

**Planning and Development Committee**  
**March 18, 2015**  
**6:00 PM**  
**Conference Room**  
**AGENDA**

1. Approval of March 4, 2015 Minutes
2. Committee Applications:
3. Updates:
  - Fiberight/Ammo Park/Bangor Gas Update
4. Old Business:
  - A. Draft Subdivision Ordinance Amendments Discussion
  - B. Rezoning Discussion  
Main Road
  - C. Private Ways Discussion
  - D. Public Parking Lot – Main Road
5. New Business:
  - A. Zoning text amendment for rural district cul-de-sac street frontage exemption
6. Comprehensive Plan Implementation:
7. Citizens Initiatives:
8. Public Comments:
9. Committee Member Comments:
10. Adjourn

**Planning and Development Committee**  
**March 4, 2015**  
**6:00 PM**  
**Conference Room**  
**DRAFT MINUTES**

Attendees:

Committee

Bill Shakespeare  
David Ryder  
Stephen Wilde  
Terry McAvoy  
Dennis Marble  
Greg Sirois

Staff

Bob Osborne, Staff

1. Approval of February 18, 2015 Meeting Minutes:

Dennis Marble made a motion to approve the minutes. Terry McAvoy seconded the motion which was passed unanimously.

2. Committee Applications: None
3. Updates:       Fiberight Progress – no update.

Bangor Gas Contract – no update.

4. Old Business:

- A. Draft Subdivision Ordinance Amendments Discussion

The Town Planner indicated that the well head question from the prior meeting was still under consideration and discussion with more information anticipated for the next meeting.

The Committee continued a discussion of the draft amendments and asked the Town Planner to provide information on the LL Bean Property for the next meeting as it relates to potential recreation area.

The Committee discussed subdivision open space and agreed that there were decisions that must be made to set policy going forward.

B. Rezoning Discussion - Main Rd. North

The Committee combined the discussion of this item with Old Business Item E. Public Parking Lot. The Town Planner stated that the area proposed for rezoning will have a parking demand of over 60 parking spaces and that the Kiwanis lot would provide about 20-24 spaces and the street might provide 20 spaces if allowable. No estimate was offered on the total available parking area which might be available on the individual lots but it was noted that several of the lots would not be feasible for onsite parking because of dimensional issues and proximity to other driveways.

Coldbrook Road Dennis Marble asked questions as to why the area along Coldbrook Road was proposed as a major area of commercial land uses. The Committee discussed the land use policy that was approved in the Comprehensive Plan.

Walt Cupples was there and answered a few questions.

C. Private Ways Discussion

The Committee discussed frontage exception where a single lot is proposed that may not otherwise have any use for a private (or public) road. The Committee discussed that this exception would need to be a zoning ordinance amendment and subject to Planning Board review because of the rearrangement of frontage regulation. They discussed that a report from the Public Works Director would be carried with the application to provide evidence that the means of the driveway connection to the town or state road would be acceptable to the town with regard to drainage and slope.

D. Public Parking Lot – Main Road North – See item B.

5. New Business: None
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 7:30 pm.



**TO: Hampden Town Council**  
**FROM: Robert Osborne, Town Planner**  
**SUBJECT: Draft Zoning Ordinance Map Amendment, Main Road North**  
**DATE: March 16, 2015**

