

TOWN OF HAMPDEN  
PLANNING AND DEVELOPMENT COMMITTEE

Wednesday, June 15, 2011, 6:00 P. M.  
Council Chambers  
MINUTES

Attendees:	Tom Brann, Chair	Staff:
	Janet Hughes	Robert Osborne
	Jean Lawlis	Kurt Mathies
	Kristen Hornbrook	Shelley Abbott
	William Shakespeare	
	John Coggeshall (School Board)	
	Martha Harris (School Board)	
	Emil Genest (RSU 22)	
	Jane Jarvi (Rec. Com.)	
	Terry Bean (Rec. Com.)	
	Wendy Flannery (Rec. Com.)	
	M. J. Ball (Rec. Com.)	
	Tracey Mahoney (Rec. Com.)	

**1. Approval Of Minutes (May 18, 2011)**

Approved by majority.

**2. Committee Interviews**

None.

**3. Old Business**

The committee took up item B prior to item A.

**A. Business Park Priorities Discussion**

The committee discussed the lack of construction cost estimates for the unbuilt remainder of the Business and Commerce Park and that with quantification of the costs they could make better analysis of how to proceed. Dean Bennett was tasked with reporting back to the committee regarding what resources are needed to proceed.

**B. Hampden Academy Reuse (Recreation)**

Town Recreation Staff and Town Recreation Committee were represented at the meeting as well as RSU 22 and the School Board/Re-use Committee.

Kurt Mathies discussed the background of this item. RSU 22 Re-use Committee and Emil Genest approached the Town regarding its interest in reutilizing the John Skehan Memorial Gymnasium for the Recreation program of the Town of Hampden. He provided the committee with information and materials to demonstrate that their program would make

good use of the space and meet currently unmet recreation needs in the town.

It was discussed that there are unmet needs for recreation from pre-k to senior citizens.

Emil Genest estimated that the cost of operating the gym was \$70,000.00 annually based on an extrapolation of the overall campus costs. This would cover energy and labor costs as well as general maintenance costs. He indicated that the building was constructed in 1976, it has a new roof and two large fuel oil boilers (original to the building) but can run on one.

Kurt Mathies discussed that the facility is on a parcel of land that does not contain many parking spaces and that either spaces would need to be made available off-site or they would need to be constructed some where.

Martha Harris expressed interest in a strategy that would include Winterport and Newburg in the recreation program to share in the benefits of the Skehan Gym.

The committee discussed that they clearly recognize the benefit that the gym would have for the town and agreed that there are unmet recreation needs currently. They also discussed that they need to see a business plan for the re-use of the gym. They asked Kurt Mathies to work toward that end.

Several Councilors made comments about any project needing to be self-funding or have funds from another source. There is little appetite for tax increases no matter how wonderful the program might be that they would support. Additional costs mentioned in the meeting beyond the \$70,000 operational cost estimates for the building potentially available from SAD 22 were for \$90,000 in salaries to staff the center, and long term needs for maintenance of the building and for a permanent parking solution. The needed analysis was discussed as being done in two parts: 1) what programs are needed for citizens (of the three towns) and what is the willingness-to-pay for such programs (data driven model using Rec Dept experience and experience of other similar towns). To be explored separately, where might such a facility be housed and how might the difference between projected costs and projected revenues be covered.

#### **4. New Business**

##### **A. Draft Sign Ordinance and resulting Draft Zoning Amendments**

Bob Osborne discussed the document that the committee received from staff containing the draft sign ordinance. The sign regulations are primarily from the zoning ordinance and placed in a free-standing ordinance. He noted additions to the draft sign ordinance include provisions for readerboards in the Residential A and B districts for non-residential uses of churches, schools, community buildings and community facilities. He also noted an addition for "commercial/business approach signs".

Mr. Osborne also noted that there was a copy of the ordinance amendments that would be necessary for the zoning ordinance if a new sign ordinance were to be adopted.

The committee indicated that they would take the item up at their next meeting.

5. Public Comments:

There were no public comments.

6. Committee Member Comments:

Bob Osborne indicated that he wished to add consideration of a subdivision open space to the next meeting agenda.

7. Adjourn

The meeting was adjourned at 8:20 p.m.