

**Minutes  
Hampden Town Council  
Community Services Committee  
August 21, 2007 @ 6:30pm**

The meeting of the Hampden Town Council Community Services Committee was called to order at 6:40 p.m. on Tuesday, August 21, 2007, at the Hampden Municipal Building by Chairman Tom Brann.

Councilor Thomas Brann, Chairman  
Councilor Shannon Cox  
Bob Osborne, Town Planner  
Gretchen Heldmann, GIS/IT Specialist  
Jim Feverston, Pool  
Gene Weldon, Lane Construction  
Chris Shrum, EMDC  
Gayle Zydlewski, CBWC  
Don Katnik, Conservation Commission  
Bion Foster, Economic Development Director

**1. Introductions of new people.**

No introductions necessary.

**2. Old Business**

**A. TG, Farm, OS figures**

Gretchen reviewed the emails she had sent out that contained the numbers for tree growth, farm, and open space acreages as well as number of owners. Also reviewed were tree farms. The numbers are:

Tree Growth: 16 parcels, 495 acres total

Farm: 7 parcels, 901.5 acres total

OS: 1 parcels, 27.7 acres total

Tree Farm: 4 tree farms, 508 acres total

**B. Tree Committee/ Tree City USA**

Jim supplied us with a wealth of information he obtained from the Arbor Day Foundation. It was suggested to put something in the next Hampden Highlights about Hampden's efforts to become a Tree City USA. The Conservation Commission will discuss/ create the tree ordinance at their next meeting, with the recommendation that it be kept short and to the point, about four pages. Their next meeting is 8/28 at 7pm. There was some indication that special attention will need to be paid to the budget part of it, because the ConsvCom already has budgetary plans that include mapping/marking trails in town.

### 3. Comp Plan Discussion

Hermon has requested a joint meeting with the town manager, and Chris would facilitate the meeting. There has been talk of a semi-serious nature to “clean up the map” and chop off the Fowler’s Landing/Hermon Pond area because Hermon has indicated they want that area- but they have not indicated what they would trade for it.

Bob and Chris have started drafting some chapters. Chris suggested we need smaller working groups to look at current actual use and figure out more appropriate zoning. For example, the SAD22 campus is zoned Residential B, but it surely is not the same use as a two bedroom house.

Discussion also involved the rural areas again, and Gretchen suggested the town go for something like her home town recently adopted, which is to have developers present a conventional design AND a conservation-like design. This would in effect force them to look at development differently, and realize the possible savings on their part, of a conservation design. To that end, Chris brought information that we had requested last time, including some articles from both ends lauding the benefits of conservation design, as well as a peer-reviewed scholarly study on conservation design that also demonstrated ways in which developers can actually save money on road building, and also sell lots at a higher premium, in a conservation design subdivision.

The development of small lots vs. large lots was brought up again, and it was realized that although smaller lots could not effectively carry out all design elements of a conservation style, it is still entirely feasible for them to incorporate some of the design ideas. Again, the redesign of roads that could end up saving them money is one thing that could be incorporated.

There was mention that we should focus on connectivity between adjacent subdivisions, not just of trail systems but habitat as well, where possible. Don again brought up the issue of rural appearance vs. rural ecology. It was mentioned that is where fee in lieu would come in because it would be necessary in order to buy large amounts of acreage for habitat reasons. Don suggested we need to firmly identify those areas and start talking to those landowners.

Tom mentioned again that the argument against taking land off the tax rolls in is effect a pointless argument. He finds it much fairer to take it off the rolls and put the burden on the whole town- because if the majority of town wants open space then they should share the cost of it- and not leave it on one or two owners, because that is not fair to them.

A lot of maps were requested for next time, which should be feasible because of the long period between this meeting and the next. There is a Council meeting conflict due to a Monday holiday, which has put off the next meeting.

It was also suggested to put a short survey in the next Hampden Highlights to gauge how people feel about open space for sure, and where they would like to see some

open areas set aside. Also mentioned was the need to try once again to get the snowmobile club committed and for them to share a digital file of their trail map.

The next meeting is September 18<sup>th</sup> at 6:30pm for ComServ and 7pm for Comp Plan discussion.

**4. Adjournment.**

The meeting was adjourned around 9:10pm.

Respectfully submitted,

Gretchen Heldmann  
GIS/IT Specialist