

**Planning and Development Committee  
December 16, 2015  
6:00 PM  
Conference Room  
AGENDA**

1. Approval of December 2, 2015 Minutes
2. Committee Applications:
3. Updates:
4. Old Business:
5. New Business:
  - A. Ron Hidu – Hampden Resident
6. Zoning Considerations/Discussion
7. Citizens Initiatives:
8. Public Comments:
9. Committee Member Comments:
10. Adjourn

**Planning and Development Committee  
December 2, 2015  
6:00 PM  
Conference Room  
DRAFT MINUTES**

Attendees:

Committee  
Bill Shakespeare  
David Ryder  
Stephen Wilde  
Terry McAvoy

Staff  
Dean Bennett, Com Development Director  
Angus Jennings, Town Manager

1. Approval of November 18, 2015 Minutes:

Minutes were approved unanimously.

2. Committee Applications: None

3. Updates:

A. Marina Sign

The Community Development Director (CDD) updated the Committee on his conversation with Chip Kelley, Right of Way Technician from MDOT, with regard to the potential placement of the "Marina Sign" at the approximate location of the current signage. Mr. Kelley explained that there were 4 basic criteria:

1. The road needed to be private.
2. Landowner must grant permission.
3. License from MDOT required if within ROW.
4. Must be in compliance with local Zoning Ordinance.

CDD advised he has researched the status of the road. Although serving a public facility, the road is in fact owned by the City of Bangor and is private. The City of Bangor has conveyed to the Town of Hampden (Book 3314, Page 273) at Penobscot Registry of Deeds the following:

"The right to have access to the subject premises by way of the existing paved roadway to the premises from Route 1A, to allow the use of said roadway by the public for access to the property, and to maintain, repair, improve or otherwise use the roadway."

The CDD has met with the businesses owners, also dependent upon the roadway and would benefit from signage, to discuss soliciting the landowner's permission to utilize the current site for a new sign. It was decided that the business owners would approach the landowner to seek permission. If obtained, the application for a license (required to place within the ROW) could be sought from MDOT.

Conformance to local Zoning Ordinance would be determined once sign design is completed and sign location identified.

B. Code Enforcement Update

Myles Block, Code Enforcement Officer updated the Committee on the status of ongoing efforts to secure dangerous buildings. He also informed the Committee that permits have been issued for 8 new houses.

4. Old Business:

A. Draft Subdivision Ordinance – Private Roads

Manager Jennings presented the final edits to the draft Subdivision Ordinance. Committee principally focused on private road development and related standards.

**Committee Action: Committee motioned and seconded to forward the draft Subdivision Ordinance to the Town Council with recommendation to then forward to the Planning Board to begin the review process. Vote: 4-0**

5. New Business:

A. Roger St. Amand, CES – Wetland Mitigation/MRC Project

Mr. St. Amand presented an overview of the anticipated wetland impacts associated with the developing Municipal Review Committee/Fiberight application. Mr. St. Amand inquired of the Committee, if there would be any interest to continue discussion on the potential for the MRC/Fiberight to utilize the Town's Environmental Mitigation Guidelines as they address the mitigation of approximately 2.3 acres of wetland.

The Committee had no objection to considering the potential use of the L.L. Bean parcel in support of the development with regard to wetland mitigation in the future, encouraging Mr. Amand to continue with his wetland analysis.

6. Zoning Considerations/Discussion: None.
7. Citizens Initiatives: None.
8. Public Comments: None.
9. Committee Member Comments: None.
10. Adjourn: There being no further business the meeting was adjourned at 7:48 PM.