



Town of Hampden
Planning Board Workshop
Tuesday, July 19, 2022, 6:30 PM
Municipal Building Council Chambers
Minutes

In Attendance:

Planning Board

Richard Tinsman, Chair
Jennifer Austin, Vice-Chair
Benjamin Dunham
Brent Wells
Amanda Day
Kelley Wiltbank

Staff

Clifton J. Iler, Town Planner
Wanda Libbey, Admin Asst.
Ryan Carey, CEO

Public

Vice-Chair Austin called the meeting to order at 6:30 p.m. and verified that all attendees in-person and virtual could hear and see each other.

1. Planning and Zoning Update

a. State of Maine Legislative Update

Town Planner Iler presented a broad overview of the legislative landscape in the State of Maine. Recent legislative efforts have focused on land use in attempts to address the statewide affordable housing crisis and the growing impacts of climate change. The presentation focused on the following legislative efforts:

- LD 1694, An Act To Create the Maine Redevelopment Land Bank Authority
- LD 1530, An Act To Allow People To Live in Tiny Homes
- LD 2003, An Act To Implement the Recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions [Affordable Housing Bill]
- 2022 General Permit for MS4 Communities Model LID Ordinance

Town Planner Iler recommended beginning the process to rewrite the Zoning Ordinance to meet the requirements of State legislation. It was the opinion of the Town's attorney to proceed down this route in hopes to eliminate additional inefficiencies between ordinances currently on record with the Town.

b. An Introduction to Form-Based Codes

Town Planner Iler segued into a presentation on Form-Based Codes as an alternative approach to the existing Zoning Ordinance. The existing ordinance, a Use-Based Code, is not meeting the needs of the Town from a land use perspective. It was the opinion of Town

Planner Iler to explore this model of ordinance as a means to address both State legislation as well as the community's desire for incremental growth.

The proposed timeline for the effort would precede LD 2003 going into effect in July 2023. Town Planner Iler encouraged the Planning Board to attend Comprehensive Plan meetings and events stating that both the Comprehensive Plan and the Zoning Ordinance rewrite would be discussed during these meetings.

2. Adjournment

It was the consensus by the board member to adjourn the meeting at 8:00 p.m.

Respectfully Submitted by Wanda Libbey,
Administrative Assistant