



Town of Hampden
Special Planning Board Workshop
Tuesday, September 27, 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

Staff

Clifton J. Iler, Town Planner
Wanda Libbey, Admin Asst.
Ryan Carey, CEO
Amy Ryder, Economic Development Director

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.

Due to the lack of a quorum, a Special Planning Board Workshop was scheduled for Tuesday, September 27, 2022, at 6:30 p.m.

1. Zoning Ordinance Amendments

Town Planner Iler reviewed the proposed amendments to the Zoning Ordinance addressing various loopholes, gaps, or conflicts in the existing ordinance. The Board chose to focus on the following:

- Animals Other Than Usual Pets §3.2.4 – This amendment provides an exact number of animals other than unusual pets allowed per district. Because other districts do not regulate setbacks of fences the requirement is being removed.
- Accessory Structures §3.4.2.1 – Original series of clauses under this section were consolidated into a singular table and simplified.
- Odorous Matter §4.4.1 – This amendment will help make odor complaints more manageable for Code Enforcement. The proposed changes are like those employed by the City of Auburn.
- Cluster Housing §4.6 – Currently this section is not meeting the intent of the current ordinance. Staff recommends removing it temporarily and prepare a more effective Cluster Housing section within the new Zoning Ordinance.
- §4.7.1.6 – Off-Street Parking, Loading, and Drive-Through Facilities: Parking space size is being amended to reflect the nationwide standard.

The Town Planner will present the proposed amended Zoning Ordinance at the next Planning Board meeting scheduled on Wednesday, October 12, 2022. The public hearing notice will be posted in the September 29th and October 5th editions of the Bangor Daily News.

2. Adjournment

It was the consensus of the board member to adjourn the meeting at 7:19 p.m.

Respectfully Submitted by Wanda Libbey,
Administrative Assistant