



Town of Hampden  
**Planning and Development Committee**

Wednesday June 5, 2019, 6:00 pm  
Municipal Building Council Chambers

## Minutes

Attending:

Committee/Council

Eric Jarvi - Chair  
Dennis Marble  
Terry McAvoy  
Mayor McPike  
Stephen Wilde

Staff

Karen Cullen, Town Planner  
Jim Chandler, Town Manager

Public

Ladoiya Wells  
Numerous citizens for the Carbon Fee Proclamation  
(see sign-in sheet attached)

Chairman Jarvi called the meeting to order at 6:00 pm.

1. Minutes for the April 3, 2019 meeting – **Motion** to approve as submitted made by Councilor McAvoy; second by Councilor Marble; carried 5/0/0.
2. Committee Applications:
  - a. i. Ladoiya Wells for a seat as a full member on the Planning Board to serve out the remainder of an unexpired term, to December 31, 2021. Ms. Wells stated she moved to Hampden nearly two years or so ago and wants to help her community and get involved. **Motion** made by Councilor Marble to refer this appointment to Town Council with a recommendation that Ladoiya Wells be appointed to the Planning Board as a full member to December 31, 2021; second by Mayor McPike; carried 5/0/0.
  - a. ii. Ladoiya Wells for a seat as a full member of the Board of Appeals with a three year term (to December 31, 2022). Manager Chandler and Planner Cullen said staff had researched the applicable ordinances and statutes as well as the Town Charter to determine if there is any prohibition from a single person serving on multiple boards, and found none. The applicants and staff are aware of the potential for conflict and a resolution has been found to deal with any that may arise. **Motion** made by Councilor Marble to refer this appointment to Town Council with a recommendation that Ladoiya Wells be appointed to the Board of Appeals as a full member to December 31, 2022; second by Councilor McAvoy; carried 5/0/0.
  - b. i. Brent Wells for a seat as a full member on the Planning Board to serve out the remainder of an unexpired term, to December 31, 2019. Ladoiya Wells spoke for her husband who was unable to attend the meeting tonight, stating he had spoken with Karen about it and is comfortable with the situation regarding potential conflict. **Motion** made by Councilor Wilde to refer this appointment to Town Council with a recommendation that Brent Wells be appointed to the Planning Board as a full member to December 31, 2019; second by Councilor Marble; carried 5/0/0.

- b. ii. Brent Wells for a seat as a full member on the Historic Preservation Commission to serve out the remainder of an unexpired term, to December 31, 2020. **Motion** made by Councilor Wilde to refer this appointment to Town Council with a recommendation that Brent Wells be appointed to the Historic Preservation Commission as a full member to December 31, 2019; second by Councilor Marble; carried 5/0/0.

3. Citizen's Initiatives: None

4. New Business:

a. A Proclamation on Carbon Fee and Dividend Proposal.

Connie Potvin spoke on behalf of the citizens in attendance, asking Town Council to show support of HR 763, a bipartisan bill in the US Congress intended to enact a carbon fee and dividend system as one action that can be taken to reduce emissions which contribute to climate change. Numerous citizens spoke on the issue, the main points raised were:

- The GAO has estimated the effects of climate change will increase costs to US taxpayers exceeding \$6 trillion in 20 years.
- US Senator Susan Collins has been supporting funding for research into the impacts of climate change for a number of years.
- The impacts of climate change are already apparent; e.g. wildfires out west, flooding throughout the US, exploding tick population in northeast, fisheries migrating northward as temperatures in the Gulf of Maine increase, increase in number and severity of potholes and need for infrastructure repairs.
- The more serious impacts will be felt by our children and grandchildren.
- Climate change affects everyone on the planet, it is not a local or national issue – but action needs to be taken at every level, from personal to global.
- Delaying action will only increase the costs we are already burdening future generations with.
- Climate change is an existential crisis and is the most important issue of our time.
- Municipalities across the country are starting to take action to reduce emissions; e.g. switching to renewable energy sources.
- Climate change is both a health concern and the biggest health opportunity of this century; e.g. Maine has highest rate of asthma in the country, possibly due to the fact that Maine is subject to carbon emissions from other states. Exploding tick population has caused increase in cases of Lyme disease which can have debilitating consequences.
- Hampden's efforts alone would have a miniscule impact on the global situation, but HR 763 could lead to changes throughout the world.
- Legislators need to hear from local communities, it means something to them.

