



Town of Hampden
Planning and Development Committee
Wednesday September 20, 2017, 6:00 pm
Municipal Building Council Chambers
Minutes

Attending:

Committee/Council

Ivan McPike-Chair

Terry McAvoy

David Ryder

Dennis Marble

Stephen Wilde

Mark Cormier

Other Elected Official(s)

Rep. Dave Haggan

Staff

Angus Jennings, Town Manager

Myles Block, Code Enforcement Officer

Kelly Karter, Assessor

Public

Brent Wells

Chip Laite, Brent Hartley from Sargent Corp.

David Hughes, Epstein Commercial Real Estate

Kimberly Haggan

Chairman McPike called the meeting to order at 6 pm.

1. **Approval of September 6th, 2017 Minutes – Motion to approve as submitted made by Mayor Ryder with second by Councilor Marble; carried 6-0.**
2. **Committee Applications: None**
 - A. **Brent Wells, application to appointment to Board of Appeals – Mr. Wells presented his interest in serving. Mr. Block provided an overview of the BOA's roles and responsibilities. Motion by Councilor Marble seconded by Councilor McAvoy to recommend Council appointment of Brent Wells to the Board of Appeals. Motion passed 5-0.**
3. **Updates:**
 - A. **MRC/Fiberight – Manager Jennings provided an update regarding the project timeline and there was discussion among the Committee members.**
 - B. **Staff Report – Manager Jennings summarized the materials in the meeting packet, including the update of ongoing/pending development activity.**
4. **Old Business:**
 - A. **Update on the Business Park TIF; meeting with representatives from Sargent Corporation to discuss how best to market the Business Park for development – Manager Jennings said that now that the Business Park TIF District is in place, the importance of revisiting the Restrictive Covenants has become a high priority item since the Covenants as is add cost, time and complexity to the permitting process. Representatives present from Sargent Corp. and Epstein Commercial Real Estate agreed with Manager Jennings' suggestion that prospective developers considering the Business Park may look elsewhere due to the cost, complexity and restrictive nature of the**

covenants. All agreed that it would be essential to involve the current Business Park businesses in the process to consider potential amendments. Mr. Hughes said that a more vibrant park will benefit everyone. Councilor McAvoy asked if we could create a local permit similar to DEP's "permit by rule," whereby development below a certain size threshold could be fast-tracked. Manager Jennings said this could be considered, and said that some aspects of the Covenants – if they remain – would make more sense to add to the Zoning Ordinance so all land use regulations would be in one place. Manager Jennings said he would look into getting consultant support to advance this initiative in time to inform potential developers' consideration of construction in the Business Park next spring.

- B. Update on Planning Department staffing** – Manager Jennings provided an update on the interim contract planner and the potential timeframe for the Town Planner to return to work.

5. New Business:

- A. Update on recent meeting regarding potential commercial development at northeast corner of Coldbrook Road and Route 202; discussion of potential to propose new TIF District to facilitate development** – Manager Jennings reported on his recent meeting with Chuck Lawrence of Tradewinds regarding potential new commercial development. He had advised Mr. Lawrence of the potential that the Town may be able to assist with DEP issues using its Environmental Mitigation Guidelines (involving placement of conservation restrictions on portions of the L.L. Bean parcel) but that this wouldn't help in this situation because the wetland impacts would affect different types of natural resources than would be protected on the L.L. Bean parcel. Over the course of his meeting, Manager Jennings reported that it became clear that a TIF and CEA would be important to the viability of the land for commercial development, and he asked about the Committee's willingness to consider adoption of a new TIF District. Chairman McPike and Councilor Marble expressed support for this and Councilor McAvoy said that, while he sometimes doesn't support TIFs, in this case he agrees it is a "distressed" lot so is the type of lot where TIF could be helpful. Councilor Wilde said he'd be in favor of looking at potential TIF District boundaries including all four corners of the intersection. Manager Jennings said he would continue to work with the prospective developer regarding how a District could be proposed.

6. Zoning Considerations/Discussion:

- A. Notice of upcoming Public Hearing by Marijuana Legalization Implementation Committee at State House regarding recreational marijuana policy – September 26th at 9 AM in the Appropriations and Financial Affairs Committee room (State House, Room 228, Augusta)**

The Committee acknowledged the upcoming hearing date and agreed with Manager Jennings that it would be adequate to receive updates after the hearing from MMA etc. rather than arranging staff attendance at the hearing. It was noted that the next quarterly update on the recreational marijuana policy questions would be on the October 18 P&D agenda.

7. **Citizens Initiatives:** *None.*
8. **Public Comments:** *None.*
9. **Committee Member Comments:** *Mayor Ryder asked about why Michael Levesque's proposal to construct a hangar was deemed a commercial building. Manager Jennings explained that the residential building code only applies to certain types of buildings and that buildings not included in the residential code are subject to what is sometimes referred to as the "commercial code." However this does not mean that the building is being considered "commercial." The non-residential building code is performance-based, rather than prescriptive (like the residential building code). Because a building must demonstrate that it meets performance standards, such as snow and wind loads, and because the non-residential code doesn't specify how these must be met, it is often necessary for an engineer to stamp the plans to certify that they meet the standards. Mr. Block said that this was correct. Manager Jennings said that part of his objective in proposing a Town Engineer position during the FY18 budget process was to add engineering review capability on staff, which could save applicants' money in some situations.*
10. **Adjournment:** *There was a motion and a second to adjourn at 7:15 pm. The motion carried unanimously.*

*Respectfully submitted –
Angus Jennings, Town Manager*