executive Session pursuant to 1.M.R.S.A. §405 (6) (C) to discuss an Economic Development Proposal. (Hampden Business Park)
 - C. Zoning Ordinance
4.23.4 Excavation, Gravel Pit and Quarry
 - D. Bangor Hydro TIF Capture (Town Allocation Draft)
5. New Business:
 - A. Orthoimagery Update – Gretchen Heldmann
 - B. Access Collaboration Concept – Peter Thornton
6. Comprehensive Plan Implementation
 - A. Western Avenue Re-Zoning Priorities
7. Citizens Initiatives:
8. Public Comments:
9. Committee Member Comments:
10. Adjourn

**Planning and Development Committee
October 16, 2013
6:00 PM
Conference Room
MINUTES**

Attendees:	<u>Committee</u>	<u>Staff</u>	<u>Guest</u>
	Tom Brann Bill Shakespeare David Ryder Jean Lawlis Janet Hughes	Bob Osborne Dean Bennett Attorney Tom Russell	Gene Weldon

1. **Approval of September 18, 2013 Minutes** – Approved

2. **Committee Applications** – There were no committee applications under review.

3. **Updates**
 - A. **Bangor Breakfast Rotary**

The Community and Economic Development Director (CEDD) informed the Committee that he recently spoke to the Bangor Breakfast Rotary on the Marina project from its concept to its current status.

4. **Old Business**
 - A. **Draft Conservation Easement**

Attorney Russell updated the Committee on the final draft of the Conservation Easement, that was prepared under the Chevron settlement SEP of which the town is a part. A portion of the peninsula property will be deeded to the Landmark Heritage Trust of Newburgh.

B. Epstein Realty Authorization Renewal

The current contract granting Epstein Realty the "Exclusive Authorization to Sell" has recently expired. Upon the request of the CEDD, David Hughes of Epstein's had added an additional provision allowing the town an "out" if the land is transferred as a result of a future agreement with Sargent Corporation. Upon review by Attorney Russell, he advised that the language had to be revised to accurately reflect current status, and he would revise and present the draft to the Committee at their next meeting.

C. Zoning Ordinance Sign Provisions Discussion

The Ordinance language related to political signs is inconsistent within the Ordinance and needs to be clarified. Attorney Russell recommends that until such time the Ordinance is amended to clarify the inconsistencies the town should follow state law.

D. Executive Session pursuant to 1.M.R.S.A. §405 (6) (C) to discuss an Economic Development Proposal. (Hampden Business Park)

Motion into Executive Session: 7:13 pm
Motion Out of Executive Session: 8:17 pm

5. New Business:

A. Zoning Ordinance – Article 4. General Regulations

4.9 Filling and Grading of Land and Stockpiling Materials

4.23 Excavation, Gravel Pit and Quarry

The item was requested by Janet Hughes. In attendance was Gene Weldon of Lane Construction. He discussed with the Committee the impact of the provisions of the current Excavation, Gravel Pit and Quarry Registration requirements. Gene pointed out that much of the current regulations are modeled after the State Regulations. The areas where the Town of Hampden exceeded the State requirements has a financial impact on the businesses that attempt to comply with the local requirements. Gene requested that the Committee consider removing the Site Plan requirement from the regulations as they are the primary source of the concerns.

Councilor Jean Lawlis suggested that Gene submit the suggested changes to the Community and Economic Development Director for inclusion in the meetings minutes. (See Attached)

6. **Comprehensive Plan Implementation**

7. **Citizens Initiatives:** - none

8. **Public Comments** - none

9. **Committee Member Comments:** - none

10. **Adjourn**

The meeting was adjourned at 9:00 pm.

Attachment:

Suggested changes by Gene Weldon:

Delete the following from Zoning Ordinance:

4.23.4 Registration of Existing Excavations: In order to preserve existing conforming bufferyards, improve the quality of undersized natural buffer areas and to create a benchmark for future review and closure of existing excavations, gravel pits and quarries any such activity within the Town of Hampden shall be registered with the town under this ordinance. Registration will create a benchmark for excavations, gravel pits and quarries.

4.23.4.A Name, address, telephone number, fax, and email address of current owner of the property.

4.23.4.B Name, address, telephone number, fax, and email address of operator if different from owner.

4.23.4.C For excavations subject to current Maine Department of Environmental Protection permitting or any other State or Federal regulations copies of those permits and plans shall be submitted with the application.

4.23.4.E A narrative description of the operations including methods of excavation, gravel pit and quarry, uses of on-site processing equipment, type and location of any structures, stockpiled materials, disposition of stumps, brush, or other materials, and on-site storage of any hazardous materials.

4.23.4.F Parcel description by tax map and copy of deed with Registry of Deeds Book and Page Number.

4.23.4.G A signed statement attesting that, to the best of the Applicant's knowledge, the information contained in the application is true, accurate, and complete.

4.23.4.F Parcel description by tax map and copy of deed with Registry of Deeds Book and Page Number.

4.23.4.G A signed statement attesting that, to the best of the Applicant's knowledge, the information contained in the application is true, accurate, and complete.

Comment [epw1]: Remove any references to a site exhibit requirement in regard to existing excavations.