



Town of Hampden

Town Planner

Memorandum

To: Planning Board
 From: Karen M. Cullen, AICP, Town Planner *KMC*
 Date: June 29, 2020
 RE: Proposed Amendments to the Hampden Zoning Ordinance

The following is a summary of the proposed amendments to the Hampden Zoning Ordinance:

No.	Section	Topic	Proposed Change & Comments
1	3.2.1	Multi-family	Require half of the open space to be recreational space; and require fire suppression infrastructure
2	3.4.2.2	Lot size, Business & TC districts	Eliminate a conflict in the ordinance
3	4.3	“rear” lots	Make section applicable to lots in any district, not just Rural. Note, these are limited to single family homes.
4	4.7.2	Buffers, multi-family	Add a requirement that any multi-family development in the Rural district must provide a class 3 buffer along each property line. (Class 3 is the most stringent.)
5	4.7.5.7	Signs, commercial districts	Add a provision addressing situations where there is a residence used for business purposes in the commercial districts.
6	4.9.2	Earth moving	Revise the provisions for exemptions to ensure an exemption granted for construction associated with a building permit or a subsurface wastewater disposal permit. Also reorganize the existing provisions so erosion and sedimentation control provisions apply to ALL earth moving activities (including exempted).
7	4.24	Medical marijuana, methadone	We are moving the medical marijuana dispensary and cultivation facility provisions to the Marijuana Ordinance, so delete them from here. Methadone clinics remain in the zoning ordinance.
8	6.2.1	Appeals to the BOA	Modify the section per the advice to the town’s attorney, to clarify what can be appealed to the BOA.
9	7.2	Definitions	Modifications to various definitions, addition of new ones as well. Note, the addition of those related to marijuana is due to the fact that the use table (§3.1.3) still has the various marijuana uses listed, since that is where we can regulate where they are allowed in town.

The Planning Board discussed these proposed amendments at their June 16, 2020 Workshop. No changes were made during this review.

The Marijuana Ordinance is also proposed to be amended, in significant ways. The Town Council reviewed the draft proposed changes at their workshop on June 8, 2020, and suggested additional modifications which were made and posted on the town's website. Since the medical marijuana dispensary and cultivation facility provisions currently in the zoning ordinance are being moved to the marijuana ordinance, then the Town Council will hold the public hearings for the two ordinances (Marijuana and Zoning) on the same day, and adoption will be the same day.