

Town of Hampden

Planning Board

Wednesday, May 9, 2018, 7:00 pm

Municipal Building Council Chambers

Agenda

1. Administrative.
 - a. Minutes – April 11 and April 23, 2018
 - b. Minutes – March 3, 2018 Revised Minutes
2. Old Business – None.
3. New Business
 - a. Public Hearing, Proposed Amendments to Articles 2, 3, 4, 5, 6, and 7 of the Hampden Zoning Ordinance, including reworking permitted uses and dimensional requirements in Article 3 into table format, replacing §4.1 site plan review, replacing §4.2 conditional uses, modifying §4.5 nonconformities, replacing §4.6 cluster housing, reorganizing §4.7 and 4.8 into a section devoted to design standards, repealing §4.17 lots and planned group development, repealing §4.20 customary rural business, repealing §4.21 structures necessary for persons with disabilities, updating §6.2 variances, and modifying §7.2 definitions. The purpose of these amendments is to create a user-friendly ordinance and update various provisions. The full zoning ordinance showing all amendments is available at the Town Office and online at hampden.gov, along with a complete summary of the amendments and a set of informational brochures. Please note that this hearing will be continued to Tuesday May 15, 2018 if necessary.
4. Staff Report
5. Planning Board Comment
6. Adjournment

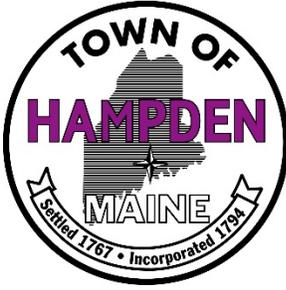
Town of Hampden

Planning Board

Wednesday, April 11, 2018, 7:00 pm

Municipal Building Council Chambers

Minutes - Draft



Planning Board

Gene Weldon, Chair
Jake Armstrong
Jennifer Austin
Jim Davitt
Tom Dorrity
Peter Weatherbee
Kelley Wiltbank

Staff

Ben Smith, AICP, Contract Planner
Karen Cullen, AICP, Planner
Myles Block, Code Enforcement Officer

Chairman Welden called the meeting to order at 7:00 pm.

1. Administrative.

- a. Minutes of March 20, March 21 and April 3, 2018 meetings.

Motion by Member Weatherbee to approve the minutes of March 20, as written, Second by Member Wiltbank; carried 7/0/0.

Corrections were noted in regard to spelling names in several places in the minutes of March 21, 2018.

Motion by Member Wiltbank to approve the minutes of March 21, as corrected, Second by Member Weatherbee; carried 6/0/1, Member Dorrity abstains.

Motion by Member Davitt to approve the minutes of April 3, as written, Second by Member Dorrity; carried 7/0/0.

2. Old Business.

- a. None

3. New Business

- a. Conditional Use, Customary Home Occupation for Katherine Carter to open an artist's gallery and working studio at her home located at 76 Main Road South, parcel 40-0-010. This property is in the Residential B district.

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Kay Carter presented her request to the Board, noting that he has been a Hampden resident since 1973, was the town's land use planner in the 1970s and was on the Planning Board in the 1980s.

Ms. Carter stated that the home occupation is in place today, and is mostly interested in this approval in order to install signage, which will meet the dimensional standards of the district.

Member Wiltbank asked if she is the sole artist at this location, to which Ms. Carter said she is. Member Wiltbank also asked if there would be lessons available at this location. Ms. Carter said no, only people interested in seeing or purchasing the art were expected to visit the studio. Her paintings are in galleries and she is at art shows throughout the region. She wants the option of showing and selling her art from her home, as well as online. She has been working mostly in oils this winter, but has used a wide range of media over the years.

Member Austin brought up the ordinance wording that allowed the Board to specify as a condition that any approval be specific to the applicant, rather than the default approval which runs with the land, no matter who owns the property in the future. Mr. Smith confirmed for the Board that the conditional approval is only for an artist studio as presented. This means that any other conditional use would need to go back to the Board for approval if something beyond an artist studio is proposed.

Member Weldon asked a final question as to whether or not there would be any employees at this studio, to which Ms. Carter responded no.

Motion by Member Wiltbank to grant approval to this conditional use application for the customary home occupation of an artist's studio and gallery, as presented in the application, second my Member Dorrity; carried 7/0/0.

- b. Conditional Use, conversion of commercial building owned by T&A Realty LLC to a mixed commercial/residential building, located at 50 Main Road North, parcel 36-0-14. This property is in the Village Commercial district.

