



Town of Hampden
Planning and Development Committee
Wednesday November 7, 2018, 6:00 pm
Municipal Building Council Chambers

Minutes

Attending:

Committee/Council

David Ryder - Chair
Dennis Marble
Terry McAvoy
Mark Cormier
Stephen Wilde

Staff

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

Public

None

Chairman Ryder called the meeting to order at 6:00 pm.

1. Minutes for the October 3, 2018 meeting – **Motion** to approve as submitted made by Councilor Marble; second by Councilor McAvoy; carried 5/0/0.
2. Committee Applications: None
3. Citizen's Initiatives: None
4. New Business:
 - a. Urban Impaired Streams and Compensation Fee Utilization Plan. Planner Cullen presented the draft plan, summarizing the four projects staff included. The main points of the discussion were:
 - Concern about doing work and spending this money on private property; Planner Cullen and SEO Block explained that a lot of the mitigation projects are on private property since that's where many of the water quality problems come from. Planner Cullen further explained that such projects are done with contributions and the cooperation of the property owner, and in some cases DEP's enforcement capacities may help.
 - This plan is mandated by DEP, in order for the town to collect the fees that are required by DEP to be paid by developers within the watershed who need a stormwater permit or site law permit from DEP.
 - In addition to the fees collected into this fund, other money can be used for these projects, such as the Environmental Trust, TIF funds, etc.
 - The plan can be amended to modify projects, add projects, delete projects, or change the priority of the projects, provided DEP approves the amendments. It is meant to be a living document the town can use to gradually implement projects to improve the water quality of the stream.
 - Regarding project 4, the main focus for implementation of stormwater facilities such as bio-filter basins would be within the open space areas of the business park.
 - Concern with using these funds to clean up trash and other debris on private properties where the owner has been acting irresponsibly.

- Staff decided not to include bank stabilization along the stretch between Route 202 and Old County Road, given the complexities of doing so at this time.
 - The committee agreed by consensus to have Planner Cullen send the draft plan to DEP for their review and approval.
 - Planner Cullen said once DEP has approved it, the plan will be reviewed by P&D and then sent to Council for a vote to approve it.
5. Old Business: None
6. Zoning Considerations/Discussions: None
7. Updates:
- a. MRC/Fiberight: CEO Block reported that the contractor (Cianbro) is leaving the job and Bancroft is picking up where they left off to complete the construction work. The most recent timeframe given for opening the facility is April 2019, but there is skepticism on that date holding based on the fact that the plant is not yet ready for testing with some municipal solid waste, which was supposed to be happening by now.
 - b. Staff Report: Planner Cullen handed out a map of the Shaw Brook watershed and told the committee that once the Sucker Brook plan is completed then she'll be starting work on a compensation fee utilization plan for Shaw Brook. The map shows the watershed boundary as mapped by (previous) town staff and another boundary mapped by DEP. She said the first step is to meet with DEP and come to an agreement on where the boundary is – at this point we are hopeful that DEP will accept our boundary since it is more detailed, but since neither one has been ground verified we'll have to let that process play out. Once the boundary is defined then staff will meet to come up with potential projects to include in the plan. We are hoping to have this complete within six months.
8. Public Comments: None
9. Committee Member Comments:
- Councilor Marble inquired about the Mayo Road housing development; Planner Cullen told the committee that the applications going before the Planning Board are posted online, as is the packet which includes the planner's reports. She noted there are concerns with both that application as well as the one for Stearn's Farm off Main Road North. She added both are at the sketch plan phase and will be discussed at the Planning Board meeting next week.
 - Councilor Ryder noted that Dysart's in Hermon is adding a car wash.
 - Councilor Wilde asked about the parcels on Route 202 north of Coldbrook Road where logging is being done; no development is proposed there – these parcels have no access to the highway except for temporary uses such as logging or hunting.
 - Councilor Marble noted the boat landing sign at Marina Road appears to be tipping further than it was; Manager Chandler said he and DPW Director Currier are working on other signage issues and he'll add this one to the list.
10. Adjournment: **Motion** to adjourn the meeting at 6:40 pm made by Councilor McAvoy, seconded by Councilor Marble; motion carried 6/0/0.