



Town of Hampden
Planning Board Workshop
Tuesday January 21, 2020

Minutes

In Attendance:

Planning Board

Kelley Wiltbank
Jennifer Austin
Jake Armstrong
Brent Wells
Ladoiya Wells

Staff

Karen Cullen, AICP, Town Planner
Sean Currier, DPW Director

Public

Phil Ruck, SEE

The meeting was called to order at 6:34 pm.

The Board continued review of the subdivision ordinance, which is being rewritten in its entirety. Discussion tonight focused on stormwater management, and to assist with this DPW Director Sean Currier and our stormwater consultant Phil Ruck of Stillwater Environmental Engineering were present. Points discussed included:

Under §2.3.4, Stormwater Management design standards:

- 1 and 2 – Phil commented that it's a good idea to defer to DEP for projects requiring SLODA or Stormwater Law permits; no changes made.
- 3 – Phil commented that it is a good idea to include both quantity and quality, especially for any project that enters a MS4 system since quality is key to those (MS4) requirements. He noted that the "peak discharge rate" is based on a particular storm event; DEP uses the 2 year, 10 year, and 25 year storm events in their regulations. Section 1 and 2 cover that, but we should add "for prescribed storm event frequency and duration" to the end of the paragraph [*Editor's note: as an alternative I have revised the definition of "design storm" to cover that phrase*]. In addition, include the 20,000 square foot threshold and that we are talking about full buildout – i.e. including the driveways and houses in addition to the roadway and other infrastructure. Phil also said that being proactive will be beneficial to the town, especially regarding the MS4 program and urban impaired streams. The Board also decided to add definitions for "fully developed" (or full buildout) and for "pre-development" and "post-development."
- 4 – Phil suggested rewording "upstream flow" to "off-site run-on flow" and define that term, and add "prescribed" before "design storm" or as an alternative, redefine "design storm" to state it is the storm event prescribed by DEP requirements under SLODA or the Stormwater Law.
- 5 – agreed to add the threshold of 1 acre used in that statute.
- 6 – add "licensed in the state of Maine" after "professional engineer" (here and in other sections) and add "approved before "plans at the end of the sentence.
- 7 – discussion regarding the homeowners association and whether the Town ends up with maintenance responsibility if the HOA becomes defunct. It was decided that we should have a stormwater maintenance agreement between the Town and the developer/property owners that is referenced both on the recording plan and on the deeds to each lot, for any subdivision outside the MS4 area. We'll need to include specifics on what the agreement needs to cover (I'll review

the Post Construction Stormwater Management Ordinance for that). This section will be reworked, and the agreement language may be moved to the submission requirements section.

- 8 – add definitions for “stormwater system” and “stormwater facility (or component)”; make sure the latter includes the stormwater buffers that are part of the overall system. Sean noted that any stormwater component maintained by the Town will have to have the outfall inspected each year by the Town; adds to DPW responsibilities and subsequently costs and personnel needs. Revise the last sentence to say “plus 30 feet from the perimeter of the stormwater facility (or component)” instead of “...from the outer boundary of the element...”
- 9 – fine as written
- 10 – change “upstream” to “upgradient”
- 11 – Phil suggested that referencing the DOT manual “as may be amended from time to time” might be the best way to go, similar to how we refer to DEP stormwater requirements. He also said the design engineer for any project should be able to figure out the correct driveway culvert size based on the overall stormwater management design, so there is no need for individual analysis for each driveway culvert. W&C recommended keeping specifics in the ordinance, similar to what we currently have. Sean will review DOT standards and will provide Karen with recommendations.

Under §3.8.4.6, submission requirements for major subdivision preliminary plan, stormwater management plan:

- Phil suggested adding “and Erosion/Sedimentation Control Plan to this section; see Orono and other sample ordinances for example language.
- W&C suggested to include proposed grading and invert and rim elevations of existing and proposed drainage structures. Phil also suggested adding flow direction arrows to increase readability of the stormwater plan.
- Suggestion to add reference to the Post-Construction Stormwater Management Ordinance here.
- Suggestion to put the maintenance agreement language here instead of in the design standards section.
- This section will be reworked.

Under §4.17, approval criteria:

- reword as suggested by W&C with additional edits: Stormwater Management. The application demonstrates that the proposed site improvements are designed to minimize the amount of stormwater leaving the site and the stormwater management system is designed to accommodate the design storm without impairing the upgradient or downgradient conditions.

Other discussion:

- consider adding something to get developers to think about low impact development (LID) techniques in dealing with stormwater. Phil mentioned that Brewer has language saying that if a developer doesn't use LID they need to say why. Also review Scarborough and Freeport ordinances for ideas.

The meeting was adjourned at 8:10 pm.

Review will resume at §3.3, procedures for major subdivisions, at the next workshop meeting.