

Planning and Development Committee
September 17, 2014
6:00 PM
Conference Room
AGENDA

1. Approval of September 3, 2014 Minutes:
2. Committee Applications:
3. Updates:
 - A. Natural Gas Study: Woodard and Curran
Jim Wilson, Vice President of Civil Engineering
4. Old Business:
 - A. Draft Subdivision Ordinance Amendments
 - B. Draft Private Ways Ordinance
5. New Business:
6. Comprehensive Plan Implementation:
7. Citizens Initiatives:
8. Public Comments:
9. Committee Member Comments:
10. Adjourn

Planning and Development Committee
September 3, 2014
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DRAFT MINUTES

Attendees:

Committee

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

Staff

Bob Osborne, Staff
Dean Bennett, Staff

Guests

Chip Laite, Sargent Corp.
Andrew Barrowman BNG
Josh Saucier, BNG

1. Approval of August 20, 2014 Minutes: Approved
2. Committee Applications – None
3. Updates:

A. Bangor Gas Update (Andrew Barrowman/Josh Saucier)

The Bangor Gas representatives advised the Committee that due to the MDOT's moratorium on roads, Route 1A will be inaccessible for the three years. This is problematic to the proposed natural gas expansion into the center of Hampden. The Committee pledged to work with Bangor Gas in any way possible to accommodate another route should one be identified.

The Community and Economic Development Director (CEDD) advised the Committee that Bangor Gas has determined that the extension of almost 5 miles of infrastructure into the "Hampden Triangle" is not feasible given the limited potential users of the resource.

CEDD asked the Committee to consider funding the initial study of the infrastructure investment project, estimated to be \$ 10,000, in a demonstration of commitment and leadership to the business community. Committee asked the CEDD to obtain specific workplan and costs for future consideration.

B. Subdivision Ordinance Amendment (State Criteria)

Town Planner provided copies of the most recent draft of the Amended Subdivision Ordinance. The intent of the amendments is to bring the Ordinance up to date with its references to criteria within the Statute. Committee requested that the Planner provide them with a copy of the language from the Statute at the next meeting.

C. Draft Declaration of Covenants (Hampden Bus/Com Park)

Town Planner presented the revised Declaration of Covenants for the Hampden Business and Commerce Park. Chip Laite of Sargent Corporation indicated his comfort with the proposed revisions as directed by the Committee. Town Planner to incorporate the final changes into the draft document.

Committee Action: Motion and Seconded to forward the revised draft of the Covenants to the Town Council for the September 15th meeting for the purpose of establishing a public hearing date. (Vote: 6-0)

4. Old Business:

A. Private Ways (Draft) Ordinance

The Private Ways discussion was postponed at the request of David Ryder with the suggestion that the Committee review the Town of Windham's performance standards related to private ways. Committee agreed to postpone until next meeting.

5. New Business:

A. Business Friendly Community Designation

Mayor Carol Duprey suggested that the Town of Hampden consider pursuing the States "Business Friendly Community" designation. After discussion, the Committee opted not to pursue the designation but instead felt that a demonstration of Hampden being business friendly was better accomplished with support of the "Triangle" study.

B. Discontinued Maintenance on Underutilized Roads

Concerns were raised with regard to the costs of maintaining town accepted streets that have either no houses or weren't lots that aren't being marketed. Committee members asked for a list of those areas. Staff indicated they would obtain such a list from the Public Works Director and provide at next meeting.

6. Comprehensive Plan Implementation: None
7. Citizens Initiatives: - None
8. Public Comments - None
9. Committee Member Comments: None
10. Adjourn: The meeting was adjourned at 7:53 pm.