



Town of Hampden
Planning Board Workshop
Tuesday June 19, 2019

Minutes

In Attendance:

Planning Board

Kelley Wiltbank
Peter Weatherbee
Jennifer Austin
Jake Armstrong
Tom Dorrity

Staff

Karen Cullen, AICP, Town Planner

Public

None

The meeting was called to order at 6:30 pm. Planner Cullen said the topic for this meeting is to complete the review of the proposed new Shoreland Zoning Ordinance, starting at section 15N. She reminded the board that pursuant to Town Council direction, the proposed ordinance does not include any shoreland districts that are optional (e.g. local stream protection).

Key points and modifications to be made to the draft (version 9) included:

- Question whether “buffer area” should be “shoreline buffer area” in section 15 N(4). *[Ed. note: the DEP Guideline says “buffer area” but after reviewing the guidelines and our proposed text I think “shoreline buffer” is the correct term.]*
- Change “Land & Building Services Office” to something else since that office has been disbanded.
- Change “subsurface waste disposal” in section S to be consistent with terminology elsewhere in the ordinance, which is “subsurface sewage disposal”.
- Unhyphenate “flood-plain”
- Section 16 I(2)(b) make “insure” or “ensure” consistent throughout.
- Make sure the term “DBH” is adequately defined; also review the use of the term “basal area”. *[Ed. note: DBH is the diameter of the tree, while basal area is the area of the cross section of the tree.]*
- Question why “driveway” as defined is limited to 500 feet in length. *[Ed. note: in the table of uses (section 14), a permit for a single or two family dwelling including the driveway is granted by the CEO, while a permit for a road is granted by the Planning Board. An access way to a single family house that is longer than 500 feet is a road under the Shoreland Ordinance. This is all as given in the DEP Guidelines.]*
- Check on the use of “floor area” in the ordinance. *[Ed. note: the term is used to exclude structures that don't have any floor area, such as towers, steeples, etc.]*
- Check consistency of how numbers are handled throughout the ordinance (word written out or numbers, e.g. “three” or “3”). *[Ed. note: used the conventional practice of words for one through nine and numbers for ten and above.]*
- Definition of Great Pond classified GPA – delete “Article 4-A”
- Check on use of “local stream”. *[Ed note: the term appears in several places in the ordinance dealing with pollutants entering the local stream via stormwater runoff, and it is appropriate to keep those in the ordinance. One instance was deleted, in section 16 E(5) dealing with conditions that must be met to get a special exception.]*

- Correct the citation for “licensed forester” definition.
- Check consistency of “non-conforming” vs “nonconforming” and the variations of the term.
- Check terminology “principal structure” as it may or may not relate to “principal building” in the zoning ordinance. *[Ed. note: the definition of “principal building” in the zoning ordinance was not changed in the 2018 rewrite. The use of the term “principal structure” in shoreland zoning is different from the use of the term “principal building” in the zoning ordinance.]*
- Add “and 15K” to the end of the definition of “service drop” to clarify that both sections apply.
- Check to see if the terms “skid road” or “skid trail” are used in the ordinance. *[Ed. note: neither term are used, the definition has been deleted.]*
- Add “saplings and seedlings” to the definition of “woody vegetation”.

The Board then reviewed the revised amendments to the cluster provisions in §4.6 of the Zoning Ordinance. A few minor edits were made and the Board agreed with the direction this is going – the idea with cluster developments is to have give and take – if a developer is going to get something beyond what is allowed in the zoning outside of the cluster provisions, then he/she needs to provide some tangible benefit to the town beyond simply having more housing units.

The Board set the public hearing date for both the Shoreland Zoning Ordinance and the miscellaneous amendments to the Zoning Ordinance for August 14, 2019 (regular board meeting).

The meeting was adjourned at 8:45 pm.

Respectfully submitted by Karen Cullen, Town Planner