



Town of Hampden
Planning Board Workshop
Tuesday March 20, 2018, 6:30 pm
Conference Room

Minutes

In Attendance:

Planning Board

Gene Weldon
Kelley Wiltbank
Jake Armstrong
Jim Davitt
Peter Weatherbee

Staff

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

Public

None

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

Planner Cullen led a discussion on the continuation of review of the proposed amendments to the zoning ordinance; discussion focused on the brochures and §4.5, nonconformities. Key points:

- Reviewed schedule, added another workshop meeting for April 3rd so we can finish the Planning Board review in time to have the public hearing May 9 with a continuation date May 15. Unless we receive a lot of comments that result in many substantive changes to the proposed amendments, this will keep us on track to refer to Town Council May 15 and they could have their hearing June 4. This would give us a July 4 effective date.
- Reviewed the 7 draft brochures Planner Cullen had created, suggested edits which will be made.
- Discussed publication timeframe for brochures and proposed amendments, the board decided to hold off until they complete their review of the amendments (mid-April). *[Ed. note: these documents are all public information and anyone can come to the planner's office to view them.]*
- Discussed proposed changes to §4.5.2.1, expansions to nonconforming structures. The board agreed with the proposed changes 1) to allow expansions that do not increase any nonconformity to be allowed with just a building permit, 2) those that encroach a setback no more than the same amount as an existing encroachment and on the same side of the building and which do not create any other nonconformity to be allowed with a conditional use approval, and 3) all others would require a variance.
- Member Wiltbank noted there are some particular court cases on this subject that were presented in the MMA planning board training about 5 years ago.
- The board decided to change the one year limitation for the resumption of a nonconforming use when it's been discontinued to be two years (§4.5.4.3).
- Discussed the nonconforming lot section (§4.5.5); Planner Cullen noted there are some provisions in state law that our current ordinance ignores, the proposed language addresses the situations and how they are dealt with. She mentioned she will research what happens if

the two nonconforming lots don't add up to 20,000 square feet and do not have access to public sewer.

Planner Cullen noted that Manager Jennings is working to keep Ben Smith on through the end of the fiscal year to handle applications and the regular Planning Board meeting. The next zoning workshop will be April 3rd, when we'll continue with the review of the proposed amendments to §4.6, cluster housing, and §4.7, design standards. The regular board meeting on April 11 has 2 conditional use applications and one request for a waiver to site plan review for the salt shed, and Planner Cullen said she expects to have at least an hour to continue zoning amendment review. The last workshop scheduled is on April 17, when we should be able to wrap up the board's review and set the public hearing date.

The meeting was adjourned at 9:15 pm.

Respectfully submitted by Karen Cullen, Town Planner