



Town of Hampden
Planning and Development Committee
Wednesday January 3, 2018, 6:00 pm
Municipal Building Council Chambers
Minutes

Attending:

Committee/Council

David Ryder - Chair
Terry McAvoy
Dennis Marble
Mark Cormier
Ivan McPike
Stephen Wilde
Greg Sirois

Staff

Angus Jennings, Town Manager
Myles Block, Code Enforcement Officer
Karen Cullen, Town Planner

Public

Eric Ellingwood

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

1. Chairman Ryder noted the minutes from the December 20, 2017 meeting will be taken up for approval at the January 17, 2018 meeting.
2. Committee Applications: None
3. Updates: (taken up out of order)
 - a. MRC/Fiberight: Manager Jennings said there has been no new information the last couple of weeks, and noted the next conference call with DEP is scheduled for Monday.
 - b. Staff Report:
 - Planner Cullen and Manager Jennings reported on the progress for the Down East Magazine advertorial which will be published in the March issue. It was noted we'll receive a pdf version that we can post on the town's website.
 - Planner Cullen noted the contract will be awarded soon for the purchase of the floating dock, and it is anticipated the new dock will be ready for installation at the normal time in the spring.
 - Planner Cullen noted only one application has been submitted for Planning Board approval, and the applicant has requested it be on the March Planning Board agenda.
 - Planner Cullen and Manager Jennings noted the MEREDA conference this year is in Portland and although it has been suggested it would be a good opportunity for us to connect with the economic development community, after reviewing the agenda for

the conference we both feel it is not in the town's best interest for us to take a day from work to attend. All councilors were invited to attend.

- Planner Cullen handed out draft maps of the proposed Coldbrook Corners TIF district and asked for confirmation of the boundaries. It was agreed that the district should include the Coldbrook Road right-of-way from Route 1A to I-95. It was also agreed to keep the one single-family residential parcel on the south side of Coldbrook Road in the district, due to potential change of use from residential to commercial. It was also confirmed to include the entire Southstreet parcel as it currently exists. Manager Jennings noted the final working draft of the TIF program will be on the agenda for January 17.
- Manager Jennings noted we are continuing to work on landing a major development in the business park. The opportunity seems promising and exciting, and there is potential they could be breaking ground this spring

4. Old Business:

- a. Hampden Business Park Covenants. Noel Musson of Musson Associates met with the committee to discuss the redlined draft of the covenants. He said the general philosophy is to remove items that are redundant with zoning, but to retain items that will protect the interests of the owners in Phase 1 who purchased with specific expectations for future development of the park. Key points of discussion were:
 - i. anything related to building or building design probably should be in the zoning, and the language in the covenants may be modified with that transition.
 - ii. In regards to architectural standards along Route 202, may have zoning worded such that any development within "x" feet of Route 202 must meet the standard.
 - iii. The deeds reference the covenants as of a specific date; these may need to be changed so the modified covenants govern.
 - iv. The subdivision plan will also need to be modified and approved by the Planning Board since the easements along the property lines are proposed to be eliminated.
 - v. The language in section 3.9.a regarding lots purchased for speculation will be retained, although several sections with related language will be reworked to be clear and concise. Basically these sections address the requirement for development to take place within two years of land purchase. There are two schools of thought on this issue: the town ought not prevent private parties from owning land without developing it, and the town has an interest in ensuring development takes place and the land doesn't sit fallow. The majority of the committee agreed that since the town owns the land now, and there is an interest in getting businesses in the park, it makes sense to retain the language. It was noted there is language in the covenants to allow an extension to the two year requirement for good cause.
 - vi. Noel Musson addressed a question on stormwater management, noting that the subdivision approval and DEP permit specify the areas on each lot that can be developed with impervious surfaces.

- vii. The next step in this process will be to hold a meeting with Noel, David Hughes of Epstein Commercial Real Estate, a representative of Sargent Corp, and staff to review the details of the standards in the covenants.
5. New Business: None.
6. Zoning Considerations/Discussion: Planner Cullen gave a brief review of her memo on the status of the zoning ordinance amendments, noting that the work on Article 3 is progressing well and she is working with the Planning Board to review the proposed changes. Shoreland zoning is also under review but will entail not only the text, which requires more work than simply adopting the state's guidelines, but also the map, which will entail careful review in light of base map modifications made by the state
7. Citizen Initiatives: None.
8. Public Comments: Eric Ellingwood was present and asked a number of questions related to various topics, including installation of plaques on a couple of historic structures, the Western Ave. sidewalk, the recent land swap at Ammo Park, development and zoning on Route 1A north of the R&K Variety store, the road work and sidewalk on Route 1A, the use of the "LL Bean" parcel as a town forest (it will be used for commercial development as that's why the town purchased it), regulations on unconventional buildings or "off grid" living, and the basics of tax increment financing districts.
9. Committee Member Comments: Councilor McPike asked if the committee could address the idea of producing marketing materials for the business park. After discussion, the consensus of the committee was to direct Manager Jennings to begin working on this – likely to include a brochure and a page on the town's website.
10. Adjournment: **Motion** to adjourn at 8:06 pm by Councilor McPike; seconded by Councilor Marble, carried 6/0/0.

*Respectfully submitted by
Karen Cullen, Town Planner*