



Town of Hampden
Planning Board Workshop
Tuesday September 17, 2019

Minutes

In Attendance:

Planning Board
Kelley Wiltbank
Richard Tinsman
Gene Weldon

Staff
Karen Cullen, AICP, Town Planner

Public
None

The meeting was called to order at 6:30 pm. It was noted that there is not a quorum present, however those in attendance thought it best to continue the discussions regardless, noting that no decisions would be made tonight.

The first topic was a review of the changes made to the zoning amendments for cluster housing after the public hearing held on September 11th. Since no quorum was present, this item will appear on the October 9, 2019 Planning Board agenda for a vote to refer the miscellaneous zoning ordinance amendments to Town Council for their consideration.

Key points were:

- §4.6.4.4; utilities in the open space – language regarding how the utility areas are to be measured was added and those in attendance agreed with the added language.
- §4.6.5.6; Planning Board option to approve reduction in buffer – language discussed at the public hearing allowed a reduction in the depth of the buffer, additional language was added to also allow an alternative material or method. Those in attendance thought the word “method” was a better choice.

The Board then continued review of the subdivision ordinance, which is being rewritten in its entirety. Points discussed included:

- §2.2.3, Historic or archeological resources – add “in accordance with state or federal laws as applicable, and §3.8.3.2 or 3.8.4.2 of this ordinance, as applicable” to the end of the sentence.
- §2.2.5, public access to the shoreline – delete the word “should” in the second line.
- §2.2.6, topography – after discussion about earth moving activity on sites proposed for subdivision, delete “insofar as is practical” in the first line and delete “In no case can” in the second line. It was noted that modifications to §4.9 of the zoning ordinance may be needed to address significant earth moving operations. It was also noted that for subdivisions there is a two year timeframe for the completion of the infrastructure construction which should limit the amount of earth moving activity on a site which is proposed as incidental to the construction of the infrastructure.
- §2.3.1, electric and communication utilities – after discussion about the practicality and expense of burying utilities underground, delete “and excessively expensive” from the end of the last sentence. It was noted that the applicant is responsible for providing information to the Board in regards to why underground placement is impractical, and that can be based on anything from ledge to increased cost of housing.

- §2.3.2.2, private water supply
 - item 2 – the two sentences in this item are dealing with different things, so split into separate items.
 - item 4 – delete “Because they are difficult to maintain in a sanitary condition” since the reasoning behind the requirement is not necessary.
 - item 6 – change “include” to “provide for” in the first line.
 - item 6 – in the second to last sentence, add “if located onsite” after “infrastructure”, and change “the” Homeowners Association to “a” Homeowners Association.
- §2.3.3.1, items 3 and 4 – reword to be similar to the language for water in §2.3.2.1 item 4, but first discuss with Sean Currier to ensure proper wording.
- §2.3.3.2 item 1 – change “engineering consultant” to Engineer” and add a definition of Town Engineer similar to that of Town Planner.

The meeting was adjourned at 8:30 pm.

Review will resume at §2.3.5 at the next workshop meeting, and §2.3.4, stormwater management, will be addressed at the next workshop meeting when the DPW Director and an engineer (possibly from DEP) well versed in stormwater management are available to attend.

Respectfully submitted by Karen Cullen, Town Planner