



Town of Hampden
Planning Board Workshop
Tuesday October 15, 2019

Minutes

In Attendance:

Planning Board

Gene Weldon
Richard Tinsman
Brent Wells
Ladoiya Wells
Jennifer Austin

Staff

Karen Cullen, AICP, Town Planner

Public

None

The meeting was called to order at 6:30 pm.

The Board continued review of the subdivision ordinance, which is being rewritten in its entirety. Points discussed included:

- §2.3.5, Solid Waste – Planner Cullen gave background info; no changes made.
- §2.3.6.1, Street Layout:
 - item 2, see if there is a way to clarify or provide guidance on what “where necessary” means. It was noted that both the Public Safety and Public Works directors will review applications and their comments on any application should help guide the Board.
 - item 3, either reword to not use the term “arterial” or define “arterial”; it was noted the terminology in the current ordinance uses minor, collector, and arterial but the proposed ordinance uses lane and street since no new subdivision roads are likely to exceed the threshold for either collector or arterial streets.
 - item 7, add “or capital improvement plan” after “comprehensive plan” in the second line.
- §2.3.6.3, Roadway Design Standards:
 - item 1, after discussion about the sight distance on Main Road South, which is designated as a ME DOT Mobility Arterial, it was decided to modify the table to eliminate the middle column and modify the footnote to address new subdivision roads entering this section of Main Road South (where the speed limit is 50 mph).
 - item 2, add “and sidewalk” after the word street in the first line to clarify that the section applies to sidewalk construction as well as road construction.
 - item 2, table:
 - add a definition of “ADT” (average daily traffic)
 - discussion about sidewalks and when they should be required; consensus to modify table to exempt subdivisions in the rural district from the requirement unless required as a condition of approval by the Board, and also to leave the thresholds as proposed in the draft but add a footnote that states that the Board can condition an approval on installing a sidewalk in a previous phase when a subdivision is extended. Reference the comprehensive plan; require sidewalks in all new subdivisions within the four mile square and along Coldbrook and Old County Roads, as recommended in the comprehensive plan.
 - check the Americans with Disabilities Act to see what the sidewalk surface requirements are (paved or other).

- Other discussions:
 - research to see if the Board can require a developer to state what his future intentions are for any “remaining land” areas in a subdivision; or require entire parcel to be designed in phases to ensure the road network is designed and constructed to the correct (future) level of standards.
 - private road surfacing – perhaps require pavement for all roads exceeding some threshold of housing units – i.e. eliminate the “pavement is optional” provision.

The meeting was adjourned at 8:10 pm.

Review will resume at §2.3.6.3 (page 15) at the next workshop meeting. Note that §2.3.4, stormwater management, will be addressed at the next workshop meeting when the DPW Director and an engineer (possibly from DEP) well versed in stormwater management are available to attend (unknown as of 10/16/2019).

Respectfully submitted by Karen Cullen, Town Planner