

Planning and Development Committee
July 16, 2014
6:00 PM
Conference Room
AGENDA

1. Approval of June 18, 2014 Minutes:
2. Committee Applications:
3. Updates:
 - A. Triangle Natural Gas
4. Old Business:
 - A. Private Ways
 - B. Open Space Exemption (Cluster Subdivisions)
5. New Business:
 - A. Marsha Garland-Main Rd North - Fireworks
 - B. Turtle Head Park Implementation Plan
 - Signage
 - Clearing
 - Safety
 - C. Land Offering (Karen Burrell/Wyllys Terry)
 - D. Skehan Center Lease Extension - Lafayette
6. Comprehensive Plan Implementation:
7. Citizens Initiatives:
8. Public Comments:
9. Committee Member Comments:
10. Adjourn

Planning and Development Committee
June 18, 2014
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DRAFT MINUTES

Attendees:

Committee

Ivan McPike
Bill Shakespeare
Tom Brann
David Ryder
Jean Lawlis

Staff

Bob Osborne, Staff
Dean Bennett, Staff
Tom Russell, Attorney

1. Approval of June 4, 2014 Minutes: Approved

2. Committee Applications – None

3. Updates:

A, Waterfront Park Name/Opening

Community and Economic Development Director (CEDD) inquired of the Committee if they are intended to name the waterfront park and/or host a grand opening the park was fully completed. The Committee asked the CEDD to inquire of the Historical Society for suggestions of a name and update Committee at a later date. It was further suggested to contact McLaughlin's and Hamlin's to see if they were interested in participating in some semi-formal event.

B. City of Bangor Response to Waterfront Discussion

CEDD reported back on his conversation with Stephen Bolduc of the Bangor Economic Development Office with regard to the possible relocation of the snow dump and subsequent marketing of the Bangor owned property. Also discussed was the possible involvement of other property owners along the waterfront in a combined marketing effort. Bangor expressed their overall willingness to cooperate and collaborate with the Town of Hampden as we move forward. CEDD to move forward with continued discussions.

C. Bangor Gas Discussion

CEDD reported on the recent meeting with Bangor Gas and a number of property owners of commercial and industrial property within the "triangle", bordered by Interstate 95, Coldbrook Road and Route 202. Continued collaboration with Bangor Gas has been initiated and requests for costs of infrastructure development made. CEDD will report back on progress.

4. Old Business

A. Open Space Discussion

Committee began their evaluation on determining if the current requirement for set-aside green space within the Zoning Ordinance and Subdivision Ordinance is the most product way by which to accomplish the overall intent and purpose.

Discussions included many suggested approaches to address the open space issue. Suggestions include: Amending land use regulations to remove the requirements; the need for a policy to dispose of public lands (set-aside areas); a means by which to return set-aside land to the property owner; and a type of fee (in lieu of set-aside land) which would dedicated for the purposes of investing in a recreational asset such as the Town's land adjacent to Route 202.

Attorney Tom Russell advised that the process of returning land and/or removing the set-aside requirement of a previously approved subdivision would have to be evaluated on an individual basis. It is also possible that the subdivision would need to be resubmitted to the Planning Board if in fact set-aside requirement is removed from current regulations. The process will be time consuming and complex if in fact current requirements are amended.

The discussion to continue at a future meeting.

5. New Business:

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 7:42 pm.