



Town of Hampden  
**Planning and Development Committee**  
Wednesday September 5, 2018, 6:00 pm  
Municipal Building Council Chambers

## Minutes

Attending:

Committee/Council

David Ryder - Chair  
Dennis Marble  
Ivan McPike  
Terry McAvoy  
Mark Cormier

Staff

Karen Cullen, Town Planner  
Myles Block, Code Enforcement Officer  
Jim Chandler, Town Manager

Public

Farrah Perry

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

1. Minutes for the August 1, 2018 meeting – **Motion** to approve as submitted made by Councilor McAvoy; second by Councilor Marble; carried 5/0/0.
2. Committee Applications: None
3. Citizen's Initiatives: None
4. New Business: None
5. Old Business: None
6. Zoning Considerations/Discussions:
  - a. Discussion of potential zoning amendment to allow Place of Assembly in the Rural district. Planner Cullen introduced the concept which is to allow venues for weddings, family reunions, meetings, etc. She reviewed her memo and the issues that have arisen in other communities where these uses have been established, primarily traffic and noise. Other issues include buffering (visual), dust control (from dirt driveways and parking areas), sewage disposal, and operational issues such as the number of events per year, the duration of events, and the number of attendees. The main points of the discussion were:
    - there are different levels of such event centers, some are full time businesses while others are only offered a few times a year
    - Farrah Perry offered that she is interested in doing this at her property on Shaw Hill Road but only on a limited basis, with just a few events per year
    - there are a variety of ways to allow and regulate these uses
    - the committee wants to pursue such event centers as an allowable use in the zoning ordinance, and keep the regulations simple yet provide appropriate criteria and the means for the Planning Board to set site-specific conditions for projects they approve
    - Planner Cullen will work on this with the Planning Board.

7. Updates:

- a. MRC/Fiberight: CEO Block reported that construction is continuing. Town Manager Chandler reported he has been trying to get a response (so far unsuccessfully) from Fiberight regarding the need to deal with the temporary occupancy permit issue as it relates to the use of the facility and compliance with the Planning Board approval and zoning ordinance. CEO Block reported he still has not received plans for energy code compliance or fire suppression. He added the project is being done by many different parties, apparently with little if any oversight by any one entity, which has led to the situation we're dealing with on a daily basis now.
- b. Staff Report:
  - i. Planner Cullen reported that the packet included an updated project list which includes two new applications, one for a minor subdivision and the other is another "insubstantial" modification requested by MRC/Fiberight for more modifications to the approved site plan. Both of these will be in front of the Planning Board next week, September 12.
  - ii. CEO Block reported that there has been quite a few new homes permitted this year, four in August and about a dozen are under construction in several areas of town.
  - iii. CEO Block said he was working on draft regulations for property maintenance and would have them ready for the October P&D meeting. There was discussion whether the Council had requested this; CEO Block was certain he had heard that directive at a meeting but no one present could confirm one way or the other. Councilor Marble stated he would be in favor of reviewing something. Councilor McAvoy said he would never vote in favor of a property maintenance ordinance.
  - iv. CEO Block reported there is a Board of Appeals meeting scheduled for September 26 for a variance request.
  - v. Planner Cullen reported the Shoreland Zoning Ordinance draft is moving forward and she is now ready to meet with the state to address a number of questions on the regulations. Once that's done we can move ahead with creating a new map that will match the state mandated (not the optional) shoreland zones.

8. Public Comments: None

9. Committee Member Comments: Councilor McAvoy asked about the flags/banners; Manager Chandler said we have recently purchased new flags and have received permission from Emera to install them on the telephone poles; that will be done when DPW can get to it.

10. Adjournment: **Motion** to adjourn the meeting at 6:56 pm made by Mayor McPike, seconded by Councilor Marble; motion carried 5/0/0.

*Respectfully submitted by  
Karen Cullen, Town Planner*