Steven Lord of T&A Realty and the property owner was present and introduced the application. He owns the optometry practice on the first floor. The second floor office was occupied by a computer and electronics services company. That business is no longer there, and Mr. Lord would like to convert that second floor space to a two-bedroom apartment.

Member Weldon noted that the structure looks like a home and asked if that structure was originally a single family home. Mr. Lord stated he believed the structure was originally occupied as a real estate office.

Motion by Member Weatherbee to grant conditional use per the order and the standards of the ordinance, second by Member Wiltbank; carried 7/0/0.

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- c. Request for waiver to site plan review under Section 4.1.2 of the Zoning Ordinance; for construction of a new salt shed located at 355 Canaan Road, parcel 05-0-32 for the Hampden Public Works Department.

Mr. Smith introduced this request for the Town, referring to the letter from Public Works Director Sean Currier. The Town is planning on building a new salt storage shed at the existing public works facility. This is a project that meets the requirements for site plan review to apply. The ordinance allows the Board to waive the requirement for site plan review for projects essential service facilities owned by the Town of Hampden.

Member Weldon asked if this project would still require a building permit if site plan review is waived. Code Officer Myles Block came to the podium and confirmed that yes; a building permit would be required.

Member Wiltbank asked Mr. Smith to elaborate on the introduction provided. He asked what review elements would not get looked at if this waiver were granted, and why not just repair the existing facility? Mr. Smith provided more recent history from Mr. Currier's letter, noting the existing shed has outlived its operational life, and is too small. The existing shed was damaged in a wind storm last fall and while temporary repairs were made to get the building through the winter, the salt had more moisture in it than desired for optimal application on the roads.

In regard to the impact of waiving site plan review, Mr. Smith noted that there will not be any additional traffic to or from the site and existing drainage patterns will not be altered. Mr. Block noted he worked with Mr. Currier to make sure the new building would be located outside of the Shoreland Zone and building setbacks will not be a problem with this project.

Member Weldon asked if there is an existing site plan for the public works facility. Mr. Block stated no, the facility was established prior to the requirement for site plan approval.

Motion: by Member Weatherbee to waive the requirement for site plan review for a new salt shed at the public works facility, second by Member Dorrity; carried 7/0/0.

4. Staff Report

None.

5. Planning Board Comment

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None

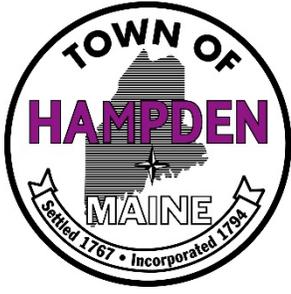
6. Adjournment

The meeting was adjourned at 7:30 pm by motion of Member Wiltbank, with second by Member Davitt; motion carried 7/0/0.

The Board reconvened in workshop immediately after to discuss draft changes to Article 4 in a Zoning Workshop with Planner Karen Cullen and Mr. Block.

Respectfully submitted by Ben Smith, Contract Planner

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Town of Hampden
Planning Board Workshop
Wednesday April 11, 2018
Council Chambers
Minutes - Draft

In Attendance:

Planning Board

Gene Weldon
Kelley Wiltbank
Peter Weatherbee
Jake Armstrong
Tom Dorrity
Jim Davitt
Jennifer Austin

Staff

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

Public

None

The meeting was called to order at 7:35 pm, after the regular meeting adjourned.

Planner Cullen led a discussion on the continuation of review of the proposed amendments to the zoning ordinance; discussion focused on the “list of items for workshop discussion”.

1. Reiterated that the Board had previously decided to eliminate the “amended date” references throughout the ordinance, since many are incomplete and the tabular listing provides sufficient information for future research when needed.
2. §2.1: PB decided to reorder the list of zoning districts to match the use table, add the code that is associated with the zoning map and assessor database, and reorder the purpose statements.
3. Use table: mobile home parks in the CS district – current ordinance does not mention them and therefore they are not allowed; PB decided to keep it that way.
4. Use table: places of worship and non-profit club GIS analysis to determine if there were enough parcels in the town that met the criteria in §3.1.13 and 14; that analysis found 12 parcels. PB was comfortable that that number is sufficient to not be viewed as a prohibition of the uses, particularly important for places of worship as it relates to RULIPA.
5. §3.2.13, places of worship criteria: PB deleted reference to occupancy threshold so all parcels must be connected to public water and sewer.
6. §3.2.14, non-profit club criteria: PB decided to keep the occupancy threshold for connection to public water and sewer, and set it at 49 since that is the threshold in the public safety codes for when a use is subject to more stringent requirements.

