

Planning and Development Committee
August 20, 2014
6:00 PM
Conference Room
AGENDA

1. Approval of August 6, 2014 Minutes:
2. Committee Applications:
3. Updates:
4. Old Business:
 - A. Utilization of Town Land to Mitigate Environmental Regulations for Commercial and Industrial Development.
 - B. Subdivision Ordinance Amendment (Update Review Criteria to be Consistent with State Statute)
 - C. Private Ways Ordinance Draft
5. New Business:
 - A. Revised Draft of "Declaration of Covenants, Conditions, and Restrictions for the Hampden Business and Commerce Park".
 - B.
6. Comprehensive Plan Implementation:
7. Citizens Initiatives:
8. Public Comments:
9. Committee Member Comments:
10. Adjourn

Planning and Development Committee
August 6, 2014
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DRAFT MINUTES

Attendees:

Committee

Ivan McPike
Bill Shakespeare
Tom Brann
Jean Lawlis
Greg Sirois

Staff

Bob Osborne, Staff
Dean Bennett, Staff
Joe Rogers, Staff

Guests

Chip Laite, Sargent Corp.

1. Approval of July 16, 2014 Minutes: Approved
2. Committee Applications – None
3. Updates:
4. Old Business

A. Chief Rogers/Fireworks Update

At the Committee's request (in response to a citizens concern) Chief Rogers reported to the Committee on his experiences with the year old Fireworks Ordinance. Chief Rogers distributed copies of the current Fireworks Ordinance and State Statute on Fireworks and explained how the local Ordinance differed from the Statute.

Chief Rogers stated that, to the best of his knowledge, there have been very few complaints, injuries, or fires associated with local use of fireworks during the past year.

A citizen at the meeting indicated her experience with nightly disruptions, loud noises, panicked animals, and typically after 10 pm at night. She expressed her frustration in identifying where they were coming from, but could clearly see and hear the explosions above her backyard trees.

Chief Rogers explained that the Ordinance explicitly states that fireworks are not allowed after 10 pm; fireworks must be launched from the property of the owner and all material generated from the use must

remain on same property; launching from a roadway is illegal; and there are provisions in the Ordinance which addresses impact on animals.

The concerned citizen suggested that perhaps consideration can be given to limiting fireworks on weekends only and offered research of other communities that in fact limit the use of fireworks to certain time, days and events.

With a lack of documented history of a town-wide problem combined with the fact the local police have not received a complaint from this citizens neighborhood, thereby given an opportunity to address the misuse of fireworks, the Committee recommended the following:

1. Citizens should report violations of the Fireworks Ordinance to the police. (Complaints can be Anonymous)
2. Recommended posting Sections 4.1 through 4.7 of the Fireworks Ordinance on the Town's Website.

B. Sargent Corporation – Chip Laite
Mitigation/Covenants

In accordance with the Development Agreement, Chip Laite of Sargent Corporation updated the Committee on the progress made to date.

Sargents has submitted applications to the Planning Board with regard to the location of Phase I and Phase II of the Business Park. The intent is to modify the originally proposed locations.

Sargent Corporation will be requesting changes to the Covenants of the Hampden Business and Commerce Park once drafted. Chip Laite, Town Planner and Community and Economic Development Director will prepare draft for presentation at the next Planning and Development Committee Meeting.

Chip Laite indicated the potential need to mitigate vernal pools, informing the Committee of the potential for an \$ 80,000 to \$ 90,000 assessment fee. An alternative to the fee would be a dedication of land of similar environmental value. Initial discussion on the use of the L.L. Bean Parcel in order to assist Sargents with the mitigation requirement was initiated and will continue in future meetings.

C. Private Ways Ordinance Draft Discussion

The Town Planner presented the initial draft of a Private Road Ordinance assembled from other communities. The primary consideration of the Committee was to ensure that the use of a Private Road for the purposes of development does not in any way create a mechanism for a future

financial burden on the taxpayer. Discussions on the proposed draft will continue at future meetings.

5. New Business:

A. Turtle Head Park Implementation Plan

Community and Economic Development Director informed the Committee of the potential future infrastructure needs at the new Turtle Head Park. Funding sources are needed for the acquisition of picnic tables, trash cans, signage, historical markings, a canoe/Kayak launch dock and dock replacement. The dock currently under town ownership, is now surrounded by private property upon the transfer of land to Hamlin Marine. The dock, in poor repair, is in need of replacement or a decision with regard to its continued ownership.

6. Comprehensive Plan Implementation:

Town Planner presented an initial draft of an amended Subdivision Ordinance which has been revised to contain all 20 of the minimum criteria of the current Subdivision Legislation. The current Ordinance has a limited number of the criteria referenced. Discussion on revisions will continue at a future meeting.

7. Citizens Initiatives: - None

8. Public Comments - None

9. Committee Member Comments: None

10. Adjourn: The meeting was adjourned at 7:58 pm.