

Planning and Development Committee

June 18, 2014

6:00 PM

Conference Room

AGENDA

1. Approval of June 4, 2014 Minutes:
2. Committee Applications:
3. Updates:
 - A. Waterfront Park Name/Opening
 - B. City of Bangor Response to Waterfront Discussion
 - C. Bangor Gas Discussion
4. Old Business:
 - A. Open Space Discussion
5. New Business:
 - A.
 - B.
6. Comprehensive Plan Implementation:
7. Citizens Initiatives:
8. Public Comments:
9. Committee Member Comments:
10. Adjourn

Planning and Development Committee
June 4, 2014
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DRAFT MINUTES

Attendees:

Committee

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

Staff

Bob Osborne, Staff
Dean Bennett, Staff

1. Approval of May 21, 2014 Minutes: Approved

2. Committee Applications – None

3. Updates:

A, Business Park – Chip Laite

Chip Laite, on behalf of Sargent Corporation updated the Committee on their progress. Steps include permitting through DEP for vernal pools, amendment of development plan to reflect proposed changes, and the drafting of TIF documentation.

B. City of Bangor Waterfront Discussion

Community and Economic Development Director updated the Committee on his preliminary discussions with Stephen Bolduc from the Economic Development Department in Bangor. The discussion resulted in a verbal commitment to work together on the long term use and development of their Hampden waterfront property, currently serving as the city's snow dump.

4. Old Business

A. New Road Naming (Rt.202-Ammo Park)

Town Planner, in following past practice, in the rare occasion for the town to name a road, suggested the name Crosby Way after early landowners of the property as the town did when naming Carey Circle in the Business and Commerce Park. CEDD will inform E911 Addressing Officer Gretchen Heldmann of the road name in order to expedite an address for the Apostolic Church.

5. New Business:

A. Open Space Discussion

Councilor Ryder expressed his concern with regard to the open space requirement in rural subdivisions. In his opinion the is “no rationale for the open space” and “it is a loss of tax dollars”. In the following discussion, suggestions were made to create a fee that would be used in the acquisition or improvement of open space for recreational use rather than the mandated set aside of property. It was agreed, due to the many legal questions posed by the suggestion, that Attorney Russell be consulted for advice and direction.

B. Road Frontage Requirements

Mr. and Mrs. Philbrook appealed to the Committee for relief from a previously approved subdivision design which they feel poses a possible obstacle to the marketing of their lots in the future. The design, resulting from compliance with current Subdivision Ordinance development options, resulted in less than desirable lot arrangement. After considerable discussion, the Committee advised that they would look into the regulations and seek to address the Philbrooks concern, further advising that the process will take time and patience.

Earlier in the meeting, Town Manager Lessard appealed to the Committee for support of action which addresses current regulatory language in order to avoid the creation of subdivisions such as the Philbrooks.

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 7:43 pm.