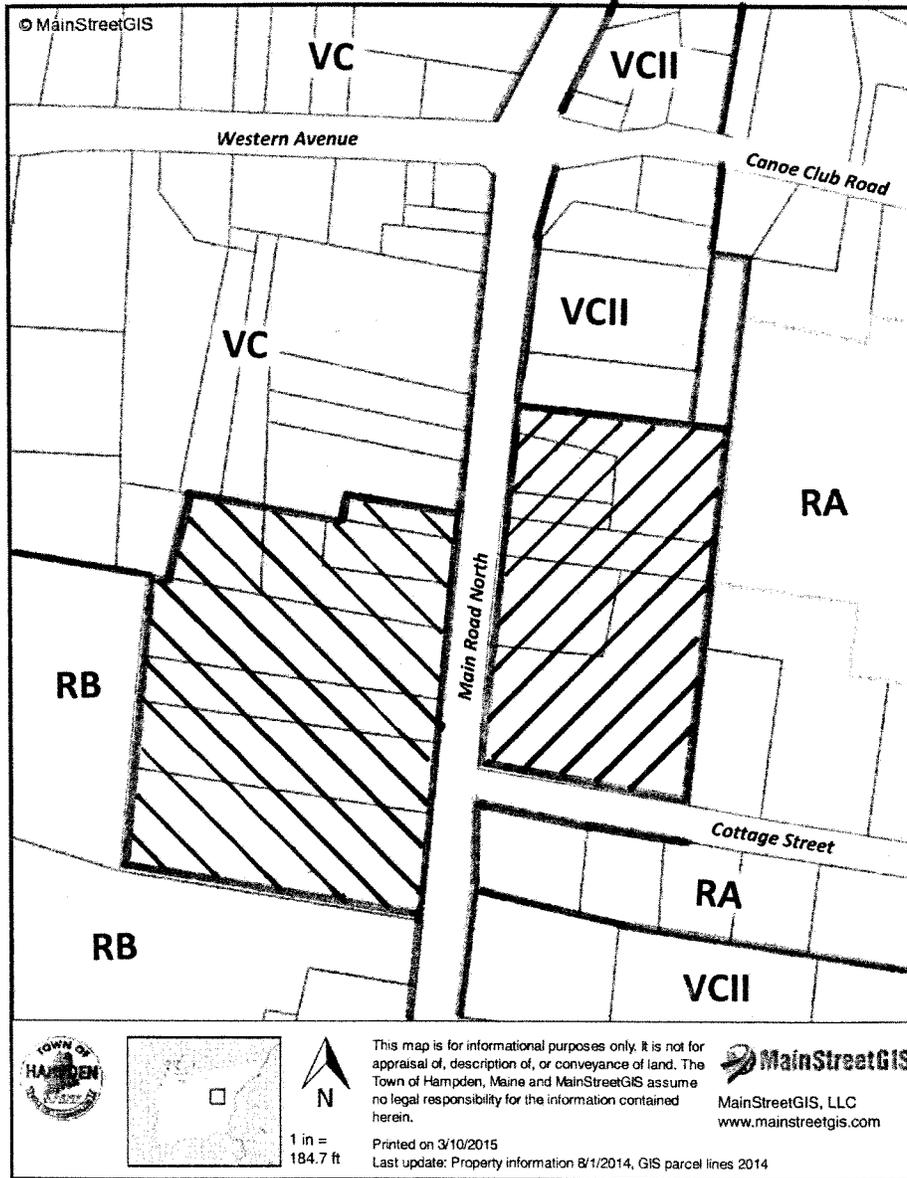
Please find attached a draft Zoning Ordinance Map amendment that changes properties on Main Road North in the general vicinity of Cottage Street to Village Commercial from the respective Residential A District on the east side of Main Road North and Residential B District on the West side of that street.

The land parcels involved include the following: Starting on the west side of Main Road North the parcels are Map 36, Lots 7, 8, 9, 10, 11, 12 and 13. On the east side of Main Road North the parcels are Map 36, Lots 47, 48, 49, 50 and 51.

The total land area to be rezoned on the West side of the street is 4.35 from Res. B to Village Commercial District and the remaining 3.35 acres from Res. A to Village Commercial District.

# TOWN OF HAMPDEN Draft

The Town of Hampden Hereby Ordains  
Proposed Amendments to the Zoning Ordinance Map



Residential B to Village Commercial District



Residential A to Village Commercial District



**TO: Hampden Town Council**  
**FROM: Robert Osborne, Town Planner**  
**SUBJECT: Zoning Ordinance Text Amendment, Article 3.9 Rural District Frontage Exception for Cul-de-sac Lots**  
**DATE: February 17, 2015**

At the February 4, 2015 meeting the Planning and Development Committee discussed the concept of the subject amendment. This is a first draft of that concept to create an exception from the 200 foot frontage required in the Rural District for cul-de-sac lots. What is proposed is to reduce the frontage to 100 feet on such lots and to double the street yard setback to create spacing between the houses similar to what would have occurred if the frontage standard had not been changed.

