

**Planning and Development Committee  
Minutes of January 5, 2010  
6:00 PM  
Hampden Council Chambers - Town Office**

**Attendees:** Janet Hughes, Chair  
Matt Arnett  
Jean Lawlis  
William Shakespeare

**Guests:**

**Staff:**  
Robert Osborne  
Dean Bennett

**1. Approval of December 15<sup>th</sup> Minutes**

Approved by Majority

**2. Board Applications**

None

**3. Old Business**

**a. Marina Project Update**

Director of Community and Economic Development (CED) informed Committee that a conference call was scheduled for December 6<sup>th</sup> with DEP's Scott Whittier to discuss the potential for a restoration project on the proposed site. It is anticipated that a follow-up meeting will be scheduled with ecological and environmental professionals to visit the property.

CED also informed the board that Dave Hamlin of Hamlin Marine has closed on the peninsular property as they committed to do in conversation with Town Council during discussions on acquisition procedures.

CED has been informed that Hamlin Marine will have a retail presence at the Bangor Mall beginning on January 17<sup>th</sup> and that they would like to assist the town in its raffle process by placing appropriate signage on a boat indicating fund raising for Town of Hampden, thereby taking advantage of their mall presence.

CED has advised Dan Higgins that whereas the agreement between Hamlin Marine and the town of Hampden is conceptual at this point, he would request of the Planning and Development Committee direction on how to respond and/or proceed in response to their request.

**Committee Action:**

After discussion, the Committee suggest CED follow-up with Manager Lessard and get a more formal discussion placed on the Finance Committee agenda so that a mutual agreement can be reached which reflects the previously agreed upon concept of the Town Council and Hamlin Marine.

CED to advise Hamlin Marine before using the town name, a formal agreement needs to be drafted and approved.

**b. BEAR Approval**

CED requests Committee action on two items.

1. Final Report Approval of BEAR Report by Committee
2. Approval of Business Forum Outline

Bill Najpauer of Renaissance Planning Associates presented the final BEAR Report and answered questions with regard to the proposed Business Forum.

(It was during this discussion that Mayor Arnett suggested the Committee consider the Item "Recommendation for Implementation" which is listed in New Business section of agenda, be included in the discussion.)

Bill Najpauer, presented a recommended approach with regard to the initial development of a draft land use ordinance, based on discussions with CED. His recommendation is dated 11/29/10 in Memo format and attached.

**Committee Action:**

After lengthy consideration, the Committee agreed on the following actions and decisions with a 3-0-1 vote. (Lawlis).

A. Forward BEAR Final Report to Comprehensive Plan Implementation Committee for final consideration and approval on January 19, 2011.

B. Forward Business Forum Outline to Comprehensive Plan Implementation Committee for consideration of acceptance, after action on BEAR Final Report as the Forum is a strategy recommended within the report.

C. Forward to Town Council, with recommendation for approval, the (1) acceptance of the "Work Proposal for a Zoning Ordinance Revision", and (2) recommendation for funding from the Economic Development Reserve or undesignated Fund Balance of \$ 4,750.00 to complete the proposed revision.

**c. Business Park Status Discussion**

The Committed reviewed maps of the Cold Brook Road, Business and Commerce Park and Ammo Park, and discussed the potential for infrastructure expansion and linkages between these areas. Potential for additional lot sales in the park, with or without additional infrastructure investment, potential costs of continued investment, and feasibility associated with the options were discussed at length.

**Committee Action:**

The Committee concluded that these considerations should be part of the upcoming scheduled retreat so that all discussions and decisions can be done within a larger context of the community as a whole and the and with consideration to the strategic direction of the community.

**4. New Business:**

**a. Methadone Clinic Discussion**

Town Planner to prepare draft for consideration and review of Town Attorney, Planning Board and Town Council.

**5. Public Comments:**

None

**6. Committee Member Comments**

**7. Meeting Adjourned at 8:15 pm.**