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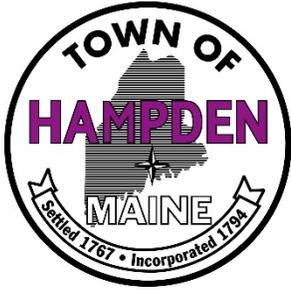
7. §3.2.15, retail sales: PB decided to keep “handicap accessibility” in the criteria since there might be some cases where this would be the only place where it would be required, i.e. small projects could be under the thresholds for ADA compliance.
8. §3.2.24, bar, pub, tavern: PB decided to set the distance between a bar/pub/tavern and a dwelling in the Town Center district at 100’ from a dwelling if the dwelling is within the Town Center district, and 200’ if the dwelling is in (an abutting) residential district. This was based on concerns about nuisance issues impacting people living in the nearby Residential A or B districts.
9. §3.4.1, dimensional table, dimensions for the Town Center district: PB reviewed and set the standards: area = 10,000 sq ft, frontage = 50 feet, street yard setback = 0 feet, other yard setback = 0 feet unless abutting a residential district where it is 20 feet, building coverage = 50%, impervious surface = 75%, and building height = 35’. In each case, the board opted to reduce the number of parcels that would be nonconforming to the standard, to encourage redevelopment.
10. §3.4.2.2, multi-family density: PB kept at the recommended 8 units per acre except for the rural district where it is 2 units per acre.
11. No action needed, simply a note that most of the “special district regulations” are now either in §3.2 or §3.4.2.
12. §4.2.1, conditional uses: minor revision to clarify, added “injurious or” before “detrimental” in the text.
13. §4.5.5, nonconforming lots: added “vacant or otherwise” to the first sentence in item 1 to clarify that this applies to all lots, not just vacant ones.
14. §4.6, cluster housing: we had discussed this section at the previous meeting, Planner Cullen had since found her notes on changes from the current ordinance and reviewed those with the board; they agreed to keep the draft as written.
15. §4.7, design standards: the board agreed with the proposed organization of this section and the various changes to the provisions (a few parking requirements, new language in buffer section, the addition of lighting provisions).

Planner Cullen noted that the next (and last) workshop will be 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 9:06 pm.

Respectfully submitted by Karen Cullen, Town Planner

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Town of Hampden
Planning Board Workshop
Monday April 23, 2018
Council Chambers
Minutes - Draft

In Attendance:

Planning Board

Gene Weldon
Kelley Wiltbank
Peter Weatherbee
Jake Armstrong
Jim Davitt

Staff

Karen Cullen, AICP, Town Planner

Public

None

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

The Board discussed the minutes of the March 21, 2018 meeting and decided to table this item to the next regular meeting. They also requested that comments regarding traffic for the Tradewinds application be added to the minutes.

Planner Cullen led a discussion on the continuation of review of the proposed amendments to the zoning ordinance; discussion focused on the “list of items for workshop discussion”, picking up at item 15 where we’d left off at the previous meeting.

15. §4.7, design standards: the board agreed with the changes in the sign section (adding a provision for signage for customary home occupations and changing village commercial to town center). Discussion on the new stormwater section, the board agreed with it with two changes: adding language to clarify that the land disturbance area is cumulative, and deleting “or subdivision review.”
16. §4.9, filling, grading, stockpiling: the board agreed with the change to avoid confusion with the term “lot coverage” in the dimensional table in article 3.
17. §4.10, use of residence for business purposes: the board agreed with the changes proposed, to add language from the customary rural business section which is being deleted, to delete language in the general requirements section dealing with commercial vehicles that is also covered in the sections on each of the three types, and deleting language in the procedure section that is no longer needed due to changes in §4.1 and §4.2.
18. §4.13, mobile homes: discussion about the contradiction in the current ordinance regarding whether a certified mobile home has to be on a permanent foundation or not. The board decided to delete item 3 which requires a permanent foundation, and asked Planner Cullen

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to work with CEO Block to ensure the language in item 4 referencing the building code is correct.

