

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

1. Approval of September 2, 2015 Minutes
2. Committee Applications:
3. Updates:
 - A. Municipal Marina Sign
 - B. Codification Portfolio
4. Old Business:
 - A. Draft Private Road Ordinance
5. New Business:
 - A. 4.9 Filling and Grading of Land and Stockpiling of Materials
6. Zoning Considerations/Discussion
7. Citizens Initiatives:
8. Public Comments:
9. Committee Member Comments:
10. Adjourn

Planning and Development Committee
September 2, 2015
6:00 PM
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DRAFT MINUTES

Attendees:

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

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

1. Approval of August 19, 2015 Minutes:

Minutes were approved unanimously.

2. Committee Applications: None

3. Updates:

A. Municipal Marina Sign Costs

The Community and Economic Development Director (CEDD) presented estimates from Caron Signs on the two sign designs previously selected by the Committee. After some discussion, the CEDD was asked to reach out to the businesses to explore collaboration and input on design and shared costs.

4. Old Business:

A. Codification Portfolio

Community and Economic Development Director (CEDD) provided the Committee with the substantially completed draft of the Codification Portfolio. The areas not completed were those relating to policy. Town Manager offered to address those areas relating to fines. CEDD will bring back to Committee a list of specific questions relevant to policy that remain unanswered at the next meeting.

B. Draft Public Road Ordinance

Discussion continued on the provisions within the Public Road Ordinance pertaining to design requirement. It was decided that the State Model Standards for Low Volume Paved Roads would be used, absent the requirements for paving. CEDD will prepare draft to present at future meeting.

C. Proposed Zoning Map Change
(Coldbrook/Emerson Drive)

A re-zoning designation request was received by the Committee from Mr. and Mrs. Melvin regarding the corner lot of Emerson Drive and Coldbrook Road. It is the Melvin's intention to add an additional dwelling unit to the existing two-dwelling residence. The current zoning of Residential A does not allow the additional unit however a re-zoning of the parcel by extending the abutting Business District to include the parcel would provide for their intended addition.

The Committee felt that the Planning Board public hearing process would provide the Melvin's with clarity on the perspective of the neighboring property owners, thereby deciding to allow the proposed re-zoning process to be initiated.

Committee Action: Motion and Seconded to send the re-zoning request (Corner of Emerson Drive and Coldbrook Road from Residential A to Business) on to the Town Council for forwarding to the Planning Board for review and recommendation.

D. Impact Fee Ordinance

CEDD after conferring with Public Works Director Sean Currier advised the Committee that there are costs associated with connecting onto the Bangor Public Sewer and at the current time there is no means by which to recoup associated costs of new development. An Impact Fee Ordinance would be the suggested tool by which to ensure that development pays for costs of additional infrastructure, so it is not underwritten by the public. CEDD stated he wanted to make the Committee aware of the possible need for such an ordinance.

5. New Business

6. Zoning Considerations/Discussion:

CEDD advised the Committee that there exists a section of the Zoning Ordinance which has never been complied with, never enforced, and which affects only one entity within Hampden. These regulations have been in existence for 7 years. Section 4.9 Filling & Grading of Land and Stockpiling of Materials is extensive and with apparently difficult compliance requirements. CEDD requests of the Committee that they consider evaluating to determine the necessity of the regulation and if no longer needed, consider their repeal.

Town Manager suggested the best way to deal with this section was through the codification process. Committee agreed.

7. Citizens Initiatives: None

8. Public Comments: None

9. Committee Member Comments: None

10. Adjourn: The meeting was adjourned at 7:45pm.