



Town of Hampden  
**Planning and Development Committee**  
Wednesday September 21, 2016, 6:00 pm  
Municipal Building Council Chambers  
**Minutes**

Attending:

Committee/Council

Ivan McPike-Chair  
Terry McAvoy  
Mark Cormier  
Greg Sirois  
Stephen Wilde

Staff

Angus Jennings, Town Manager  
Myles Block, Code Enforcement Officer

Public

none

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

1. Approval of September 7, 2016 Minutes – Motion to approve as presented made by Councilor McAvoy with second by Councilor Wilde; carried 5/0/0.
2. Committee Applications: None.
3. Updates:
  - A. Status of MRC/Fiberight  
Town Manager Jennings gave an update on the project, primary points included:
    - Town is waiting for engineering plans for the road and sewer to be submitted for review;
    - Was not done as a subdivision since it technically did not meet the criteria under state statute to be a subdivision;
    - Road will be proposed to be accepted under the Town Ways Ordinance and sewer will be done under the Sewer Ordinance;
    - Road construction will be more robust than standard residential road;
    - Concerns about future division of the parcels along the new road, given the lack of subdivision review and approval;
    - Regarding the conservation easement, if MRC opts to do 100% fee-in-lieu then there may be a reduction in the 80 acres to be preserved, which will create a need to make some adjustments to the Planning Board's Order (decision).

- MRC Board meeting Friday September 23; we expect them to take action on scope of services for review and construction inspections for road and sewer, and also on payment of the balance remaining on the review fees for the Planning Board process.

4. Old Business:

- A. Market Study Scope and potential collaboration with other municipalities: Town Manager Jennings gave a summary of staff meeting with Bangor and Brewer staff. He said partnering with either or both municipalities will add resources to the project but will also add complexity. At this point it appears Bangor is quite interested in partnering on the project, while Brewer is less interested since they did a market study for a portion of their town recently.

Discussion points:

- Concern regarding competition between the municipalities; the market study will not include location recommendations but will say Hampden could pull in x amount of y industry/business.
  - Market study will be useful to test a scenario, e.g. a mixed use waterfront development or the town center project.
  - Potential also exists that the market study could tell us that Hampden is unlikely to get industry but high end residential development would be a market niche the town could promote.
  - TM Jennings said he sees three values in the study:
    - The report itself, the data;
    - The process with focus groups and building relationships; and
    - The report will provide talking points that will last for years.
  - Timeframe has changed, we will move forward to get under contract ASAP but it will not be as early as October as originally planned.
  - Consensus of the P&D Committee members present tonight is to move forward with this and to do both phases as quickly as possible. Partner with Bangor to the extent they don't cause a long delay in getting the work completed.
- B. Business Park TIF Scope: Town Manager Jennings reviewed his comments for changes to the draft scope that was included in the packet, and noted the cost for this work will be borne by Sargent. Discussion on the area covered by the TIF; there may be value in amending the district to include the entire park and not exclude the lots currently not in the district. Discussion on original assessed value, calculation of it for the west side (road built) and the east side (road not built).

- C. Emera TIF: Town Manager Jennings said this is really a housekeeping item; the end dates in the credit enhancement agreement and the TIF agreement don't match, the result of a scrivener's error. Rudman Winchell has done the work to make the necessary correction and they recommend that Town Council re-vote this to ensure no problems in the future.

Motion by Councilor Sirois to refer this to the Town Council to amend the TIF Agreement with Emera as presented; seconded by Councilor McAvoy. Motion carried 5/0/0.

5. New Business: None.
6. Zoning Considerations/Discussion: None.
7. Citizens Initiatives: None.
8. Public Comments: None.
9. Committee Member Comments:  
Chairman McPike said he is very pleased with the committee's willingness to move ahead with the market study and he is looking forward to getting the report.
10. Adjournment: Motion to adjourn at 6:49 by Councilor McAvoy; seconded by Councilor Sirois, carried 5/0/0.

*Respectfully submitted by  
Karen Cullen, Town Planner  
Compiled from audio recording and  
notes by Town Manger Jennings*