



Town of Hampden
Planning Board Workshop Meeting
Wednesday January 9, 2019
Minutes

In Attendance:

Planning Board

Gene Weldon, Chairman
Kelley Wiltbank
Peter Weatherbee
Jim Davitt
Jennifer Austin
Jake Armstrong

Staff

Karen Cullen, AICP, Town Planner
Myles Block, CEO

Public

Chair Weldon opened the zoning workshop meeting at 7:49 pm.

Private Event Venues: These are facilities that are designed to handle weddings, private parties, banquets, business meetings, and other gatherings but does not include events open to the general public or events where people pay to attend them. The Board reviewed the proposed regulations and decided:

- exempt places of worship, publicly owned properties, RSU 22 owned properties, and non-profit organizations – these exemptions will be added to §4.26.
- add “except for fundraisers” to the definition to eliminate the inconsistency regarding fundraisers and charging for attendance.
- consider modifying the buffer requirement to allow the Planning Board to require that the buffer be installed in some location other than along the property boundary, in cases where the topography and other physical characteristics of the site make it more sensible to install the buffer in a different location.
- add email communication to footnote 8 in §4.26.1
- review language in §4.26.2.4 to make sure this provision (for a Traffic and Parking Management Plan) is not confused with DOT permits.
- delete “(e.g. inn, hotel, or motel)” from §4.26.2.9.
- reword §4.26.2.11 to read: “The owner must comply with the Town of Hampden Private Event Venue Licensing Ordinance.”
- Note, the Board did not review the licensing ordinance at this meeting.

Miscellaneous amendments: due to time constraints, the Board only discussed one of the proposed amendments, that of frontage requirement for cluster housing developments in the Rural district. Planner Cullen presented the idea of reducing the frontage requirement for cluster development in the rural district from the current 100’ to 66’, which is the width of the right-of-way for a new road. She said the advantage of reducing it would be to allow the more creative design available with cluster, and the disadvantage would be that for parcels with only 66 or so feet of frontage, there would be no possibility of having a permanent buffer to screen the new roadway into the development from any existing or future homes on the parcels adjacent to the new roadway. The Board discussed this at length and took a poll

which was unanimous in favor of keeping the 100' frontage requirement, because the protection of single family residences (existing and future) where abutting these properties is of greater concern than allowing flexible design for the properties that fall into this category (between 66 and 100' frontage and meeting all other criteria for cluster development). It was noted that such parcels are still eligible for standard subdivision development.

Staff Report:

- a. Planner Cullen informed the Board that the Mayo Road multi-family project which was in for sketch plan review in November has run into potential problems with sewer capacity due to wet weather issues at the pump station. She was unsure whether they would proceed with the site plan application, but it is tentatively scheduled for public hearing in February.
- b. Planner Cullen noted there are two developments that will be submitting compensation fees for development in the Sucker Brook watershed; FW Webb and Zucco's Dog House, which will be before the Staff Review Committee next week for a modification to the plan to make the dog play area turf instead of grass – DEP considers turf to be impervious and therefore they had to redesign the stormwater management system on the site.

The workshop meeting was adjourned by Vice-Chair Davitt at 9:23 pm.

Respectfully submitted by Karen Cullen, Town Planner