



Town of Hampden
Planning and Development Committee
Thursday Dec. 5, 2019, 6:00 pm
Municipal Building Council Chambers
Minutes

Attending:

Committee/Council

Eric Jarvi, Chair
Dennis Marble
Ivan McPike, Mayor
Terry McAvoy

Staff

Karen Cullen, Town Planner
Ryan Carey, CEO

Public

Phil Stack

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

A motion was made by Councilor Marble to take item 8, Public Comments out of order, since a member of the public was here to speak and it would be appropriate to not make him wait. Councilor McPike seconded; carried 4/0/0.

8. Public Comments: Phil Stack noted he had addressed the Town Council about the dilapidated building across the street from his house on Kennebec Road this past summer, and also met with the P&D Committee in August. He was here tonight to find out what the status is of that particular property and the previously discussed possibility of the town enacting an ordinance to deal with dilapidated properties. Main points of the discussion:
- The USDA no longer holds any interest in the subject property.
 - The Town now holds a lien on the property for nonpayment of taxes.
 - There are several paths forward, the first three would be time consuming and costly:
 - Town eventually take ownership of the property for nonpayment of taxes
 - Town adopt a property maintenance ordinance and enforce it for this property
 - Designate the building “dangerous” under state statute
 - Hope that a private citizen will purchase the property and demolish the building.
 - There needs to be a balance between the property rights of the property owner and the rights of the abutters.
 - The P&D believes this is a high priority issue and will discuss again at the January 2, 2020 meeting; they requested sample ordinances be included in the packet for that meeting.

Chairman Jarvi returned to the agenda.

1. Minutes for the November 6, 2019 meeting – **Motion** to approve as submitted made by Councilor Marble; second by Chairman Jarvi; carried 2/1/1.
2. Committee Applications: None.

3. Citizen's Initiatives: None.
4. New Business: None.
5. Unfinished Business:
 - a. Town Center, formation of a Citizen's Task Force – Chairman Jarvi reported that he has not yet been able to meet with the RSU and thus this project is delayed. Nothing has been posted on the website yet regarding seeking citizen's for the task force.
6. Zoning Considerations/Discussions:
 - a. Marijuana Ordinance amendments – Planner Cullen gave an overview of the memo for discussion tonight, noting the input she needs are the committee's thoughts on the maximum number of registered caregivers that can operate on a property and the distances between the operations and abutting properties. The main points of the discussion were:
 - There was a drop in the number of registered caregivers in Maine between 2017 and 2018, perhaps due to the difficulty of these businesses obtaining any financing and the potential that legalization of adult-use marijuana has reduced the demand for registered caregivers to produce marijuana products for medical use.
 - The consensus of the committee was to reduce the maximum number of registered caregivers that can operate on a single property to half for each category in the draft ordinance.
 - The consensus of the committee on distances was for Planner Cullen to run additional GIS analyses to identify properties that would be eligible for the various number of registered caregivers, using larger distances (e.g. 750 feet).
 - Another possibility is to greatly simplify the ordinance and set stricter limits on the number of registered caregivers operating on a single property across town, except allow more in the industrial districts.
 - The P&D Committee will hold a second meeting in January (date to be determined) to continue discussion on the marijuana ordinance
7. Staff Report:
 - a. CEO Carey reported that while he has been busy, there is nothing of concern going on currently. Councilor McAvoy asked about permitting procedures and educational materials for contractors and builders, noting these were issues discussed with the previous CEO and he is wondering what the status is. CEO Carey said he is working on materials to provide to builders, such as diagrams for foundations and checklists for numerous other things.
 - b. Planner Cullen reported we have received new water quality data for the Pine Tree landfill, and she's spoken with our consultant Drumlin Environmental about it. They reported that the wells of concern seem to have stabilized; the water quality is not worse than the previous sampling round, but we have to wait to see whether those wells start to improve. Drumlin is also available to come meet with the P&D committee or the TC; the committee thought that would make sense in the spring after the annual report is out and has been reviewed.
8. Public Comments: See above

9. Committee Member Comments: None

10. Adjournment: Chairman Jarvi adjourned the meeting at 7:36 pm.

*Respectfully submitted by
Karen Cullen, Town Planner*

Items from this meeting for Thursday January 2, 2019 P&D meeting:

- Agenda Items:
 - Town Center, formation of Citizen Task Force
 - Property Maintenance Ordinance

Items from this meeting for second P&D meeting in January (date to be determined):

- Agenda Items:
 - Marijuana Ordinance Amendments