

**Planning and Development Committee**  
**May 21, 2014**  
**6:00 PM**  
**Conference Room**  
**AGENDA**

1. Approval of May 7, 2014 Minutes:
2. Committee Applications:
3. Updates:
  - A. Industrial District Amendments
  - B. Height Amendments
  - C. Mineral Extraction
  - D. Shoreland Zoning
  - E. Western Avenue
  - F. Subdivision Open Space
4. Old Business:
5. New Business:
  - A. Community Recreational Assets
  - B. Stormwater Obligation Briefing – Staff
6. Comprehensive Plan Implementation:
7. Citizens Initiatives:
8. Public Comments:
9. Committee Member Comments:
10. Adjourn

**Planning and Development Committee**  
**May 7, 2014**  
**6:00 PM**  
**Conference Room**  
**DRAFT MINUTES**

Attendees:  
Committee

Staff

Guests

Ivan McPike  
Bill Shakespeare  
Tom Brann  
Jean Lawlis  
Carol Duprey  
David Ryder

Bob Osborne, Staff  
Dean Bennett, Staff

Peter Thornton

1. Approval of May 7, 2014 Minutes: Approved

2. Committee Applications – None

3. Updates: None

4. Old Business

A. Mineral Extraction – Revised Language

Town Planner reported progress on the revised Mineral Extraction provisions of the Zoning Ordinance and anticipated he would have draft language for Committee consideration at the June 4<sup>th</sup> P&D Meeting.

B. Peter Thornton – Ammo Park

Peter Thornton indicated to the Committee that he needs direction on process and procedure to fulfill his pledge of items listed below. He wanted to be sure it got done in the most efficient manner.

1. Parking Lot

Peter has offered to construct a 20 car parking lot on the town property, acquired from L.L. Bean, for the purposes of public access to walking trails and recreational activities.

Peter Thornton and the Committee agreed that Peter would initiate a design for the parking lot, at his expense, and present a proposed draft for Committee consideration at the June 21<sup>st</sup> P&D Meeting.

## 2. Stumpage

During construction of the Apostolic Church driveway along the Town/Ammo Park shared Right-of-Way, and clearing for parking lot construction, there will be an opportunity for stumpage revenue. Peter requested guidance on what to do with that revenue, offering it to the town, for the purposes of re-investing into the parcel to support the recreational activities.

The Committee indicated their support for his suggestion and explained that after receiving the revenue from stumpage they would discuss where to allocate those resources and for what purposes.

## 3. Rights-of-Way

Peter Thornton has offered to give the town rights-of-way over his property for the purpose of access to town land and access to Bouchard's property abutting the I-95 Corridor.

In order to expedite and secure these Rights-of-Way, the Committee asked the Community and Economic Development Director (CEDD) to coordinate a meeting with all parties and town attorney to move forward with securing these rights-of-way.

**Committee Action:** Motion made and seconded to request the CEDD to coordinate a meeting with involved landowners to secure the towns rights-of-way offered by Mr. Thornton. (Vote: 5-0)

## C. Industrial Building Heights

Town Planner provided the Committee information on the current uses, both permitted and conditional, in all existing Industrial Zones. Discussion expanded to height restrictions in not only the Industrial Zones but also various Commercial/Business Zones and Residential Zones.

In response to the discussion, Town Planner suggested that he bring back language recommendations for Committee consideration at the May 21<sup>st</sup> or June 4<sup>th</sup> P&D Meeting. Committee agreed.

5. New Business:

A. Status of Bangor Snow Dump/Environmental Impact

The topic was raised out of concern for the potential environmental impact of the “snow dump” on Sucker Brook, which is identified to be listed as “Non-Attainment” status necessitating remedial action.

In addition, the “snow dumps” inconsistency of use, with any waterfront development plans are of concern. With the construction of Hampden’s Waterfront Park being completed by end of July, the town will be looking forward and planning for the future development of its waterfront.

The Committee members indicated their support for reaching out to Bangor to begin a dialogue with regard to the future of the snow dump and the exploration of potential waterfront development plan which would be beneficial to landowners and both communities.

Committee asked CEDD to initiate and facilitate such a meeting and advise P&D Committee on the outcome and direction at a future P&D Meeting.

6. Comprehensive Plan Implementation: No Action Taken

7. Citizens Initiatives: - None

8. Public Comments - None

9. Committee Member Comments: None

10. Adjourn: The meeting was adjourned at 7:07pm.