

Town of Hampden
Planning Board Meeting
Wednesday February 14, 2017, 7:00 pm
Council Chambers

Minutes

In Attendance:

Planning Board

Gene Weldon
Kelley Wiltbank
Jennifer Austin
Jim Davitt
Peter Weatherbee

Staff

Karen Cullen, AICP, Town Planner
Myles Block, Code Enforcement Officer

Public

None

The meeting was called to order at 7:03 pm.

1. Administrative

a. Board Reorganization

- i. Member Weatherbee nominated Member Weldon to serve as Chair, second by Member Wiltbank; so voted 5/0/0.
- ii. Member Wiltbank nominated Member Davitt to serve as Secretary, second by Member Weatherbee; so voted 5/0/0. After discussion it was decided to have the Secretary serve as the chair for the Planning Board Workshop meetings.

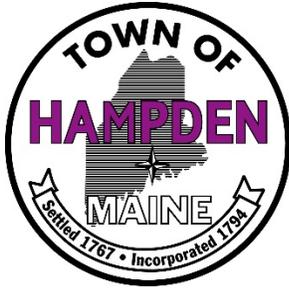
b. Minutes

- i. **Motion** by Member Weatherbee to approve the minutes for December 13, 2017 as submitted, second by Member Davitt; carried 5/0/0.
- ii. **Motion** by Member Weatherbee to approve the minutes for December 28, 2017 as submitted, second by Member Davitt; carried 4/0/1 (Member Austin abstained).
- iii. **Motion** by Member Wiltbank to approve the minutes for January 25, 2018 as submitted, second by Member Davitt; carried 5/0/0.

- c. Correspondence – Planner Cullen noted there is a memo regarding a recent case that was approved by the Board of Appeals for a variance to the rear setback for disability access to a residence.

Motion by Member Wiltbank to adjourn the regular meeting of the Planning Board at 7:10 pm, second by Member Davitt; carried 5/0/0.

Note the Board then reconvened for a workshop meeting; see separate minutes.



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None

The workshop on zoning amendments was called to order at 7:12 pm.

Planner Cullen led a discussion on the review of the proposed dimensional table for article 3 of the zoning ordinance as well as the additional provisions that accompany the table. She handed out the new text and tables for Article 3. Key points of the discussion:

- The items listed in §3.4.2 need to be categorized somehow to make it easier to find things that are applicable to a particular project, Planner Cullen will review to figure out the best way to do this.
- The majority of standards in the table are what we currently have.
- The current ordinance includes “Maximum Ground Coverage” but there is no definition or explanation of what that means – it could be either building coverage or total impervious surface.
- In districts that currently have a standard for “Maximum Ground Coverage” and no standard for either “Maximum Building Coverage” or “Maximum Impervious Surface” the proposed table includes the current standard for ground coverage under building coverage, and new standards recommended by Planner Cullen for impervious coverage. In districts where there are no such standards, Planner Cullen recommended standards for both building and impervious coverage.
- The current ordinance has different setback standards for detached accessory structures included in the tables for each district where they apply (rural, residential A and B, and commercial service districts). In the proposed amendments, these are not in the table but are included in the special provisions in §3.4.2.
- Decided to delete item 8 in draft text, regarding buildings for institutional uses in the Residential B district being allowed to have a maximum height of 60 feet if the setback is increased. Since spires on places of worship are exempt from the height requirement, the Board felt buildings higher than 35 feet would not be compatible in residential areas.

- Decided to delete item 10 in the draft text, regarding the limitation of the floor area for buildings in the Rural Business district. The Board felt the limit is unnecessary as the size will be limited by the maximum building coverage in the dimensional table.
- Planner Cullen will take a closer look at items 13 and 14, both regarding increased setbacks for buildings higher than 35' in several districts.
- Decided to add "footprint" to item 15, regarding setbacks in the Town Center district when the building is greater than 10,000 square feet; the current language does not specify whether this size is gross floor area or building footprint.
- Discussion regarding height in general – possibility to change the language in the variance sections in Article 6 to allow the board of appeals to take action on requests for height variances both as a dimensional variance and a general variance. Might also consider increasing the percentage of variation allowed for dimensional variances, either for all requests or just for height variance requests. If this approach is used, add criteria to §6.2.2.2 to require larger setbacks – increase by one foot for each foot in height over 35'.
- Discussion regarding density for multi-family developments. Current ordinance is inconsistent and includes densities of 5, 6, 8, or 16 dwelling units per acre in different sections of the ordinance. It was decided generally to use different densities for the different districts where multi-family is allowed, and to base those on existing developments in town.
- Item 23 in the draft text needs to be reworded so it makes sense; the goal is to ensure that whenever two buildings for principal uses are constructed on the same parcel, that they be sited in such a manner that each on its own would comply with the dimensional standards for the district if an imaginary boundary line was drawn between the two buildings. It was noted there could be a difference in how this applies to residential versus commercial buildings.

Planner Cullen noted that we will continue review of the draft zoning next Tuesday in another workshop meeting. She added that the regular Planning Board meeting in March will be dedicated to applications as several have been submitted. The full zoning ordinance with proposed amendments in redline format will be sent to board members in the next few days; the next workshop will focus on the proposed changes to Article 4, starting with 4.1 (site plan review) and 4.2 (conditional uses) and proceeding through the remaining sections that have changes proposed.

The meeting was adjourned at 9:00 pm.

Respectfully submitted by Karen Cullen, Town Planner