19. §4.19, day care provisions: the board decided to change the time period the day care must be closed in §4.19.3.3 from 6:00 pm to 6:00 am to 7:00 pm to 6:00 am (i.e. they can operate from 6 am to 7 pm). The board also decided to modify the sign restrictions, allowing a 4 square foot sign for home day care and a 12 square foot sign for day care facilities. The board also decided to delete the second sentence of §4.19.4.3 dealing with child care centers in churches or community buildings, since they should be treated the same as those in any other type of building. Planner Cullen noted the changes in the site plan review section would handle situations where there are no changes to a site with the simpler tiers of the review process.
20. §4.24, medical marijuana: Planner Cullen said these changes are to make the ordinance consistent with the state law, and are mandatory under the statute.
21. §6.2.2, variance: Planner Cullen noted the board has already reviewed the variance section and had previously agreed to the proposed changes.
22. Article 7, definitions: no questions or comments on the many new definitions or edited definitions.
23. Aquaculture: Planner Cullen said the question came up recently whether we wanted to include aquaculture as an allowed use in the use table, someone has been inquiring as to whether he could do aquaculture on a lot in town. After discussion the board decided not to add it, since there is a wide range of aquaculture facilities and we don't fully understand the potential impacts of such facilities on the town, neighborhood, or environment.
24. Seasonal district dimensional requirements: Planner Cullen said we'd discussed this before but she wanted to make sure the board is comfortable with leaving the dimensional requirements as they are now – she noted most lots are nonconforming to the district standards, and nearly all lots are also nonconforming to the Shoreland Zoning Ordinance. The board decided to leave the dimensional standards as they are.
25. §3.2, automotive fuel station: added language to guide applicants and the board for how to deal with queuing needs, since gasoline fuel pumps was removed from the drive-through section of §4.7 because they do not meet the definition of a drive-through business. The board agreed with the new language.
26. §3.4.2.1, height for accessory structures: added language to deal with amateur radio antennas to comply with FCC rules. Discussion on adding a setback requirement related to the fall zone, Planner Cullen said she would research the issue further to determine if we could do this or if the FCC had rules against it.
27. §4.1.6.2 item 9, site plan review, public utility capacity: Planner Cullen noted that at the Feb. 20 workshop meeting the board had wanted to add "in their sole and exclusive

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judgement” to the language, essentially giving the utilities “veto” power over the board in their decision on the site plan review. Since we cannot do that, the suggested addition was not included in the amendments.

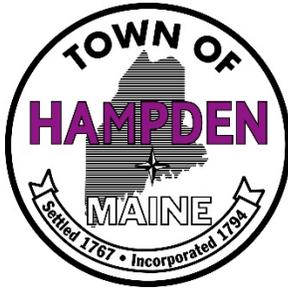
28. §4.3, conditional lot dimensions: Discussion on what the intention of this section was – is it only supposed to apply to lots that already exist but which have less than the required frontage? Or is it supposed to allow the creation of one or more lots that don't have the required frontage (without a variance)? After discussion it was determined the intent is to allow one such lot (a flag lot) per parcel, except when a new subdivision is created with a cul-de-sac, an unlimited number of flag lots can be created at the cul-de-sac provided they all meet the requirements listed in §4.3.4. Planner Cullen will edit item k to reflect the intention stated.
29. Frontage: do we want to require the frontage to be where the access is, to avoid parcels with frontage on limited access highways and no frontage of any amount on a road? The issue is the number of houses that have access via a shared driveway. After discussion it was decided to leave the ordinance as-is, and (in the future) get policy direction from town council on whether to change the way frontage is handled.

Planner Cullen noted that this completes the board's review of the proposed zoning amendments. The proposed ordinance will be posted online and made available at the town offices by Thursday this week, which is the day the legal ad will appear in the BDN. The hearing will begin on May 9th and will continue on the 15th if necessary. She also noted the P&D Committee has decided they would like the ordinance to go from the Planning Board to the P&D Committee, they will review it on June 6th, and then refer it to the Town Council, and they will hold their public hearing on June 18th. If adopted, it'll go into effect on July 18th.

The meeting was adjourned at 8:56 pm.

Respectfully submitted by Karen Cullen, Town Planner

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Town of Hampden

Planning Board

Wednesday, March 21, 2018, 7:00 pm

Municipal Building Council Chambers

Minutes - Draft

Revised

Planning Board

Gene Weldon, Chair

Jake Armstrong

Peter Weatherbee

Jim Davitt

Jennifer Austin

Kelley Wiltbank (arrived 7:23)

Staff

Ben Smith, AICP, Contract Planner

Chairman Weldon called the meeting to order at 7:00 pm.

1. Administrative.

- a. Minutes of February 14 and February 20, 2018 meetings.

