

**Planning and Development Committee  
Minutes of May 2, 2012  
6:00 PM  
Hampden Council Chambers - Town Office**

**Attendees:**    Committee Members                      Staff                      Guests  
                    Tom Brann, Chair                      Dean Bennett                      Tim Lo  
                    Jean Lawlis                      Bob Osborne  
                    Janet Hughes

**1.    Approval of March 21, 2012 Revised Minutes.  
      Approval of April 4, 2012 Revised Minutes.**

**2.    Committee Interviews - None**

**3.    Updates/Old Business**

**A.    Updates**

- Recreation Plan - Ongoing
- Marina Project – Close to Submission
- School Redevelopment – Environmental Ongoing
- Comprehensive Plan – Submission Signatures Needed

**B.    Old Business**

**1. Fireworks Ordinance Draft**

Town Planner reports draft in progress. Councilor Lawlis indicated that she would like to hear from Chief Rogers with regard to his ability to deal with nuisances not directly related to the use of fireworks.

**2. Community Building Definition Draft**

Town Planner reports draft in progress

### **3. Purchase/Sale Agreement w/MSAD22 -**

Attorney Tom Russell reviewed the revised draft purchase/sale agreement with the Committee.

**Committee Action:** Committee agreed to engage the services of Woodard & Curran to walk the site of the Town Parcel and the Reed's Brook School parcel, and to make a recommendation on the proposed location of the sanitary sewer easement.

### **4. New Business**

#### **A. John Holden, Eaton Peabody Consulting – TIF Discussion.**

At the request of CEDD, John Holden discussed with the Committee the various advantages of creating TIF Districts of the Hampden Business and Commerce Park and what will be the former MSAD 22 property. Benefits discussed included captured tax dollars, now offset by State funding formulas based on municipal valuation; incentives for development attraction; dedication of resources for economic and community development.

**Committee Action:** Committee requested that John prepare a proposal which seeks to review current TIF policy and make recommendations for both newly created TIF districts and the extension of existing TIF's in order to maximize captured dollars.

#### **B. GeoLibrary Ortho Proposal – June 6, 20120 – Gretchen Heldmann**

CEDD distributed information on the proposal and advised the Committee that Gretchen Heldmann will be briefing them at the June 6, 2012 meeting.

**5. Public Comments**

**6. Committee Member Comments**

Tim Lo, Co-founder and Executive Director of Kah Bang was asked to address the Committee to discuss his anticipated request for the use of a portion of the Hampden Business and Commerce Park as the festival campground. Tim explained the history of Kah Bang in that it is a 14 day Film, Art and Music Festival which takes place annually on the Bangor Waterfront. Tim will be presenting a proposal for the 3 day use of the park and address other issues arising from a contractual agreement if approved by the Committee and forwarded to Town Council. Kah Bang will assume all costs related to the festival including park rental, liability insurance, and contact with current business owners within the park.

**7. Adjourn**