Discussion with Committee:

- Difference of opinion as to whether it is appropriate for Town Council to take any action that does not have a direct impact on town business.
- Concern that funds collected could be siphoned off for other purposes and not for actions intended by the bill.
- The state of Maine is participating in the Regional Greenhouse Gas Initiative.
- Manager Chandler said the weather this past winter has impacted Hampden; the changing nature of winter storms has resulted in the need for the use of more salt to keep our roadways safe.

- Manager Chandler said he is looking into ways the town can use solar energy and noted there are resources for municipalities to obtain solar energy.
- Discussion on need for additional information and time for councilors to understand HR 763.
- Suggestion that the Town Council discuss the creation of a policy regarding requests for endorsement of issues not directly related to town business.

This item was tabled until the next P&D meeting pending distribution to Committee members of the bill, HR 763 and other information as may be available.

- b. Discussion on safety issues at 676 Main Road North. Manager Chandler said the only conditions under which the Town can become involved is when there is a failed septic system or a dangerous building under 17 MRSA §2851-2859. The committee cannot make a determination if this property would meet the criteria to be deemed a dangerous building; the Code Enforcement Team would need to do so. It was noted there are many other similar buildings in town; need to be cautious regarding taking on liability for this or expectation for other properties to be dealt with by the town.

Manager Chandler said staff will look into the question on property tax status. He added that when the fire was extinguished, the Fire Dept. and DPW worked together to leave the site in a condition deemed safe. He also said there is a mechanism for the Town to recover costs incurred in the event the building is determined to be dangerous and the Town ends up incurring costs to deal with it.

The consensus of the Committee is to ask the Code Enforcement Team to research both this property and a second one (722 Main Road North) for potential action to be taken under 17 MRSA §2851-2859.

- c. Pine Tree Landfill Environmental Monitoring Report. Discussion regarding the potential need for Town Council to request DEP to look into the situation at the landfill in relation to monitoring results for some of the wells which do not appear to be improving in water quality. The Environmental Trust receives reports periodically but they do not have the authority to take any action when they see potential problems; they are asking P&D to look into it further. After discussion on process, the consensus of the committee is to table this to the next P&D meeting pending receipt and review of the final report from Drumlin Environmental, LLC, which is expected in about two weeks. Manager Chandler will also contact DEP on this issue. It was noted any costs incurred will be covered by the trust.

5. Unfinished Business:

- a. Town Center Plan / Market Study evaluation. Planner Cullen noted she had included a memo with the results of her research in the packet. No discussion.

6. Zoning Considerations/Discussions: None

7. Updates:

- a. MRC/Fiberight: Manager Chandler reported the wet end is now up and running and is currently being calibrated; this will be where one of the products are created which will be sold to other companies.
- b. Staff Report: Planner Cullen mentioned the packet included an updated listing of applications to the Planning Board.

8. Manager Items: None
9. Public Comments: None
10. Committee Member Comments: Chairman Jarvi asked the Committee to reschedule the July meeting since it is scheduled the evening before the Fourth of July holiday; it was rescheduled to Wednesday July 17 at 6:00 pm.
11. Adjournment: Chairman Jarvi adjourned the meeting at 7:30 pm.

*Respectfully submitted by  
Karen Cullen, Town Planner*

Items from this meeting for July 17, 2019 P&D meeting:

- Agenda Items:
  - Proclamation on Carbon Fee and Dividend Proposal (US HR 763)
  - Safety issues at 676 and 722 Main Road North (if report back from Code Team)
  - Pine Tree Landfill Environmental Monitoring Report
- Staff Report:
  - none

**COMMITTEE MEETING ATTENDANCE  
SIGN-IN SHEET**

Committee: Pa D

Date of Meeting: 6/5/19

Stephan Wilde

Stephan Wilde

PRINTED NAME	SIGN-IN
ERIC JARU	Eric Jaru
TERRY McAVOY	Terry McAvoy
JUAN McPIKE	Juan McPike
Dennis Marble	Dennis Marble
Paul Potvin	Paul Potvin
BILL LIPPINCOTT	Bill Lippincott
Dorothy Lippincott	Dorothy Lippincott
CHLOE LAWRENCE	Chloe Lawrence
Emi Verhar	Emi Verhar
Dave Roker	Dave Roker
Denise Roker	Denise Roker
Sarah Novak	Sarah Novak
JoAnna Wilson	JoAnna Wilson
Ladriya D. Wells	Ladriya D. Wells
Evan Allen	Evan Allen
Connie Potvin	Connie Potvin
Theresa HANER	Theresa Haner