Motion by Member Davitt to approve the minutes of February 14 and 20 as written, Second by Member Weatherbee; carried 5/0/0.

2. Old Business.

- a. None

3. New Business

- a. Site Plan Review, Public Hearing: Good Shepherd Food Bank proposes the addition of 7,750 square feet of pavement to expand the loading area on the southern side of the building, located at 11 Penobscot Meadow Drive, parcel 10-0-041. This property is located in the Industrial Park District.

The public hearing was opened at 7:02. There was no public comments for or against this project. Both Mike Sweeney, applicant, and Curt Neufeld, P.E. of SiteLines, PA, representing the applicant, were present. Mr. Neufeld explained that this amendment to an approved plan involved 7,750 square feet of paving and the relocation of two existing light poles from the existing edge of the loading area to the new edge of pavement. He also noted that they will be adding a generator to the north end of the site and restriping the parking lot, but will be keeping the same number of spaces.

Mr. Neufeld met with staff and there were no concerns with this proposal.

There was no public comment for or against this application, and the public hearing was closed at 7:06.

Member Weldon asked about the total project size relative to DEP stormwater requirements. Mr. Neufeld noted that it was under DEP thresholds, and confirmed that the additional pavement will not change the stormwater characteristics of the site, which sheet flows to a lawn area and existing structures.

Motion by Member Weatherbee to grant approval to this amendment request to enlarge the paved loading area, second my Member Austin; carried 5/0/0.

- b. Minor Subdivision, amendment to the Hampden Business & Commerce Park Subdivision: The Town of Hampden and Sargent Corporation propose to relocate a (future) right-of-way, incorporate a 2.62 acre open space parcel into lot 34, and eliminate a trail easement across lot 28 which is no longer necessary due to previous reconfiguration of the roadway. The property is located in the Industrial Park District.

Chip Laite from Sargent Corporation introduced the proposal. Sargent and the Town of Hampden have a development agreement for the town owned land at the Business Park. Sargent proposes to relocate the right-of-way for a future road, remove a trail, and add portion of open space land to Lot 34. The addition of the 2.62 acres from open space will bring the lot area of Lot 34 to 8.69 acres.

Member Weldon wanted to confirm that the open space requirements were removed from the ordinances last year. Planner Smith confirmed that there were currently no open space requirements that would apply to the subdivision.

Member Weldon asked Mr. Laite if both subdivision sheets would be recorded together, as this amendment only pertains to one of the sheets, and only that sheet was included in the Board packets. Mr. Laite confirmed that both sheets would be recorded with a note to detail the changes included with this 4th Amended subdivision plan.

Member Weldon asked if the Council would also need to approve this request and Planner Smith let the Board know that the Council had already approved these changes to the plan, conditioned on Board approval of the application as presented.

Motion: by Member Weatherbee to approve the 4th Amendment to the Business Park as detailed in the staff memo dated March 4, 2018, Second by Member Davitt; carried 5/0/0.

- c. Site Plan Review: Carroll Crew, Inc. proposes to replace the existing Pat's Pizza restaurant and second floor dwelling unit with a new 3,500 square foot restaurant and second floor dwelling unit at 662 and 4 Main Road North, parcels 20-0-031 and 20-0-032. This property is located in the Business District.

Tina and Mark Carroll introduced Dave Merritt, AIA, representing the applicants. Mr. Merritt explained that this application is for the replacement of the existing restaurant and apartment with a larger restaurant and apartment. The new structure would be built next to the existing building, then the existing building would be removed for parking.

Planner Smith noted that most of the items from a staff meeting with the applicants and Mr. Merritt had been addressed, but parking lot screening remained a discussion point. Mr. Merritt handed out revised plans showing a picket fence and perennial plantings along a short section of the property's frontage to screen a portion of the parking area.

Mr. Merritt walked the Board through responses to staff comments, dealing with several items. The Maine DOT had approved the slight increase in the volume of stormwater entering the state storm drain system in Main Road North. The site is under one acre of disturbance so there are no DEP permitting requirements and the town's Post Construction Stormwater Ordinance does not apply to this project. Parking lot screening was addressed in the revised plans, and the 100-year flood plan is show on the plan, indicating a small portion of the property near Main Road North and the abutting retail store is within that zone, but no development is proposed in the flood zone.

Member Wiltbank enters the meeting at 7:23.

Member Weldon told Planner Smith the draft Order would need to be revised to reflect current Board membership.

