

**Minutes
Hampden Town Council
Community Services Committee
December 18, 2007 @ 6:30pm**

The meeting of the Hampden Town Council Community Services Committee was called to order at 6:40 p.m. on Tuesday, December 18, 2007, at the Hampden Municipal Building.

Bob Osborne, Town Planner
Gretchen Heldmann, GIS/IT Specialist
Kurt Mathies, Recreation Director
Chris Shrum, EMDC
Nancy Chaiyabhat
John Mahoney
Mike Avery
Gene Weldon
Bion Foster, Econ. Dev.
Andre Cushing
Gayle Zydlewski, CBWC
Councilor Matt Arnett
Councilor Tom Brann
Councilor Shannon Cox

1. Introductions of new people.

No introductions necessary.

2. Business

A. Shoreland Zoning

Gretchen and Bob briefly covered the work to date regarding re-doing the Shoreland zoning maps to fit the new state law. Councilor Brann asked that the Shoreland area be compared with the Conservation Commission's identified priority areas to see overlap.

B. Regional Open Space Planning

Gretchen reported that at the last Council meeting, the Council had appointed the Town Manager, Susan Lessard, as well as a town resident, Gayle Zydlewski, to represent the Town of Hampden on the Steering Committee for the Regional Open Space planning initiative coordinated by the City of Bangor and EMDC/PVCOG.

3. Comp Plan Discussion

Chris went over a memo he had sent to the group prior to the meeting. Much of the discussion centered on the need and state requirement for affordable housing and how that may conflict with what Hampden may be able to offer, given the higher median income.

One main concern that was voiced and supported was that affordable housing needs to desperately be considered for younger couples and families that are needed in order for a community to continue to thrive- but yet they cannot live in Hampden due to high costs and low availability of livable, decent, affordable housing.

A residential zoning concept similar to the proposed phased density zones along Coldbrook Rd was mentioned as an interesting way to allow for mixed density in what is currently two acre rural zoning, while still maintaining a rural look.

Seasonal zoning was mentioned as an issue but quickly dismissed because that zone will be going away when the new Shoreland zoning rules are in effect. Almost all "seasonal" homes are now full-time year-round homes.

The next meeting is *January 15th* at 6:30pm for ComServ and 7pm for Comp Plan discussion. We will discuss two new chapters which will be sent out ahead of time for review. We plan to look at Recreation.

4. Adjournment.

The meeting was adjourned around 9:00pm.

Respectfully submitted,

Gretchen Heldmann
GIS/IT Specialist