



Town of Hampden
Planning and Development Committee
Wednesday December 12, 2016, 6:00 pm
Municipal Building Council Chambers
Minutes

Attending:

Committee/Council

Ivan McPike-Chair
Stephen Wilde
Terry McAvoy
Mark Cormier
Dennis Marble

Staff

Angus Jennings, Town Manager
Karen Cullen, Town Planner
Myles Block, CEO

Chairman McPike called the meeting to order at 6:00 p.m.

1. Approval of November 16, 2016 Minutes – Motion to approve as submitted made by Councilor McAvoy with second by Councilor Wilde; carried 5/0/0.
2. Committee Applications: None.
3. Updates:
 - A. Status of MRC/Fiberight: The meeting packet included a copy of the MRC's newsletter. Town Manager Jennings said there will be a meeting of the key parties, including Fiberight and MRC, this Wednesday morning to continue discussions on the water supply situation. Staff said the road/infrastructure construction is scheduled to continue through February 2017.
 - B. Staff Report – nothing outside of agenda items to report tonight.
4. Old Business:
 - A. Business Park TIF: Town Manager Jennings said we are expecting to receive a draft of the TIF document from our consultant this week; comments on it from staff and Sargent Corp. will be sent back to the consultant. This will be on the December 21 agenda for P&D. In response to an email inquiry from the consultant, after discussion the P&D by consensus agreed the official name of the TIF should be "Hampden Business Park Omnibus Municipal Development and Tax Increment Financing District." The Committee also agreed that it should be an omnibus district. On a 3-2 straw poll, the Committee decided to – for the draft – include transit oriented designation. These decisions are not binding, as the full Council will be the final vote on the TIF documents following a referral out from the P&D Committee.

- B. **Market Study:** Manager Jennings introduced Sarah Woodworth of W-ZHA, our consultant on the market study. Ms. Woodworth led a discussion with the Councilors on what is working and what is not in terms of economic development in town, and what the town's weaknesses are – barriers to investment – as well as our strengths. Sarah will return to Hampden in February 2017 for a presentation of her report, which will include a statistical analysis of demographic and economic data as well as a preliminary analysis of market factors that impact future business development.
5. **New Business:** None.
6. **Zoning Considerations/Discussion:** None.
7. **Citizens Initiatives:** None.
8. **Public Comments:** None.
9. **Committee Member Comments:** None.
10. **Adjournment:** Motion to adjourn at 7:55 pm by Councilor Marble; seconded by Councilor McAvoy, carried 4/0/0 (Councilor Wilde left at 7:30).

*Respectfully submitted by
Karen Cullen, Town Planner*