



Town of Hampden
Planning and Development Committee
Wednesday May 17, 2017, 6:00 pm
Municipal Building Council Chambers
Minutes

Attending:

Committee/Council

Ivan McPike-Chair
Terry McAvoy
David Ryder
Dennis Marble
Mark Cormier
Steve Wilde
Greg Sirois

Staff

Angus Jennings, Town Manager
Karen Cullen, Town Planner
Myles Block, Code Enforcement

Public

None

Chairman McPike called the meeting to order at 6:02 pm.

1. Approval of May 3, 2017 Minutes – **Motion** to approve as submitted made by Mayor Ryder with second by Councilor McAvoy; carried 5/0/0.
2. Committee Applications: None.
3. Updates:
 - a. MRC/Fiberight: The construction schedule was included in the packet, they are starting the water line on Coldbrook Road first and expect it to be completed in about one month. They have provided us with a traffic control plan and will be mailing a letter to all residents and businesses on Coldbrook Road (in the area of construction) as well as those in the neighborhoods with access only from Coldbrook Road. On site, they are doing erosion control work and dewatering some areas in preparation for resuming construction once the water line is completed on Coldbrook Road. A new utility plan set has been received and reviewed by the appropriate parties. The MRC and Hampden Water District have executed their agreement, apparently that was part of the delay in getting construction underway this year.
 - b. Staff Report:
 - i. Planner Cullen noted the Town Manager's priority matrix was included in the packet. Discussion on the matrix included adding the development of a marketing package to provide prospective businesses with easy to access information about the town and development opportunities. Manager Jennings said we have the capability to put something together, it's a matter of prioritizing with other

projects. Planner Cullen noted some of the items in the matrix are done or nearly done, e.g. the Ammo Park boundary agreement, the fees Ordinance, and some of the zoning ordinance amendments.

- ii. Staff reported that there are two new signs at the entrance to Marina Road; they were purchased and installed by the private businesses at the marina. Staff is monitoring this situation as we move forward with securing permission from the City of Bangor to place a single sign for the park and two businesses within their right-of-way. Once we have that, we will move forward with design and obtaining the sign, in partnership with the two businesses.
- iii. Staff has contacted a regional gas station/convenience store company after Councilor McPike made an initial contact with them; they may be interested in locating on Coldbrook Road, possibly near the intersection with Route 202.
- iv. Manager Jennings noted that getting more customers on the new sewer line out by Fiberight may become important to increase flow cycling through the pump station to prevent odors from becoming a problem. Councilor McPike noted that reaching out to greenhouse growers (tomatoes, lettuce, etc.) to be sited near the Fiberight facility would make sense, as they can use the byproducts from the processing in their agricultural operations.
- v. Manager Jennings said the project with Cianbro and UMaine is moving forward, he has been in contact with Janet Hughes (owner of the property where it will be) and noted a staff level meeting will be set up soon, with the expectation that they will give a presentation to P&D at one of the June meetings (tentative).
- vi. Manager Jennings noted the discussions with UMaine regarding developing space at the business park for some of their other innovative efforts will probably move forward after the Cianbro project is settled.

4. Old Business: None.

5. New Business: None.

6. Zoning Considerations/Discussion:

- a. Planner Cullen reported that the Planning Board's Ordinance Committee met last night and had a good discussion of the proposed amendment to the definitions regarding processing, municipal solid waste, and transfer stations. The Committee was unanimous in their full support of adopting these amendments, as they will protect the citizens of Hampden from the possibility of having a transfer station in town. A public hearing will be held at the June 14th Planning Board meeting, with the expectation that it will be in front of Town Council for public hearing at the first meeting in July.
- b. Planner Cullen described the dimensional table, and briefly discussed some of the issues uncovered as she developed it (e.g. three terms dealing with land coverage). She also noted there are 30 footnotes to the table, and just today while researching something else she found several other parts of the ordinance (in Article 4) that belong in the dimensional table, which will further complicate it. The goal is to end up with a simpler table that has appropriate requirements for each district and reduces confusion.

She also noted that, similar to the Village Commercial districts, where about 90% of the parcels are nonconforming to the requirements listed in this table, 100% of the parcels in the Seasonal district are nonconforming. As part of the work to revise the table to make more sense, she will be analyzing the parcels in these districts to figure out what the requirements should be, with the goal of making at least 75% of the parcels conforming. While uses on such lots can continue, if the lot is nonconforming it is more difficult to get permission to improve the property; this is especially true in the Village Commercial districts. Finally, she noted this work will include new requirements for a future town center district – that project has not been forgotten, but it depends on the work now being done on Article 3.

7. Citizen Initiatives: None.
8. Public Comments: None.
9. Committee Member Comments: Councilor Marble commented that there is a new real estate sign which is quite large out at the new subdivision on Bog Road; CEO Block will take a look at that. He also suggested that a private group such as a “friends of the” could be formed to work on securing funding to purchase and own the boat landing.

Mayor Ryder asked if staff could provide Town Council with a quick written summary or list of new projects being undertaken in town on a regular basis, so they are better prepared to answer questions from residents. This would include applications before the planning board as well as new building permits.

10. Adjournment: **Motion** to adjourn at 6:58 pm by Councilor McAvoy; seconded by Councilor Marble, carried 7/0/0.

*Respectfully submitted by
Karen Cullen, Town Planner*