



Town of Hampden  
Planning Board Workshop  
Tuesday June 16, 2020

## Minutes

This meeting was held via remote means (Google Meet) due to the Covid-19 Pandemic, in accordance with SP0789 / LD2167, An Act To Implement Provisions Necessary to the Health, Welfare and Safety of the Citizens of Maine in Response to the COVID-19 Public Health Emergency.

### In Attendance:

#### Planning Board

Kelley Wiltbank  
Jennifer Austin (remote)  
Richard Tinsman (remote)  
Jake Armstrong  
Ladoiya Wells (remote)  
Brent Wells (remote)

#### Staff

Karen Cullen, AICP, Town Planner (remote)  
Ryan Carey, CEO (remote)

#### Public

(none)

The meeting was called to order at 6:30 pm. Chairman Kelley Wiltbank verified that all attendees could hear each other.

The Board reviewed proposed amendments to the zoning ordinance (attached).

1. §3.2.1 – Multi-family development:
  - a. There was some discussion regarding open space in subdivisions throughout the town; Karen noted that shortly before she began working in Hampden the requirement for providing open space in all subdivisions (not just cluster) was deleted from the subdivision ordinance. She noted that in her opinion, most of the open space provided in subdivisions was largely unusable for recreation purposes. There were no changes to the proposed language to require a portion of the open space required for multi-family developments to be reserved for recreational space.
  - b. Discussion regarding fire suppression; Ryan explained the situation in Maine regarding residential sprinklers, noting that some municipalities are going above and beyond the state requirement and they are requiring sprinklers in some residential units. He noted these could be wet or dry systems. He also noted sprinkler systems can reduce homeowners insurance costs. There were no changes to the proposed language.
2. §3.4.2.2 – conflict in language regarding lot size in Business and Town Center districts; no comments, questions, or changes to the proposed language.
3. §4.3 – rural alternate frontage lots – Karen explained that this change is simply to delete “rural” from the provisions, so any lot in any district could take advantage of the provision, however the new lot (“rear” lot) is only for single family residential use. A question was raised regarding the section reference in 4.3.3.8; it has been determined that it is correct.
4. §4.7.2 – buffering for multi-family developments; no comments, questions, or changes to the proposed language.
5. §4.7.5.7 – signage in the commercial districts; Karen explained that this applies to situations where someone has a residence in a commercial district (which is the primary use) and they operate a business there as well. The current ordinance does not allow a sign in this case, and this amendment will correct that. There were no changes to the proposed language.

6. §4.9 – filling and grading of land; discussions regarding whether this included loam [it does], and what the site work scheduling is (whether this sort of site work can be done prior to Planning Board approval of a subdivision or site plan). There were no changes to the proposed language.
7. §4.24 – medical marijuana; Karen explained that we are moving the provisions for medical marijuana registered dispensaries and medical marijuana cultivation facilities to the Marijuana Ordinance. The provisions for methadone clinics will remain in the zoning ordinance. There were no questions or changes to the proposed language.
8. §6.2.1 – Board of Appeals; Ryan explained that the town’s attorney discovered a problem with the current language and this is intended to correct it. There were no questions or changes to the proposed language.
9. §7.2 – definitions; Ryan noted that the current situation with the definition of road or street has created problems with the utilization of land since the definition of frontage ties in with this definition. There were no questions or changes to the proposed language.

The Board agreed by consensus to set the public hearing for these amendments for July 8, 2020.

Karen reviewed the adoption schedule with the Board: the Planning Board public hearing will be on July 8, and the Town Council public hearing will be on July 27. The amendments will become effective on August 26 if the Council adopts them on July 27. She noted that the Town Council will be processing the proposed amendments to the marijuana ordinance on the same schedule, since the two ordinances need to be adopted at the same time.

The meeting was adjourned at 7:29 pm.

*Respectfully submitted by Karen Cullen, Town Planner*