



Town of Hampden  
Planning Board Workshop  
Wednesday, September 20, 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  
Wanda Libbey, Admin Asst.

Public

James Condela  
Mike Carroll

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 Amendments

Planner Iler shared the first two proposed Zoning Ordinance amendments, which were referred to the Planning Board by Town Council. The third was referred to Planning Board by Town Staff. There was a brief discussion on the history of recent ordinance amendments and why the current ones are being referred to the Board.

1. **Update** §3.2.11 Municipal Solid Waste Facility (E-4), §3.1.3 Use Table, and §7.2 Definitions to remove "~~Municipal~~" from "~~Municipal~~ Solid Waste Facility".

The Board agreed with the amendment to the (E-4), §3.1.3 Use Table. The Board directed staff to create an amendment reflecting the deletion of Municipal Solid Waste Facility definition on page 86 of the Zoning Ordinance and the inclusion of that definition into the Solid Waste definition on page 90 of the Zoning Ordinance.

2. **Update** §3.2.11 ~~Municipal~~ Solid Waste Facility (E-4) to read:

"In the Rural district, only facilities owned by the Town of Hampden are allowed. **Any facility that is licensed, permitted, or otherwise approved for the management, transportation, transfer and disposal of solid waste, recyclables, organic waste including composting, and waste-to-energy processes. This does not include incineration or landfilling operations.**"

The Board concurred with the amendment to §3.2.11.

3. **Delete** 3.4.2.8.2 “In the Industrial 2 district: No buildings may be constructed within 300’ of the Route 202 right-of-way.”

Planner Iler explained that it is the opinion of Town Staff that this line is an artifact of previous regulations since this standard is not held to other zoning districts that abut Route 202. The Board agreed and initiated the amendment to an upcoming Town Council workshop.

2. Adjournment

It was the consensus of the board members to adjourn the meeting at 7:20 p.m.

Respectfully submitted By,

Wanda Libbey, Administrative Asst.