



Town of Hampden
Planning and Development Committee

Wednesday July 17, 2019, 6:00 pm

Municipal Building Council Chambers

Minutes

Attending:

Committee/Council

Eric Jarvi - Chair
Dennis Marble
Terry McAvoy
Mayor McPike

Staff

Karen Cullen, Town Planner
Myles Block, CEO
Jared LeBarnes, Building Official

Public

Richard Tinsman
Sharon Kobritz
Numerous citizens for the Carbon Fee Proclamation or the
Property Maintenance Ordinance discussion
(see sign-in sheet attached)

Chairman Jarvi called the meeting to order at 6:01 pm.

1. Minutes for the June 5, 2019 meeting – **Motion** to approve as submitted made by Councilor Marble; second by Mayor McPike. Discussion regarding content of minutes to only include actions by the committee; correction to resident's name (Connie Potrin should be Connie Potvin). Motion carried 4/0/0.
2. Committee Applications:
 - a. i. Richard Tinsman for a seat as an alternate member on the Planning Board to serve a five year term. Mr. Tinsman stated he has experience in community planning and has served on planning boards in the past. **Motion** made by Mayor McPike to refer this appointment to Town Council with a recommendation that Richard Tinsman be appointed to the Planning Board as an alternate member for a five year term; second by Councilor Marble; carried 4/0/0.
 - b. ii. Sharon Kobritz 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. Ms. Kobritz said she has experience in historic preservation and has recently moved to Hampden and would like to help. **Motion** made by Councilor Marble to refer this appointment to Town Council with a recommendation that Sharon Kobritz be appointed to the Historic Preservation Commission as a full member to December 31, 2020; second by Councilor McAvoy; carried 4/0/0.
3. Citizen's Initiatives: None

The Committee decided to take the agenda items out of order due to the attendance of the audience here for item 5a on the carbon fee proclamation.

5. Unfinished Business:

- a. Refer to Council endorsement of the Proclamation on Carbon Fee and Dividend Proposal before the U.S. Congress. Motion by Mayor McPike to remove this item from the table; second by Councilor Marble; carried 3/1/0.

It was noted the language of the bill (HR 763) was distributed to the committee in the packet for this meeting. After discussion regarding council's jurisdiction to act on this request, Chairman Jarvi said there is a motion on the table to refer to Town Council endorsement of HR763, a proclamation on Carbon Fee and Dividend Proposal before the U.S. Congress; motion carried 3/1/0.

4. New Business:

- a. Discussion on potential Property Maintenance Ordinance. Councilor Marble noted several of his constituents have approached him about the conditions on abutting properties and it may be time to address the issue. He noted other towns have property maintenance ordinances that try to balance property rights with the rights of others to protect their property value and to enjoy their own property. Several residents spoke about the specific issues they have with abutters. The code enforcement team gave a brief presentation showing a number of properties exhibiting a variety of issues for which they have received complaints. It was noted that any regulations Hampden may come up with need to deal with health, welfare, safety, and structural issues.

Consensus of the committee was to ask staff to provide samples of ordinances that the committee can look at, and then discussion on whether to draft an ordinance and what it should cover can begin. This item will remain on the agenda for future meetings under Unfinished Business.

5. Unfinished Business:

- a. (see above)
- b. Pine Tree Landfill Environmental Monitoring Report. It was noted that the final report from Drumlin Environmental, LLC, has not been received yet. The committee members agreed they will need a presentation on the results in layman's terms; whether at a P&D meeting or a Town Council meeting to be determined based on the report. This item was continued to the next P&D meeting.

6. Zoning Considerations/Discussions: None

7. Updates:

- a. MRC/Fiberight: It was noted that full operation at the plant will not occur for several months.
- b. Staff Report: Planner Cullen noted the Planning Board had granted conditional approval of the preliminary subdivision plan for the Honey Hill cluster subdivision on Main Road South last night.

8. Public Comments: None

- 9. Committee Member Comments: Question on status of Shoreland Zoning Ordinance; Planner Cullen said the Planning Board will be holding the public hearing on it August 14th.

10. Adjournment: Chairman Jarvi adjourned the meeting at 7:10 pm.

*Respectfully submitted by
Karen Cullen, Town Planner*

Items from this meeting for August 7, 2019 P&D meeting:

- Agenda Items:
 - Property Maintenance Ordinance samples
 - Pine Tree Landfill Environmental Monitoring Report
- Staff Report:
 - no specific items

P&D Committee Meeting – July 17, 2019

Sign-in Sheet

Name	Topic on agenda you are here for
JOSHUA LAWRENCE	Climate Change
Faye Conderson	HR 763
Evan Allen	HR 763
ROCHELLE LAWRENCE	HR 763
Chloe Lawrence	HR 763
Sharry Woodside	HR 763
Christie Woodside	HR 763
Josephine Lawrence	HR 763