

**Minutes  
Hampden Town Council  
Community Services Committee  
January 3, 2007 @ 7pm**

Attendance List:

Councilor Tom Brann, Chairman  
Gretchen Heldmann, GIS/IT Specialist  
Robert Osborne, Town Planner  
Donald Katnik, liaison to Conservation Commission  
Andre Cushing  
Nancy Chaiyabhat  
Win Chaiyabhat  
Jim Feverston

**1. OLD BUSINESS**

**A. Dorothea Dix Boundary Survey**

Status on this will be checked with Susan Lessard.

**B. Dorothea Dix Wall Damage Update**

Gretchen checked with the Town Manager on this, and what actually happened differed from the rumors of last meeting. In 2002 a town-owned fire truck hit the wall and subsequently the town attempted to claim the over \$700.00 damage with our insurer, Maine Municipal Association. Unfortunately, Dorothea Dix Park was not on our list of insured properties at the time, so they would not cover the damage. Nevertheless, the damage was repaired, only to be hit by an anonymous vehicle within a week after the repair was completed. It was not repaired again. Contrary to rumors, there are no records indicating that the damage had anything to do with MDOT widening the road. In fact, the only record relating to MDOT is that when they wanted to widen the road, they wanted to take down the entire wall because it is within the right-of-way, and the Town fought against that and won.

All agreed that what would probably be best is a major restoration/overhaul including moving the wall back, and re-engineering the entrances, etc. The project would be quite costly. It was noted that in a book, there is a photograph of the original wall, and each column has a concrete or granite sphere at the top. Bob mentioned he had also seen very detailed plans on how the wall was constructed at the Historical Society. Gretchen noted that this is really related to historical preservation ideals,

and perhaps the Hampden Historical Society or Hampden Historic Preservation Commission would be interested in sharing the burden of the project. There is also a Dorothea Dix Society. Any of these groups might either be interested in donating money, raising money, or applying for historical preservation grants.

**C. Prentiss and Carlisle**

There will be a slight delay due to a miscommunication between P&C and the Town, so the project will be pushed back about 3 weeks. The plus side to this, however, is that they will be that much closer to spring time when the land use mapping project is near completion, so they will probably be able to do more ground-truthing of vernal pools.

**D. Tree City USA**

The tree subcommittee will meet 6:30pm on the same day as our normal meetings. As of right now there has not been a need for a meeting, but there will be a meeting on January 17<sup>th</sup> to discuss what Gretchen should ask at the grant workshop on January 25<sup>th</sup>. After that, there will be regular meetings. If anyone else is interested in serving on this subcommittee, please contact Gretchen.

**E. Developer Contact**

Gretchen sent a letter to Betsy Chapman, President of the sort-of-defunct Hampden Business Association, which apparently has seen some recent interest in reviving the group. She received the letter, called Gretchen, and left a message indicating she was excited and interested in participating, and would be there on December 20<sup>th</sup>. She did not leave a phone number, and Gretchen tried numerous times to reach her at home to let her know we had cancelled that meeting. Gretchen left a message with her husband, and got the feeling that Betsy may not receive the message. Andre had Betsy's cell phone number, which he shared with Gretchen so that she may call her and try to clear up that issue.

**2. NEW BUSINESS**

**A. BDN Article**

Gretchen will be speaking with a reporter from the Bangor Daily News about doing an article about our committee and all the activities we have in the works.

**B. Mission Statement**

All present agreed that we need a formal mission statement, just like 4 or 5 sentences to describe our goals and purpose. Please email your suggestions to Gretchen. She will pass them on to Councilor Brann, and he

will pick and choose the final wording to be put before the Council for approval. We also need a mission statement for the Tree Subcommittee.

### **C. Falmouth/Brunswick Examples & Memo**

The F&B documents were discussed by all present, and we ended up going around the table stating why we were there and what we hoped to achieve. Everyone had slightly different takes on it, but all agreed that we all had good points and goals to work towards. We mostly discussed the pros and cons of the Falmouth documents, lead by notes taken by Gretchen. It was noted at the beginning of the discussion that we would definitely take more than one meeting to discuss these items.

Nancy passionately expressed her dislike for the Falmouth method of doing things, and she much prefers the Brunswick method. The Falmouth method looked at development first, and then land; Brunswick looked at the land first, and then directing development afterwards- in Nancy's interpretation. She adamantly expressed and reiterated Councilor Brann's thoughts of "we don't know where we are going until we know where we have been [what land we have]." Her thoughts were appreciated and understood. Other than Nancy, most of the other attendees had not read the documents, so they were only able to listen to Nancy and Gretchen go over the documents, and interject comments based on their discussion.

Gretchen noted that while someone may prefer one plan over the other, neither is 100% appropriate for Hampden, and we do need to look at the methods of both, to learn from their mistakes and successes. Others agreed. Gretchen also stated that we cannot afford to just cancel all meetings until the land use mapping project is complete (approx. 15 weeks); each meeting should be used to analyze the methods, and then direct them towards Hampden. To try to address the concerns of not knowing what we have, Gretchen will prepare some maps of what we currently have available, so that we have a general idea for next meeting. Open space, wetlands, wildlife, etc will be included.

Here is a summary of some of the comments by Gretchen that created discussion points:

All comments in regards to Falmouth document "Residential Master Plan 1: Alternatives Analysis Workshop"

- Hampden may benefit from coming up with a reward system for developers for "green" subdivisions, smaller lots, and smaller more affordable houses. Andre noted that the carrot is usually better than the stick.

- There would need to be a lot to house size ratio, as it was noted in the Falmouth plan that the houses were too big for the lots, and private uses encroached on abutting public open spaces.

- Rural zoning rules would have to be amended to allow smaller lot sizes.

- p.24 is fairly nice, but is it really a suitable option? What about traffic horrors, too large for one developer, infrastructure needs, lots are all too small- some people want smaller, some want larger, etc.

- p.23 is close to what we are currently experiencing for development patterns in Hampden. There is probably a happier medium between p.23 and p.24 options that would best suit Hampden.

That is about all we had time for discussing, next meeting we agreed would be an extension of the conversation, as was mentioned earlier.

### **3. AGENDA ITEMS FOR NEXT MEETING/ TO-DO LIST**

- Go over Falmouth and Brunswick documents and make notes of things you like and do not like, so we have something to discuss next meeting. Go to [www.hampdenmaine.com](http://www.hampdenmaine.com) and on the left menu there is now a tab for Town Committees, click this and then click Community Services Committee and then Documents to Download, all are sub-parts on that left menu. *Please be sure to read the directions posted!!*

- Draft mission statements for Community Services Committee as well as Tree Subcommittee, and email to Gretchen.

- Gretchen will create various maps to give us an idea of current resources.

### **4. ADJOURNMENT**

The meeting was adjourned at 9:30pm.