



Town of Hampden  
**Planning and Development Committee**

Wednesday Sept 4, 2019, 6:00 pm  
Municipal Building Council Chambers

## Minutes

Attending:

Committee/Council

David Ryder, Acting Chair  
Dennis Marble  
Ivan McPike, Mayor  
Terry McAvoy

Staff

Karen Cullen, Town Planner  
Jared LeBarnes, Acting CEO

Public

None

Acting Chairman Ryder called the meeting to order at 6:00 pm.

1. Minutes for the August 7, 2019 meeting – **Motion** to approve as submitted made by Mayor McPike; second by Councilor McAvoy; carried 2/1/1.
2. Committee Applications: None.
3. Citizen's Initiatives: None.
4. New Business
  - a. Town Center, formation of a Citizen's Task Force – since Chairman Jarvi is absent tonight the committee decided to table this item to the next P&D meeting (October 2).
  - b. Planned Development Ordinance – Councilor McAvoy raised the issue of how Hampden can better support housing for the aging population. Discussion points:
    - New housing options include co-housing and other types of living arrangements; small living units with community meals and amenities.
    - Transitional community with a variety of housing options for people age 55 and older
    - The ideal number of units in a complex would be 40 to 50.
    - Public funding is unlikely to be available so we need to assume any project will be privately funded.
    - Potential for partnership between a medical provider and housing developer.
    - Current zoning densities may not allow high enough density to make these projects financially feasible without public funding; we need to consider different zoning.
    - Potential for overlay zoning to allow developer to use different density and other standards when developing one of these projects.
    - Water supply and sewage disposal may be expensive depending on many factors which will vary from site to site.
    - Planner Cullen will report back to the Committee at the October meeting; she will be attending a conference sponsored by MaineHousing which includes this issue.

5. Unfinished Business:

- a. Pine Tree Landfill – final report from Drumlin Environmental. Planner Cullen summarized the status; there are several wells that are showing worsening water quality conditions and the Environmental Trust has asked P&D to consider whether there is reason to refer to Town Council for any potential action. After discussion the consensus of the committee was to discuss with Chairman Jarvi and Interim Town Manager Scott what our next steps should be, perhaps a discussion with DEP, and whether the Environmental Trust has the authority to do this work. It was suggested it might make sense to have DEP attend a P&D meeting.
- b. Potential Property Maintenance Ordinance – this item was tabled to the December P&D meeting, due to staff changes in the code enforcement team.

6. Zoning Considerations/Discussions: None

7. Updates:

- a. Marijuana – Planner Cullen summarized her notes from the recent MMA’s marijuana training session. She said her main concern right now is the potential for a single parcel of land to house an unlimited number of registered caregivers, without any oversight by the Town, anywhere in town. Recent changes to the state law allow the town to regulate registered caregivers, and it would be appropriate to start to figure out how best to do that to protect the residents of town. The potential for enacting an emergency ordinance to limit the number of registered caregivers that can operate on a single parcel of land was discussed. The committee directed Planner Cullen to draft an emergency ordinance to limit the number of registered caregivers that can operate on a single parcel at one in the Residential A, Residential B, and Town Center districts, and three in all other districts. Planner Cullen will work with Paula Scott to schedule this as needed for Town Council as soon as possible.

8. Public Comments: None

9. Committee Member Comments: None

10. Adjournment: Acting Chairman Ryder adjourned the meeting at 7:21 pm.

*Respectfully submitted by  
Karen Cullen, Town Planner*

Items from this meeting for October 2, 2019 P&D meeting:

- Agenda Items:
  - Town Center, formation of Citizen Task Force
  - Housing option for older residents (planned development)
- Staff Report:
  - Pine Tree landfill