Motion: by Member Weatherbee to approve the site plan for Pat's Pizza based on the staff memo and applicant representations at this meeting, Second by Member Davitt; carried 5/0/1, Member Wiltbank abstains.

- d. Site Plan Review, Public Hearing: Southstreet Development Company, LLC proposes to construct at single story 6,900 square foot convenience store with gasoline sales, located at the corner of Coldbrook Road and Route 202, parcel 33-0-11-B. This property is located in the Commercial Services District.

The public hearing was opened at 7:31. The applicant Chuck Lawrence and his representative Randy Bragg, P.E. of Carpenter Associates introduced the project by reminding the Board that they had received a zone change for this land last fall to Commercial Services, with the idea that they would be proposing a Tradewinds convenience store with gas pumps, which what they have submitted to the Board for review.

The have received their NEPA permit, and will be receiving their stormwater permit soon. They will be connecting to the water and sewer lines that cross the property in an easement and will be getting electrical service from Coldbrook Road.

Mr. Bragg walked the Board through responses to the staff comments. They are proposing 35 parking spaces, which is more than four other stores operated by the applicant in Brewer, Veazie, Eddington, and Orland. The existing Circle K in Hampden has 26 spaces.

The original submission included a drive through Dunkin Donuts and a Subway within the building floor plan. Neither is included in the latest plans for the 60 foot by 115 foot building.

They will be using a local landscaper to install plantings and landscaping elements including a vinyl split-rail type fence along the property's Route 202 frontage, consistent with the photos submitted of the Tradewinds locations in Orland, Clinton and Veazie. These photos were submitted to show how the site would meet the landscaping requirements, rather than designating on the ground improvements and plantings.

There were no comments from the public for or against this project. The public hearing was closed at 7:37.

Planner Smith stated this project is subject to the town's Post Construction Stormwater Ordinance because the site is over one acre of development in the urbanized area. This will require additional construction inspections and ongoing annual reporting on maintenance of stormwater structures. In this case it would be the infiltration basins, level spreaders and associated piping.

Member Austin asked how the size of this store will compare to the existing store in Brewer. Mr. Lawrence indicated Brewer is half as large as this building will be.

Member Weldon referred to Sheet 2, Site Plan regarding building setbacks and fencing shown on the plan. The fencing is between Route 202 and the building setbacks, which is permissible by ordinance.

Member Wiltbank noted that there has been material stockpiled on the site already, and asked how much more fill would be required, and how long would that process take? Mr. Bragg indicated that the total amount of fill was approximately 18,000 cubic yards.

Member Weldon asked if this project meets the DEP stormwater requirements of Chapter 500, and Mr. Bragg replied that yes, this project meets state and local stormwater requirements.

Member Wiltbank asked if the applicant had cleared up abutter issues, noting that there were several abutters with questions and requests for the zone change request last fall, and none in the audience now. Mr. Lawrence said that he had reached out to the residents with questions and requests since that meeting, and will continue working to be a good neighbor.

Member Weldon asked about plantings on the Coldbrook side of the property, noting that most of the landscaping discussion had concerned the Route 202

frontage. Mr. Bragg replied that there are several evergreens shown along the frontage of Coldbrook Road, which will help screen the back of the building from that road.

Motion: by Member Weatherbee to approve the Tradewinds application as presented in the Board packets along with representations from the applicant at the meeting, Second by Member Wiltbank; carried 6/0/0.

4. Staff Report

Planner Smith noted that there are two conditional use applications on the Board agenda for the April 11 meeting.

5. Planning Board Comment

None

6. Adjournment

The meeting was adjourned at 7:52 pm by motion of Member Wiltbank, with second by Member Davitt; motion carried 6/0/0.

Respectfully submitted by Ben Smith, Contract Planner



Karen Cullen <planner@hampdenmaine.gov>

Minutes 3/21 - Tradewinds

1 message

Ben Smith <bsmith@northstar-planning.com>
To: Karen Cullen <planner@hampdenmaine.gov>

Wed, Apr 25, 2018 at 2:56 PM

Hi Karen,

I watched the video again for the whole discussion of the Tradewinds site plan. I made a couple minor amendments to the minutes relative to landscaping and parking, but **there was no discussion of issues related to traffic.**

It was noted in the submission and review materials that this project would require DOT permitting and that the town should be part of that scoping meeting process, but that was not part of the meeting discussion that would show up in the minutes.

Ben

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Ben Smith, AICP
bsmith@northstar-planning.com
207-400-6097



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