

**Planning and Development Committee**  
**April 15, 2015**  
**6:00 PM**  
**Conference Room**  
**AGENDA**

1. Approval of April 1, 2015 Minutes
2. Committee Applications:
3. Updates:
4. Old Business:
  - A. Conditional Lot Dimensions
  - B. Amend Industrial District Height Limitations
5. New Business:
6. Comprehensive Plan Implementation:
7. Citizens Initiatives:
8. Public Comments:
9. Committee Member Comments:
10. Adjourn

**Planning and Development Committee**

**April 1, 2015**

**6:00 PM**

**Conference Room**

**DRAFT MINUTES**

Attendees:

Committee

Bill Shakespeare

David Ryder

Terry McAvoy

Greg Sirois

Carol Duprey

Staff

Bob Osborne, Staff

Dean Bennett, Staff

1. Approval of March 18, 2015 Meeting Minutes - Approved

2. Committee Applications: None

(Committee Approved Change in Agenda Order)

5. New Business

B. Old County-1A Sewer (From Infrastructure Committee)

Manager Lessard presented a memo from acting Public Works Director Greg Nash concerning the needed repairs of a section of roadway coinciding with a Water District bid request. The issue, in efforts to reduce costs, is whether to bid the project out separately or include the town project in the Water District bid proposal in efforts to potential reduce costs.

**Committee Action:** Motion to recommend to Town Council to include the town's project (replacement of sewer that crosses Route 1A and the south end of the Old County Road) as a non-binding bid option to the Water District's bid proposal.

Motion: 5-0.

3. Updates:

Economic Development Director updated the Committee on upcoming dates:

Municipal Review Committee (MRC) Update

- Monday April 27<sup>th</sup> @ 7-9pm (Community Room)  
MRC will be presented a public informational meeting on the proposed Recycling and Processing Facility as required by their application to the Department of Environmental Protection.
- Wednesday April 29<sup>th</sup> @ 9-3pm (Council Chambers)  
MRC will conduct their quarterly board meeting in Hampden.

Bangor Gas Contract

CEDD updated the Committee on the Bangor Gas Contract, explaining that the actual energy corridor and roadway has been developed thereby providing a specific location for Woodard and Curran to conduct the analysis. W&C will begin project in next couple weeks. (CEDD had delayed the work until such time the route was established in order to maximize the value of the project.)

4. Old Business:

A. Flag Lots

Town Planner shared Attorney Russell's initial review of the Alternative Proposal offered by Mayor Ryder. The result of the discussion was to further seek Attorney Russell's input on specific sections of the proposed draft and bring back to Committee at a future meeting.

B. Cul-de-sac Exemption

Town Planner presented the final draft of the (Rural District Frontage Exception for Cul-de-sacs Lots) to the Committee.

**Committee Action:** To recommend that the draft (Rural District Frontage Exception) be sent to Town Council for forwarding to the Planning Board to begin the approval process.

5. New Business:

A. Economic Development Initiatives

The CEDD presented a brief overview of successful development activities to date, emphasizing the need to continue to be: clear in direction; opportunistic; Pro-active; Flexible: and willing to use development tools as incentives.

CEDD sought input from the Committee from their perspective on the future focus of economic development efforts. CEDD identified what he viewed as areas of opportunity that included: Waterfront Development; Downtown Planning/TIF Districting; Coldbrook Road; and the development and commitment to a marketing strategy.

Committee members felt that the priority focus should be on downtown, with continued zoning adjustment and long range planning initiatives in support of an attractive, inviting, and accessible town center.

6. Comprehensive Plan Implementation: None.
7. Citizens Initiatives: None.
8. Public Comments: None.
9. Committee Member Comments: None.
10. Adjourn: The meeting was adjourned at 7:30 pm.



**TO:** Hampden Town Council  
**FROM:** Robert Osborne, Town Planner  
**SUBJECT:** Draft Zoning Ordinance Text Amendment, Industrial District Building Height Standards  
**DATE:** April 13, 2015

This draft amendment provides a mechanism for the Planning Board to approve buildings over 35 feet in height in the Industrial District through Conditional Use review.

### 3.2. Industrial District

**3.2.1. Purpose** - These areas are set aside for non-service intensive industrial uses which do not require the amenities of an industrial park and which would fit into the surrounding rural area with ease. Industries needing public sewer or water are not expected to locate in these areas.

**3.2.2. Permitted Uses (Subject to Site Plan Review)** - Facilities for manufacturing, compounding, processing, packaging, essential service, wireless telecommunications facilities (subject to *Section 4.22*), treatment or warehousing of goods and products, wholesale distribution, take out restaurant, retail sales where such activities are part of and accessory to an industrial use, such facilities having less than five thousand (5,000) square feet of gross floor area, and accessory uses and structures. Excavation, gravel pit and quarry activities are not permitted in the district. (Amended: 10-01-01, 12-6-04, 12-17-07)

**3.2.3. Conditional Uses (Subject to Site Plan Review)** - Medical Marijuana Registered Dispensary and/or Medical Marijuana Cultivation Facility (subject to *Article 4.24*), methadone clinic (subject to *Article 4.24*), facilities for manufacturing, compounding, processing, packaging, treatment, buildings necessary for essential services, or warehousing of goods and products, wholesale distribution, retail sales where such activities are part of and accessory to an industrial use, such facilities having more than five thousand (5,000) square feet of gross floor area. Stockpiles (subject to *Article 4.9*), but not including excavation, gravel pit and quarry activities. Accessory uses or structures, building or living quarters for security personnel and buildings greater in height than thirty-five (35) feet. (Amended: 12-17-07, 03-07-11)

#### 3.2.4. Lot Dimensions

Minimum Lot Area	-	2 acres
Minimum Road Frontage	-	150 feet
Minimum Setbacks:		
Street Yard	-	50 feet
Other Yards	-	35 feet
Maximum Ground Coverage	-	25 percent
Maximum Building Height	-	35 feet

#### 3.2.5. Special District Regulations

1. Notwithstanding the above requirements any structure which requires access to rail service shall not be required to setback from the railroad siding.
2. In order to provide for harmonious development and preserve the rural character the Planning Board may require additional buffers beyond that required in *Article 4.7.11*. (Amended 8-17-92)

Buildings in excess of 35 feet in height shall provide additional setbacks on all yards as herein stipulated: Subtract 35 feet from the proposed building height and add that difference to each yard setback requirement. (Amended: 01-19-06)

EXAMPLE: A 48 foot tall building is proposed. By subtracting the base District maximum building height from the proposed height the following is the result  $48' - 35' = 13'$ . Then add that amount to each yard or setback.

<u>Setback Type</u>		<u>Base Setbacks:</u>	<u>Total Setback</u>
<u>Street Yard</u>	-	<u>50 feet</u>	<u>63 feet</u>
<u>Side Yard</u>	-	<u>35 feet</u>	<u>48 feet</u>
<u>Rear Yard</u>	-	<u>35 feet</u>	<u>48 feet</u>