

Planning and Development Committee  
Minutes of June 2, 2010  
6:00 PM  
Town Office

Attendees:	Janet Hughes, Chair	Staff:	Guests:
	Matt Arnett	Dean L. Bennett	Bill Najpauer
	William Shakespeare	Bob Osborne	Sarah Flaks
			Dan Higgins
			Shelby Wright

1. Approval of May 5<sup>th</sup> Minutes

Approved by Majority

2. Guests:

Survey Results:  
Renaissance Planning Associates

Bill Najpauer and Sarah Flaks presented the results of the interviews and surveys they had conducted as part of the BEAR initiative. Various indicators were discussed and next steps explained. Final versions of the initial report were to be hand delivered to local businesses in the coming week.

Maine Green Energy Alliance  
Shelby Wright

Shelby presented a brief background on the initiative by the Maine Green Energy Alliance. Hampden will need to adopt a PACE Ordinance which establishes protocols for the developing energy assistance/conservation program as described by Shelby.

3. Old Business

a. Sign Ordinance Provisions

Will be part of implementation initiative of the Comprehensive Plan.

b. Shoreland Zoning Update

Town Planner explained that Attorney Russell will be providing re-draft of “non-conforming” language within the Ordinance. There are also additional issues relating to the current Seasonal District that need to be addressed. Town Planner will provide to Committee when completed.

c. Marina Update

CEDD informed the Committee that Moyse Environmental has been contracted to perform the environmental reviews of the two parcels. CEDD will update board on the results of those reviews when completed.

d. Private Windmills

Code Officer to provide draft for Committee consideration once completed. Research of other communities is ongoing.

e. School Reuse Committee

Committee supports the need for a meeting between the Town Council and the School Board of Directors to address identified unknowns and what if's of the re-development plan.

4. New Business

a. PACE Ordinance – Maine Green Energy Alliance

Tabled until July 7<sup>th</sup> meeting.

b. Harbor Ordinance

Dan Higgins explained recent situation arising out of the language of the current Harbor Ordinance. Committee discussed various approaches to addressing outstanding issues with ordinance and questioned if the ordinance adequately serves the purpose of its intent. CEDD, Town Planner and Dan Higgins will draft amended ordinance and present to Committee.

c. Moratorium on Medical Marijuana Dispensaries and Sites of Marijuana Cultivation.

Committee voted 3-0 to recommend to Council to move Moratorium forward to begin public process on June 7<sup>th</sup>.

d. Advisement of Park Covenant Interpretation

CEDD explained to Committee the issue that has arisen which could require the engagement of a landscape architect for the construction of a temporary buffer and plantings associated with the expansion of a parking and lay-down area for Clean Harbors. CEDD explained it is the intent of Hampden Properties to develop the site and location of the temporary expansion within the next three years. CEDD advised the committee that it is the opinion of the staff to require the landscape architect as part of the parcel development application and not for the temporary expansion as designed and proposed by Hampden Properties on Lot 12 in the Business and Commerce Park. There were no objections expressed by committee members.

5. Public Comments
6. Committee Comments
7. Meeting Adjourned at 8:40 PM