

**Minutes  
Hampden Town Council  
Community Services Committee  
June 05, 2007 @ 6:30pm**

The meeting of the Hampden Town Council Community Services Committee was called to order at 6:30 p.m. on Tuesday, June 5, 2007, at the Hampden Municipal Building by Chairman Tom Brann.

Councilor Thomas Brann, Chairman  
Councilor Shannon Cox  
Councilor Matthew Arnett  
Andre Cushing, Communications Committee  
Donald Katnik, Conservation Commission  
Mike Avery, Planning Board  
Jim Feverston, Pool  
Gayle Zydlewski, Cove Brook Watershed Council  
Nancy Chaiyabhat  
John Mahoney  
Chris Shrum, PVCOC  
Bob Osborne, Town Planner

**1. Introductions of new people.**

There were introductions of all who attended.

**2. Acceptance of meeting minutes.**

The committee did not review the minutes.

**3. Old Business**

**A. Prentiss and Carlisle forest management plan update - Councilor Brann**

Tom Brann reported on a Town Council site visits concerning forested areas

*Kennebec Road* - can't do much for that section of forest

***Dorothea Dix* -**

Some open grass sections as walk down to river. Trails need re-organization. Some of the trees can be pulled out for sale and that should cover trail re-organization. Parking needs to be re-considered. Break-even proposition

### ***Four-mile square -***

May be lucrative ~15 years after first cut. 45 acres of spruce and fir, could be easily managed.  
Would need to improve access and fix the bridge

### ***Economic Development Park***

Pine, oak, poplar. Could be profitable. There are four 2-acre lots that could be clear cut and allowed to grow/be developed

### ***LL Bean***

Primarily poplar. 15-20 years before can harvest for profit. Will have softwood undergrowth.

Trails and dump sites need to be cleaned up.

Conclusions: mostly break-even propositions to have a healthy forest environment. In the long-run could probably earn \$20-30,000 off all properties once on a clean cycle. Councilor Brann also indicated that the schedule for the P&C inventory would be 90 days and the mapping would be 15 weeks.

## **B. Town Staffing**

Tom reported that Hampden will be hiring a full time economic development /planner in the next budget cycle

## **C. Tree Planting**

Tree planting: We should start with shade trees for playgrounds using a 50/50 mix of hard and softwoods (oak/white pine, hickory, sugar maple, ash).

## **D. Landmark Heritage Trust pending meeting**

LandMark Heritage Trust has a board meeting on Tuesday June 19th - John or Gayle will attend.

Trust for Public Lands would like to work with Bangor and regional towns to develop a "Greenprint". They would like Hampden to be involved - Gayle has more information.

As there was no other business the committee started work on the Comprehensive Plan Revision.

#### **4. Comprehensive Planning Revision Committee**

##### **A. Housing Density Discussion.**

At 7:15 pm Chris presented a State Planning Office presentation on "Density" - CD is available

Before viewing he told us to think about where the next 200 houses would be in Hampden. Bob and others mentioned that there are at least that many houses pending in planning board proposals.

The "Density" continuum presented considered a continuum of:

Urban - Village - Suburban - Rural.

Most dense to least dense housing placements.

Types of developments in "suburban/rural" areas included:

Conventional - 2 acre lots with open space that wasn't common to many lots

Conservation - smaller lots with more open space in common (up to 62% open space)

"Kingdom" - essentially all privately owned lands

"Compact" - even smaller lots - more "village"

There was lots of discussion of the values of "Conservation" development and how, if the proper outreach occurred, Hampden developers and landowners might embrace this type of development.

##### **B. Discussion of the Four Mile Square -**

There are few spots that COULD be developed. The following limiting factors were noted:

A landowner with a large piece of land wants it to stay "Forever wild."

School property will take a large present and future area.

Wet area down the center

However, there are plans before the planning board for at least one subdivision at the corner of Mayo and Kennebec

We should consider the ramifications of Rte 202 being continued through the square

There was some agreement that the wet swath in the middle of the square would remain "Open Space"

There may be areas that could be developed around the edges of that space

**5. Adjournment.**

The meeting was adjourned at 9:20.

Respectfully submitted,

Robert Osborne  
Town Planner

Minutes made possible by the good notes of committee member Gayle Zydlewski.