**TOWN OF HAMPDEN**  
**Draft**

The Town of Hampden Hereby Ordains  
Proposed Amendments to the Zoning Ordinance

Additions are Double Underlined                      Deletions are ~~Strikethrough~~

**3.9. Rural District**

**3.9.1. Purpose** - The intent of this district is to protect and promote the rural use and character of the area, to provide for traditional agricultural and open space uses, and to provide for low density residential development where appropriate. It is intended that much of the residential development occurring in this district will be either dispersed in nature or, where the developer chooses, will be clustered with extensive open space surrounding the development. *(Amended: 12-18-95)*

**3.9.2. Permitted Uses (Subject to Site Plan Review where applicable)** - Agriculture, forestry, single family dwelling, certified manufactured home, two family dwelling, three or four family dwelling when serviced by public sewer and water, home day care (subject to *Section 4.19*), accessory use, golf course or other outdoor recreational facilities, home occupation (subject to *Article 4.10*), cluster subdivisions, essential service, and wireless telecommunications facilities (subject to *Section 4.22*). *(Amended: 9-19-83, 8-22-94, 12-18-95, 10-01-01, 6-3-02, 03-21-05)*

**3.9.3. Conditional Uses (Subject to Site Plan Review)** - Daycare facility, child care center (subject to *Section 4.19*), nursing home, non-profit school, public schools, church, non-profit club, hospital or clinic, mobile home park (subject to *Section 4.13*), campground, cemetery, buildings and parking for recreational facilities, processing agricultural products which are not accessory to an agricultural use, processing and excavation, gravel pit and quarry activities (subject to *Article 4.23 Excavations, Gravel Pits and Quarries*), stockpiles (subject to *Article 4.9*) not accessory to excavation, gravel pit and quarry activities, commercial nursery, indoor recreational facilities, boarding of animals; to include training and grooming, veterinary hospital, buildings necessary for essential services, community facility (including solid waste facility), Customary Rural Business (subject to *Section 4.20*). *(Amended: 8-22-94, 12/18/95, 12-2-96, 1-21-97, 03-21-05, 12-17-07, 01-03-11)*

**3.9.4. Lot Dimensions**

Minimum Area	-	2 acres
Minimum Road Frontage	-	200 feet
Minimum Setbacks:		
Street Yard	-	30 feet
Other Yards	-	30 feet
Maximum Ground Coverage	-	10 percent
Maximum Building Height	-	35 feet

Notwithstanding the above requirements, accessory structures which are not attached to a principal building may be located on a lot in accordance with the following:

Accessory Structures Ground Floor Area	Up to 250 Sq. Ft.	251 – 650 Sq. Ft.
Maximum Height	- 16 feet	- 24 feet
Minimum Other Yard	- 5 feet	- 15 feet

Once located in accordance with the foregoing requirements, said accessory structures shall not be attached to a principal building unless said structures are in compliance with the Other Yard requirement of the District. *(Amended: 10-3-94)*

### ***3.9.5. Special District Requirements***

1. All buildings for the commercial raising or keeping of animals shall be set back a minimum of fifty (50') feet from side and rear property line. *(Amended: 10-3-94, 12-18-95)*
2. Kennels for the commercial boarding, raising, and training of six or more dogs shall be kept fifty (50') feet from side and rear property lines. *(Amended: 12-18-95)*
3. Accessory structures or buildings associated with single family residences may be larger than the principal building (single family residence) in both building height and total floor area provided that: The accessory building shall function as an accessory use to the residential use and not as a second primary use. Vehicles or equipment owned or leased by the person(s) residing on a lot may be stored or repaired in the accessory structure or building, and shall be considered to be an accessory use to the single family residential use. The accessory building shall not exceed 5,000 sq. ft. in floor area. The accessory building shall be constructed on a lot of at least 3 acres in size. Accessory buildings that meet these requirements do not require site plan approval. *(Amended: 7-6-2010)*
4. Exception: Notwithstanding the minimum road frontage standard found in Article 3.9.4 Lot Dimensions, lots located entirely or primarily on a street cul-de-sac the minimum frontage required for such a lot is reduced to 100 feet provided that the street yard setback is increased to a minimum of 60 feet.