

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

1. Approval of November 18, 2015 Minutes

2. Committee Applications:
 - Joan C. Reilly – Planning Board

3. Updates:
 - Marina Sign: 11/5 Mtg w/Hamlin/McLaughlin
11/23 Mtg w/MDOT

 - Draft Gas Study: 12/2 P&D Mtg Jim Wilson Woodard/Curran

 - Code Enforcement Update

4. Old Business:
 - A. Draft Subdivision Ordinance – Private Roads

5. New Business:

6. Zoning Considerations/Discussion

7. Citizens Initiatives:

8. Public Comments:

9. Committee Member Comments:

10. Adjourn

**Planning and Development Committee
November 18, 2015
6:00 PM
Conference Room
DRAFT MINUTES**

Attendees:

Committee
Bill Shakespeare
David Ryder
Stephen Wilde
Terry McAvoy
Greg Sirois
Dennis Marble

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

1. Approval of October 7, 2015 Minutes:

Minutes were approved unanimously.

2. Committee Applications:

1. Joan C. Reilly

Committee voted unanimously to recommend to Town Council the appointment of the candidate as an alternate member of the Planning Board. Vote: 6-0

3. Updates:

A. Marina Sign: Mtg w/Hamlin Marine/McLaughlin's at the Marina

The Community Development Director updated the Committee on discussions with Dan Higgins of Hamlin Marine and Kimberly McLaughlin of McLaughlin's at the Marina. He and Manger Jennings met with the two business owners on November 5th to discuss both the signage and the dock issues.

CDD reports that both parties have agreed to explore sign design and make a recommendation to the Planning and Development Committee on one that is suitable to meet their needs. CEDD also reported that the businesses were agreeable to paying a proportionate share.

Manager Jennings reported that his discussions with Dan Higgins, of Hamlin Marine, included status of the existing dock and lack of funding with which to address the issue. Manager Jennings reported that the Public Works Director and Community Development Director joined he

and Mr. Higgins for a short ride upstream to look at alternative docks that Hamlin's had identified as potentially suiting their needs. He further stated that the issue of the dock will be on the Infrastructure Committee agenda on Monday the 23rd. (Pictures of the dock and ramp were included in the materials packet of this meeting)

B. Draft Gas Study

Community Development Director handed out copies of the draft Natural Gas Study of the Triangle to Committee members. CDD explained that the study has provided valuable information to best position the town in discussions with potential developers within the Hampden Triangle.

The study determined the various potential routes (of a Bangor Natural Gas line) to the Triangle and costs associated with each. In addition, the economic analysis, based on best assumptions, indicated the potential for a full build-out in 18-30 years, with a continuing mix of commercial and industrial users similar to those currently developed, will result in approximately half the demand necessary to make natural gas expansion feasible. This information provides a basis for strategic targeting of development that has dependence on natural gas much greater than basic heating needs.

Lastly, the study positions the town with information necessary to establish a collaborative approach to Triangle development based on best possible information.

Councilor McAvoy stated that the Natural Gas Study was a waste of money and that he recently (October) has talked with Herb Sargent, Peter Thornton, and Brian Bouchard and indicated that they have expressed to him that they have no interest or intent of expanding natural gas into the various parts of the Hampden Triangle. Councilor McAvoy further stated that two of the three people he spoke with were quite adamant in expressing their disinterest.

Support was expressed by some Committee members of the value of the study as an economic development tool.

C. Code Enforcement Update

Manager Jennings updated the Committee on Code Enforcements efforts to investigate and secure dangerous buildings in the community. The CDD indicated that the buildings discussed were either currently dwellings, potentially being sold, or that the owner has been advised as to the development potential on the properties.

4. Old Business:

A. Draft Subdivision Ordinance – Private Roads

Town Manager Jennings presented the draft Subdivision Ordinance markup, including a new section for approval of Private Roads, which had been circulated in the meeting packet. He advised that the current draft reflects all of the content that had been included in the initial draft Private Roads Ordinance, when it was being considered as a new stand-alone Ordinance, but that some additional work remained in order to make the Ordinance clear regarding construction standards that will be applicable to Private Roads. He had obtained samples from other communities including Biddeford, which has a Private Roads Ordinance, and will be using this as references. Mayor Ryder advised that the Hampden Ordinance should incorporate the cross-section drawing from the Maine DOT which had previously been reviewed, with the exception that it would not require paving (unlike the DOT drawing).

Comm. Dev. Director Bennett presented a memo which he had circulated to the Committee earlier in the day describing questions that have arisen regarding the ability of an existing private way to serve as frontage for a new lot division, including if only one or two new lots would be created (which would not be considered a subdivision). Town Manager Jennings introduced some draft maps that the GIS Specialist had prepared to help estimate how many existing private roads may access developable land.

[The Comm. Dev. Director left the meeting at 6:50 PM to attend the scheduled Planning Board meeting.]

Mayor Ryder suggested that, if there is an existing dirt road and only one lot would be added, it should be grandfathered with no improvements needed. Councilor Sirois agreed. Resident Alex King said that if there is an existing dirt road it shouldn't be required to dig it up to meet sub-grade requirements.

Resident Miles Greenacre described his situation, as the owner of the first lot on Goodell Farm Road off Western Avenue. He said that, on a private road, the majority will of the homeowners is what governs improvements, or not. He was concerned that if new development was allowed off of private roads, it could affect current homeowners in terms of amount of traffic, etc., and said that any new land division on a private road should require the permission of others with rights to the road.

Mayor Ryder said that this Ordinance needs to be brought to resolution. Town Manager Jennings agreed and asked the Committee whether they would prefer that this remain before P&D while the final edits are being worked out or whether this could be referred to Council with expectation that it would be revised before being taken up there. The Committee agreed that they would like to use the Committee process to work out the details of the Ordinance. Councilor Wilde motioned and it was seconded to continue this item to the next P&D meeting.

5. New Business: None.
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.