

**Planning and Development Committee
Minutes of May 4, 2011
6:00 PM
Hampden Council Chambers - Town Office**

Attendees:	Tom Brann, Chair Janet Hughes Jean Lawlis William Shakespeare	Guests: Ron Dennis	Staff: Robert Osborne Dean Bennett
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1. Approval of April 20, 2011 Minutes

Approved by Majority

2. Committee Interviews

There were no interviews scheduled.

3. Old Business

a. Comprehensive Plan Committee

The Committee reviewed the list of names of applicants who responded to the town wide solicitation for Citizen Comp Plan Committee members. Whereas there were approximately 20 applications received, the Committee took the following action:

Committee Action:

It was the consensus of the Committee to forward to the Town Council all of the applications received with request and recommendation to seat all applicants as members of the Citizens Comp Plan Committee.

b. Dennis Paper TIF Terms Negotiation

Timothy Pease of Rudman and Winchell and Ron Dennis of Dennis Paper presented their proposal requesting the terms of the TIF include a Credit Enhancement Agreement to include a 77% (5-

years) and a 50% (5-years). Total investment of expansion will exceed 3.5 million dollars.

Tom Brann and Janet Hughes stated they would recuse themselves and not take part in the decision making as they both were being represented by the Rudman and Winchell law firm on other matters. Whereas they were not able to get a legal opinion from Attorney Russell, they opted to remove themselves as a precaution and stated they would seek that opinion prior to formal Council action.

Committee Action:

The remaining members of the Committee agreed to forward the TIF terms proposal to the Town Council for formal acceptance with the recommendation to approve the terms as submitted and requested by Ron Dennis of Dennis Paper.

c. BEAR Business Form Schedule

CED Director stated that he has discussed the upcoming Business Forum with Bill Napjauer of Renaissance Planning Associates, and they both agree that the best time for the forum, given the loss of time and difficulty of gaining maximum attendance in the Summer, to hold the forum in the Fall. Promotion of the event will begin in the near future.

The Committee encouraged CED Director to engage the retail community/business owners through the Hampden Business Association in event planning for the Summer. CED Director indicated he would attempt to do so.

d. Business Park Priorities Discussion

Discussion was tabled to a future meeting.

e. Marina/Park Development Update

CED Director reported that the situation continues to evolve in a positive direction. He reminded the Committee of the May 18th scheduled meeting with Chevron attorneys in Augusta. The Mayor,

Manager, P&D Committee Chair and CED Director have been invited and will attend. CED Director is optimistic that the plan and approach to implementation will be concluded at that time.

f. Hampden Academy Reuse

Committee Action:

Committee agreed to encourage the Town Council to ask the Mayor to engage the municipal and educational representatives to facilitate action with regard to the Hampden Academy property reuse.

4. New Business:

a. Development Regulations/Facilitation Changes and Challenges

CED Director reports that due to recently adopted State mandatory Building Code, Energy Code, and Residential Code, the Committee and Council can expect increased frustration and irritation from the development community. CED Director suggested that Ben Johnson, Code Enforcement Officer, attend a future meeting to discuss the current challenges and realities that present themselves with the new State required Code.

Committee Action:

Committee welcomed Ben to a future meeting to present, inform and discuss.

5. Public Comments

6. Committee Member Comments

Town Planner presented a letter he has received from Lee Landry with regard to Sustainable Homes Hampden.

Chairperson Brann reminded the public in attendance to be sure to file a new Homestead Exemption Form.

7. Adjourn