

**Planning and Development Committee  
Minutes of September 7, 2011  
6:00 PM  
Hampden Council Chambers - Town Office**

**Attendees:** Tom Brann, Chair  
Janet Hughes  
William Shakespeare  
Jean Lawlis

**Staff:**  
Robert Osborne, Town Planner  
Dean Bennett, Eco Dev Dir  
**Guests:**  
Pastor Thomas Channell  
Assistant Pastor

**1. Approval of August 17, 2011 Minutes**

Approved by Consensus

**2. Committee Interviews**

There were no interviews scheduled.

**3. Old Business**

a. Business Park Marketing Update

Kelli Roy of ERA Dawson has withdrawn.  
David Hughes, Epstein Real Estate will attend our next scheduled meeting to present a proposal for park marketing and sales and will speak to the Committee on considerations with regard to the school re-use efforts.

b. Recreation Plan Update

Ongoing

c. Sign Ordinance Update

Development Review Team will begin discussions and drafting on Wednesday September 14<sup>th</sup>.

d. Marina Park Development Update

CED Director reports that in order to facilitate the planned development of the park facility, as proposed in the concept plan, it will be necessary to redistrict the parcel from Commercial Service to a Marine District. This redistricting will allow for the creation of specific development standards which seek to address the non-conforming aspects of the two existing lots of record. These standards to be designed to accommodate the development of the parcels as proposed in the Park Concept Plan as funded by the Chevron SEP project. Staff will present draft ordinance and map revisions at a future meeting for Committee review and consideration.

e. Discussion on School Reuse Concept

Mayor Hughes, having just attended the School Re-Use Ad-hoc Committee Meeting reported the following:

- Former School Property Appraisal (Land Only) – 1.mil
- Best Use: Commercial/Multi-Family

Committee Action: Mayor requested that the CED Director request copies of the Appraisal and Demo Report from the Superintendent Rick Lyons.

f. Acquisition of Land

Lawrence Merrill  
33 Main Road North – Cottage Street

CED Director explained to Committee that he was contacted by Mr. Lawrence Merrill, who expressed his interest in offering/selling/conveying his piece of property at the corner of Cottage Street and Main Road. He indicated he felt he wasn't going to be able to sell it as real estate and thought perhaps the town would be interested in acquiring it of a pocket park.

Committee Action: The Committee requested that an invitation be extended to Mr. Lawrence Merrill to attend the next Planning and Development Committee Meeting to

discuss his ideas with regard to public utilization of his property.

**4. New Business:**

- a. Letter from Thomas Channell, Pastor  
Calvary Apostolic Church – Zoning Amendment Request

Pastor Channell explained to the Committee that the Calvary Apostolic Church was seeking a new location after the tragic fire claimed their church. They have searched a number of location, and felt that the vacated medical building on the Coldbrook Road would make a via option. Upon inquiry with the town, he was informed that churches were not a contemplated use in the Commercial Service District in which the medical facility was located. Pastor Channell requested, in his letter of September 7<sup>th</sup>, the consideration of an amendment to the zoning ordinance which would allow the establishment of the church in the Commercial Service District.

After discussion, including the cautioning of future development implications on the church, due to its location in a Commerical District, the Committee requested that staff consult Attorney Russell with the intent of creating a proposed language change to the zoning ordinance. This amendment should consider not only the allowance of the utilization of the medical facility property as the future location of the Calvary Apostolic Church, but also the effect of such a change on existing churches and places of assembly.

Committee Action: Committee Directed Town Planner to draft appropriate and acceptable language with Attorney Russell, to accomplish the desired result, and move to the Council agenda for forwarding to the Planning Board for review.

**5. Public Comments**

None

**6. Committee Member Comments**  
None

**7. Adjourn**