



Town of Hampden
Planning Board Workshop
Tuesday August 20, 2019

Minutes

In Attendance:

Planning Board

Kelley Wiltbank
Peter Weatherbee
Jennifer Austin
Brent Wells
Richard Tinsman
Ladoiya Wells

Staff

Karen Cullen, AICP, Town Planner

Public

Farrah Perry

The meeting was called to order at 6:30 pm. The first topic was potential revisions to the Private Event Venue amendment to the zoning ordinance and proposed licensing ordinance, based on discussions at the last meeting.

Key points and modifications to be made to the draft included:

- §4.26.2; hours for event – the Board agreed with changing the hours for smaller properties in the Rural district; revise footnote to require all activities to cease and attendees to vacate the property by 1 hour after the closing time listed in the table.
- §4.26.2; hours for event – the Board also agreed to not count events held between 9 am and 5 pm (e.g. business meetings) against the limit in the table; added new footnote to that effect.
- Add a provision to the licensing ordinance to allow New Year's Eve events – which go beyond the hours for event – only if specific criteria are met, including Town Council approval.
- Discussion regarding time period for license (one, three, or five year); decision to keep it annual.
- Added how violations should be handled to the section on penalties (in the licensing ordinance).
- Discussion about noise and whether provisions should be added limiting the decibel level at the property line; after discussion it was decided to not include this.

The Board then began review of the subdivision ordinance, which is being rewritten in its entirety. It is expected this review will span several workshop meetings. Points discussed included:

- §1.5, applicability – perhaps use the existing language at §223; ask the town attorney's advice.
- §1.8, severability – add "or provision" in second line.
- §2.1.2, road length – limit road length for dead end roads to 2,000' and note that a loop is not considered a dead end.
- §2.1.3, number of access points – after discussion about the reality of getting more than one access point into a subdivision it was decided to eliminate this provision.
- §2.1.4.5.4, shape – Since no one could understand the reasoning behind requiring a specific ratio and noting the parcel configurations existing in town, it was decided to delete the first sentence relating to ratio of lot length to width.
- §21.4.5.5, re-subdivision – added "and recorded in the registry of deeds" to the end of the paragraph.

The meeting was adjourned at 8:30 pm.

Respectfully submitted by Karen Cullen, Town Planner