Planning and Development Committee
February 19, 2014
6:00 PM
Council Chambers
AGENDA

1. Approval of January 15, 2014 Minutes

2. Committee Applications

   Planning Board - Peter Weatherbee
   Planning Board - Eugene Weldon

3. Updates

4. Old Business

   A. Initiate RFP for Marina Park Parking Lot

   B. KaBang Request

   C. Route 202 Access

   D. Executive Session pursuant to 1.M.R.S.A. §405 (6) (C) to discuss an Economic Development Proposal.

5. New Business:

6. Comprehensive Plan Implementation

   A. Overview

7. Citizens Initiatives:

8. Public Comments:

9. Committee Member Comments:

10. Adjourn

Planning and Development Committee
January 15, 2014
6:00 PM
Conference Room
DRAFT MINUTES

Attendees:

Committee	**Staff**
Gregory Sirois	**Bob Osborne**
Bill Shakespeare	**Dean Bennett**
David Ryder	
Ivan McPike	
Tom Brann	
Carol Duprey	

1. **Approval of December 18, 2013 Minutes**: Approved

2. **Committee Applications –** There were no committee applications under review.

3. **Updates**

A. Zoning Ordinance Updates

Excavation, Gravel Pit and Quarry

Town Planner indicated that he and the Code Enforcement Officer have continued their discussion with Eugene Weldon of Lane Construction in efforts to craft revisions to 4.23.4 that would accomplish the intent of the ordinance provision.

Timber Harvesting

Town Planner discussed options one and two for timber harvesting in the shoreland zones. He indicated that it appears that there is a lot of support statewide for option one which passes all of the responsibility to the permitting to the State of Maine. The Committee reviewed the draft amendment to the Shoreland Zoning Ordinance that would purge the local timber harvest regulations from the ordinance (at the state's suggestion).

Greg Sirois made a motion to recommend that the draft Shoreland Zoning Ordinance amendment be referred to the Planning Board for Public Hearing and Bill Shakespear seconded the motion. The committee voted unanimously in favor of the motion.

Subdivision Open Space

Town Planner discussed subdivision open space language and a draft ordinance amendment that would create an exception to providing open space for minor subdivisions in the Rural District.

Greg Sirois made a motion to recommend that the draft Subdivision Ordinance amendment be referred to the Planning Board for Public Hearing and Carol Duprey seconded the motion.

Rezoning Priorities

No action taken.

B. Business Park Proposal

Community and Economic Development Director (CEDD) updated the Committee on the status of negotiations with Sargent Corporation indicating parties are close to finalizing an agreement. A handful of issues remain unresolved, but in his opinion, none are potential deal-breakers.

C. Ammo Park Lotting Update

Community and Economic Development Director (CEDD) updated the Committee on the status of the Town's involvement in the lotting of the park noting that the plan was signed by the Hampden Planning Board at its January 8, 2014 meeting. The Board essentially acknowledged that these lots were functionally subdivided prior to the current state subdivision law in September 23, 1971.

4. Old Business

A. Status Route 202 Access.

CEDD advised the Committee that Bruce Mattson, Regional Traffic Engineer, Maine DOT Region 4, has agreed to a meeting on this topic in February in order to explore what would be required to establish a proper access point at the location approximately across from Perry Street.

5. New Business:

No action taken.

6. Comprehensive Plan Implementation

A. Rezoning Priorities

No action taken

7. **Citizens Initiatives:** - none

8. **Public Comments** - none

9. **Committee Member Comments:** - none

10. **Adjourn**

The meeting was adjourned at 8:00 pm.