

**Minutes
Hampden Town Council
Community Services Committee
May 15, 2007 @ 6pm**

The meeting of the Hampden Town Council Community Services Committee was called to order at 6:10 p.m. on Tuesday May 15, 2007, at the Hampden Municipal Building by the chairman.

Councilor Thomas Brann, Chairman
Councilor Shannon Cox
Gretchen Heldmann, GIS/IT Specialist
Bob Osborne, Town Planner
John Mahoney
Jim Feverston
Nancy Chaiyabhat

Chris Shrum, EMDC
Bion Foster, Economic Development Director
Councilor Matt Arnett
Don Katnik, Conservation Commission
Kurt Mathies, Recreation Director
David Caliendo

1. Introductions of new people.

No introductions needed.

2. Old Business

A. P&C Update

Clarification was made regarding a photo-interpretation exercise to create a land cover map vs. the Army Corps of Engineers standards for on the ground wetland delineation. The three factors they go by cannot be picked up from a photo. There will be formal presentation made to the Council regarding the land cover map at a later date to be announced. There was no indication of any natural vernal pools, but while out cruising the woodlots for the forest management plan, a few areas were GPSed as possible vernal pool locations. Those are suspected to be man-made, however.

B. Stream Cleanup

Reminder that the stream cleanup will be at 8am at the Marina parking lot. We still need gloves and drinking water. The chair suggested calling Pepsi to request a water donation. One company that was contacted to do a more intensive clean-up

and receive town recognition was very interested and will do a clean up this summer, just not on the Bangor area stream cleanup date. We have received the same permissions as last year from landowners, more or less.

C. Tree Plantings

Discussion ensued about tree plantings, and the following species were suggested: male ginkgo, red oak, white ash. It was noted that plantings would be really nice around the new pool playground as well as around the Town Office. 202 was mentioned again in need of a larger buffer between the road and the business park. The trees would need protection from the mowing crew for the first few years of establishment. Also mentioned was a nice idea to plant a tree in memory of Susan Abraham because she was an employee at the pool, and there had already been talk of putting up a plaque for her as well.

4. New Business

A. Landowner meeting

Susan Lessard has been working hard to coordinate this meeting and will let us know when it finally has happened.

B. Clean Harbors

A "mess" (outside storage of equipment) was reported behind the Clean Harbors building of the Hampden Business Park, which is a violation of the covenants of the park. The District Manager of Clean Harbors was notified and was rather upset because he is renting the space and his landlord did not make him aware of the covenants or other restrictions. He is upset that his reputation will be tarnished and will call the landlord about it as well as address the situation outside the building.

5. Comp Plan Discussion

Discussion of the comp plan began about 7:05pm. There was a general recap of discussion from last time of the phasing idea of the different zones. Bob Osborne started the discussion by stating that the Ammo Park is Industrial, period the end, it is not a neat and tidy professional park. The streets are not standard or deed ROWs owned by the Town, there are no frontage requirements, and we can't ignore all that. He would like to see street questions settled and do a full-blown subdivision with street regs there for public safety emergency reasons, etc. All private water & septic currently, and it may be difficult to enforce rules on that when there is no public supply. Bion Foster stated that the current owners apparently had no long-range plans.

Don Katnik stated that the wildlife habitat in the Ammo Park is negligible, but that near the railroad and the northeast corner of the Hampden Business Park is a nice grassy area that is great habitat for certain bird species among other creatures.

Bob stated that it seems like the current owners of the Ammo Park are reluctant to go into a formal subdivision, and Bion mentioned that the water situation is so bad that none of the buildings have sprinklers or could support a sprinkler system.

Regarding the maps, Bob requested a definition of Hydric Soils for next time, and Chris Shrum said he would have a more extensive legend and annotation for next meeting. Don mentioned that an old logging road between two of Bouchard's lots would be a good entrance for the proposed business park and where the road terminates could be the entrance to the town forest.

Kurt Mathies said it is a good idea to not lock into having the sports fields at the LL Bean lot, because it would be great to have them closer to the school if possible, especially if the new MSAD22 campus concept comes to fruition at the location we all suspect will be proposed. Chairman Brann also mentioned that we have to keep in mind that schools lock stuff down during the day and other events and that using playgrounds or fields during those times could be an issue. Bion stated that the MSAD22 vision includes making the campus concept collaborative and a community center. He said it needs to be community inclusive in order to gain the support of residents to fund the construction in light of declining enrollment. Councilor Cox agreed, and Kurt stated that so far it has been a community process.

Discussion moved back to the Coldbrook Rd area when Bion mentioned the waste-to-energy plant being built on the landfill. He stated that companies that need electricity and heat will want to locate close to that because prices will be lower if there is no transmission charge. The question was what company could we attract that has that need, such as greenhouses, lumber kilns, etc. Nancy Chaiyabhat asked about returning the electricity to the residents of Hampden and lowering their costs. Bion stated that it would require a Legislative process but that it has been looked into and there is some discussion about that possibility.

The next area of discussion involved Turtle Head Cove and MRN/1A. Bion stated that the Marina has exploded and is looking to expand but is constrained by the abutter City of Bangor and by Resource Protection/ Shoreland Zoning restrictions. City of Bangor uses their lot as the city snow dump and is not willing to give it up. It was mentioned that the Town could take it by way of eminent domain like Bangor did to put in the Shaw's on Main St.

Chris asked what other concerns there were for that area, and Chairman Brann stated that quite simply, it is the only land left that is not subdivided and privately owned in residences. It is also flat and has a view. Bion stated that there was a master vision type of plan done by WBRC back in the 90s that is still applicable today, and that all the landowners were agreeable to it then. Chairman Brann stated that the landowners along the waterfront still seem agreeable, as they all have portable operations that were meant to be temporary to begin with, and they just never relocated.

Nancy stressed that the one thing Hampden is truly missing and could use is a *nice* restaurant and park like walk-able enjoyable waterfront rec area. Chairmain Brann

stated it needs to be completely upgraded, including spicing up the 1A business area. This would increase property values which would push out low income homes and we need to find a place for them to go. Affordable housing needs to be addressed. Bob stated that with all that upgrading, 1A with its mere two lanes would have a hard time handling the traffic with only one entrance to a waterfront development.

Bion stated that the land there is worth \$7-10 million so there is no way we could buy it outright. He suggested the best way to get what we wish is to develop a Master Plan and then market that to attract the right developer. Chris said we could check into a Community Development Block Grant. Bob stated that even planting some street trees and other beautification planting efforts would really go a long way to make that area more attractive. He also mentioned that we need to keep in mind the many natural constraints such as Resource Protection, flood zones, bird habitat, slopes, Shoreland Zoning, aquifers, and bluffs. Bion stated a TIF district would also be a possibility.

Affordable housing needs to be addressed. It needs to keep in mind density, cluster housing, access to public transportation and within walking distance of amenities. The four mile square area may be an ideal location for small affordable homes that would meet those criteria.

Much discussion ensued about the four mile square area but most of it was centered on what MSAD22 may propose, and until we know the outcome of that we could not continue much discussion. June 6th is the MSAD22 presentation on their visions and final plan.

4. Adjournment.

The meeting was adjourned at about 9:30pm. Next meeting June 5th 6pm for ComServ issues, 6:30pm for Comp Plan (Open Space PowerPoint presentation).

Respectfully submitted,

Gretchen Heldmann
GIS/IT Specialist