



Town of Hampden  
Planning Board Workshop  
**Wednesday, June 21, 2023, 6:30 pm**  
**Municipal Building Council Chambers**  
**Minutes**

In Attendance:

Planning Board

Richard Tinsman, Chair  
Benjamin Dunham, Vice-Chair  
Jacob Beaulier  
Ryan Tribou  
Dennis Marble  
Benjamin Kaiman  
Monica Small (Alternate)

Staff

Clifton J. Iler, Town Planner  
Amy Ryder, Economic Development Director

Public

Vice-Chair Dunham called the meeting to order at 6:30 p.m. and verified that all attendees in-person and virtual could hear and see each other.

1. Zoning Ordinance and Subdivision Ordinance Amendments

Planner Iler shared the proposed Zoning Ordinance and Subdivision Ordinance amendments that were referred to the Planning Board by the Town Council. There was a brief discussion on the history of recent ordinance amendments and why the current ones are being referred to the Board.

Comments related to each amendment are shown below the proposed amendment:

- A. *Revise the definition of "Road or Street" in §7.2 Definitions to remove the clause "provided no more than two primary structures (e.g. houses) obtain their frontage from the private road right-of-way..." in Subsection C. (Zoning Ordinance)*

Planner Iler stated that this amendment would be reflected in both the Zoning Ordinance and Subdivision Ordinance. However, it was staff's opinion that having no limit on the number of lots that can claim frontage off a private road could create potential life-health safety concerns. The Board recognized the concern but concurred with the amendment.

- B. *Revise §3.1.3 Use Table to allow Multi-Family Development (B-3) as a Permitted Use in the Rural District. (Zoning Ordinance)*

Planner Iler shared a brief history of multi-family developments in the Rural District and expressed concern with this change. The Board discussed other means to limit development in the Rural District, but concurred with the amendment.

- C. *Propose necessary amendments with the purpose of replacing §4.7.1.1 Parking Maximums with the Maximum Impervious Surface coverage as shown in §3.4.1 Table of Dimensional Standards. (Zoning Ordinance)*

The Board directed staff to change the parking maximums back into parking minimums, as was a previous component of the Zoning Ordinance and further recommended staff explore a waiver system to allow applicants to go under the minimum allotment.

- D. *Revise §2.3.3.2 Private Water Supply to remove Subsection 2 and Subsection 3 in order to meet the updated NFPA citation from the Maine State Fire Marshal Office. (Subdivision Ordinance)*

The Board concurred with this amendment.

- E. *Propose a definition for a "Private Road or Street" to exclude all proposed projects from the construction requirements of §2.3.7.3 Roadway Design Standards. (Subdivision Ordinance)*

The Board directed staff to explore new allowances for private roads in the Roadway Design Standards, including reducing the right-of-way widths to under 66 FT.

## 2. Town Center District Expansion:

Planner Iler and Economic Development Director Ryder shared a brief presentation for a proposed rezone of several parcels along Main Road North from the Residential A district to the Town Center district. The Board supported the change and directed staff to expand the number of parcels to continue down Main Road North to the Souadabscook Stream.

Respectfully Submitted By,  
Clifton J. Iler, Town Planner