



Town of Hampden  
**Planning and Development Committee**  
Wednesday January 23, 2019, 6:00 pm  
Municipal Building Council Chambers

## Minutes

Attending:

Committee/Council

Eric Jarvi - Chair  
Dennis Marble  
Terry McAvoy  
Mayor Ivan McPike  
David Ryder  
Stephen Wilde

Staff

Karen Cullen, Town Planner  
Myles Block, Code Enforcement Officer  
Jim Chandler, Town Manager

Public

None

Chairman Jarvi called the meeting to order at 6:01 pm.

1. Minutes for the November 7, 2018 meeting – **Motion** to approve as submitted made by Councilor Marble; second by Councilor McAvoy; carried 4/0/1 (McPike abstained, Wilde arrived after vote).
2. Committee Applications: None
3. Citizen's Initiatives: None
4. New Business:
  - a. Sucker Brook Compensation Fee Utilization Plan. Planner Cullen presented the draft plan, summarizing the differences between this and the draft discussed at the November meeting. She reported that DEP had reviewed the Nov. draft and said that three of the four projects we had listed were of low value to the water quality of the stream and they wanted us to modify the plan to eliminate those, but add the one project that DEP believes will make the most difference to the stream in Hampden. That project is stream bank stabilization in the stretch between Route 202 and Old County Road. Planner Cullen noted that DEP is aware of the ownership issues and they are fine with allowing Hampden to keep banking any fees paid into the fund until such time as there is an agreement between the owner and the Town, regardless of how long that will be. After discussion the Committee decided by consensus that once DEP issues their approval of the Plan, the item can be added to the next available Town Council agenda for action. The Committee has reviewed the plan twice and are in favor of moving it forward.
5. Old Business: None
6. Zoning Considerations/Discussions: None
7. Updates:
  - a. MRC/Fiberight: CEO Block reported that the code enforcement team has identified some significant hurdles that the developer needs to overcome before they can begin operation,

on both the town and state (Fire Marshall) levels. Discussion regarding timeframe for beginning operations, appears to remain questionable, possibly due to some of the code issues having fallen through the cracks in the transition from one contractor to the next. Discussion regarding what recyclable materials will be accepted and at what cost, as well as how to manage the public education aspect for what appears to be a potential for a constantly changing situation, as Fiberight may accept different materials depending on marketability. This topic will be discussed again at the February 6<sup>th</sup> P&D meeting.

- b. Staff Report:
    - i. Tradewinds: Chuck Lawrence, the owner, has inquired whether any amendments were needed to the Coldbrook Corners TIF or his CEA to add a carwash to the site. The answer is no, we had anticipated additional retail activity at the site and both the TIF and CEA documents were written to allow a carwash.
    - ii. Town Center planning project update: Ben Smith will be submitting his final draft plan by Jan 31 and it will be on the P&D agenda for the Feb 6<sup>th</sup> meeting. Ben will be in attendance for any discussion and to answer questions. He will also attend a Town Council meeting to make a public presentation on the final plan. Discussion on the potential for the Town to investigate purchasing a property within the Town Center; this will be placed on the February 6<sup>th</sup> P&D agenda for discussion.
    - iii. Shoreland Zoning update: Planner Cullen reported the text and map are nearly complete and she is meeting with DEP tomorrow to discuss some questions she has. Once finalized, this ordinance will presumably go through the full hearing process through the Planning Board and then Town Council. Discussion on history of this project over the last few years; Manager Chandler will provide a report on this to the Committee.
    - iv. Zoning Amendment update: Planner Cullen reported that the PB has begun discussions on the proposed zoning amendments, including the addition of “private event venues” (aka wedding barns). Discussions with the Board will continue at their Feb 13<sup>th</sup> meeting. Planner Cullen noted the private event venue permitting process will include both Planning Board approval of the venue (site plan) and an annual license approval by the Town Council. She also noted the resident who raised this last year has been provided with the draft language as well as other documents found during the research phase.
8. Manager Items: (discussed elsewhere in meeting)
9. Public Comments: None
10. Committee Member Comments:
- Councilor Ryder inquired about the status of a vehicular issue on Mayo Road; CEO Block explained it has been settled and the vehicles have been removed.
  - Councilor Ryder inquired about the inconsistencies in the way private roads are handled, between the Subdivision Ordinance and the Town Ways Ordinance. This will be placed on the February 6<sup>th</sup> P&D agenda.
  - Councilor Ryder inquired about the open space in the Colonial Heights Phase 3 subdivision and whether it was required by the subdivision ordinance – it was clarified that the

ordinance has been amended to eliminate the requirement for any open space in subdivisions (except cluster subdivisions). This will be included in the staff report for the February 6<sup>th</sup> P&D meeting.

- Chairman Jarvi requested Manager Chandler or Chief Rogers to provide the history of public access to the community room in the public safety building. This will be included in the staff report for the February 6<sup>th</sup> P&D meeting.
- Chairman Jarvi commented the town needs better communication with the residents about the streetlight project currently underway, as the brighter LED bulbs are producing more light and have generated some complaints from residents. Manager Chandler will provide information to the Town Council.

11. Adjournment: Chairman Jarvi adjourned the meeting at 7:30 pm.

*Respectfully submitted by  
Karen Cullen, Town Planner*

Items for Feb 6, 2019 P&D meeting:

- Agenda Items:
  - Recycling operations once Fiberight begins operation – Manager Chandler
  - Draft Plan for the Town Center Planning Project – Ben Smith, Planning Consultant
  - Discussion of potential for town purchase of certain properties – Mayor McPike
- Staff Report:
  - History of Shoreland Zoning Ordinance – Manager Chandler
  - Inconsistencies in local ordinances regarding private roads – Planner Cullen
  - Open Space requirements in subdivisions – Planner Cullen
  - Public access to Public Safety Building – Manager Chandler
  - Communication with residents on LED streetlights – Manager Chandler (this could be at a different committee meeting)