



Town of Hampden  
**Planning and Development Committee**  
Wednesday March 21, 2018, 6:00 pm  
Municipal Building Conference Room  
**Minutes**

Attending:

Committee/Council

David Ryder - Chair  
Dennis Marble  
Terry McAvoy  
Ivan McPike  
Steve Wilde

Staff

Angus Jennings, Town Manager  
Karen Cullen, Town Planner  
Myles Block, Code Enforcement Officer  
Public  
Darlene Teeto Webb

Chairman Ryder called the meeting to order at 6:01 pm.

1. Minutes for the February 21, 2018 meeting – **Motion** to approve as submitted made by Councilor Marble; second by Councilor McAvoy; carried 4/0/0 (Councilor Wilde not present for vote).
2. Committee Applications: None
3. Updates:
  - a. MRC/Fiberight: Construction photos of the building were handed around. Manager Jennings reported staff has begun implementation of the flow control ordinance with letters sent to the various haulers around March 1. Earlier this week we received a letter from MRC that raises questions about whether MRC will be using PERC as we had all thought. Manager Jennings commented this is destabilizing but believes in the end the waste will go to PERC. Manager Jennings is also working with Fiberight to obtain the revenue projections for Hampden's budget. CEO Block mentioned the monthly construction inspection meetings will begin soon. Manager Jennings and the councilors noted there are inconsistencies in the data included in the Biomass Magazine article.
  - b. Staff Report:
    - i. Councilor Marble and Mayor McPike said they would attend the Business Expo and walk around to talk to other attendees. Staff will prepare some town business cards for them to bring, as well as some talking points they can use.
    - ii. CEO Block addressed the email regarding 1150 Kennebec Road that was in the packet; this property does not meet the criteria for a dangerous building and it is in better condition now than it has been.
    - iii. It was noted the Planning Board is meeting tonight and will deal with four applications, including Tradewinds site plan and the amendment to the Business Park subdivision. Two new projects are listed which will be on the April Planning Board meeting, both conditional use requests involving existing buildings. Planner

Cullen also noted the Planning Board will act on a request for a waiver to site plan review for the salt shed at the April meeting.

- iv. Planner Cullen reported on the Epstein Commercial Real Estate group's meeting on the Bangor Region industrial and commercial real estate market: Hampden's industrial space is about 800,000 square feet and has less than 1 percent vacancy rate; we're doing pretty well compared to the other three municipalities studied (Bangor, Brewer, and Hermon). Construction costs are a barrier to growth in this region, due in part to the relatively low rents that can be charged and the higher construction costs caused at least in part by MUBEC.
  - v. Manager Jennings noted staff had met with DEP today regarding the shoreland zoning map and ordinance.
  - c. Manager Jennings introduced Ben Smith, our consultant who has been assisting with development review with the Planning Board. He summarized the request in the memo in the packet to use the remaining funds from the Business Park Covenants consulting work to keep Mr. Smith on through the end of this fiscal year, which will enable Planner Cullen to complete the zoning work. Several Councilors felt that while they agree with doing this for this situation due to the importance of completing the zoning work by the end of the fiscal year, the town in general should put unspent money into the general fund. Manager Jennings noted he will put this onto the Finance & Administrative Committee agenda and the Town Council agendas for April 2<sup>nd</sup>.
4. Old Business: None.
  5. New Business: None
  6. Zoning Considerations/Discussion: Planner Cullen reported on the progress of the project. The Planning Board met for 3 hours last night and scheduled an extra workshop meeting for April 3. She reviewed the schedule and said everything is on track for public hearing with the Planning Board May 9 and 15, and for Town Council public hearing June 4, with an effective date of July 4 (assuming the amendments are adopted that night). She noted the Council date could slide if the public hearing with the Planning Board goes longer than the two nights scheduled. Planner Cullen showed the Committee the seven brochures she has created, which the Planning Board has thoroughly reviewed. She noted the Planning Board will release the proposed ordinance amendments and the brochures for publication on the town's website and in print at the town offices as soon as they complete their review of the proposed amendments (mid-April)
  7. Citizen Initiatives: None.
  8. Public Comments: Darleen Teeto Webb said she is looking forward to the zoning amendments getting adopted so she can open an upscale dog daycare business in the Business Park.
  9. Committee Member Comments: Mayor McPike noted that Stan MacMillan has purchased the Stearns Estate on Main Road North and plans to build a subdivision similar to the Chickadee Lane project.
  10. Adjournment: Motion to adjourn the meeting at 6:52 pm made by Councilor McAvoy, seconded by Councilor Marble; motion carried 5/0/0.