

**Minutes  
Hampden Town Council  
Community Services Committee  
August 07, 2007 @ 6:30pm**

The meeting of the Hampden Town Council Community Services Committee was called to order at 6:40 p.m. on Tuesday, August 07, 2007, at the Hampden Municipal Building by Chairman Tom Brann.

Councilor Thomas Brann, Chairman  
Councilor Shannon Cox  
Bob Osborne, Town Planner  
Gretchen Heldmann, GIS/IT Specialist  
Jim Feverston, Pool  
Gene Weldon, Lane Construction  
Chris Shrum, EMDC  
Gayle Zydlewski, CBWC  
Andre Cushing  
Don Katnik, Conservation Commission  
John Mahoney  
Councilor Matthew Arnett  
Bion Foster, Economic Development Director

**1. Introductions of new people.**

No introductions necessary.

**2. Old Business**

**A. Pool Planting**

The Council approved moving the gazebo to the pool, with the notation that it should be placed on a concrete pad. Jim wanted to know about doing a planting plan at the pool and creating a sort of Town Green area for concerts, etc. The field is too close to the road for field sports, so it may be a good area for some picnic tables, more trees, and so forth. A need for a fence by the road was recognized. How would we obtain funding to have someone design this concept? Kurt would be asked to put in a letter to the Council and possibly use recreation funds from some account. The current gazebo may not be large enough for concert purposes, so it was also suggested we build a new one and power it.

**B. Tree Committee**

Jim discussed the needs of the Tree City USA requirements, which includes having a tree care ordinance. He took the initiative to contact other Tree City towns to obtain a copy of their tree ordinance for us to use as a guide and model when developing our

own. It was suggested that the best course of action would be to forward those ordinances to the Conservation Commission, have them draft up the best ordinance, and forward their draft to the ordinance committee. The Conservation Commission was requested to have a draft by the second Monday in September.

### **3. Comp Plan Discussion**

Most of the discussion centered on the rural areas of town. One of the main concepts discussed was the appearance of rural vs. true rural, or, drive-through rural vs. live-here rural. Don mentioned that the appearance of rural, while losing contiguous acreage to cleverly disguised and vegetatively- buffered development, also means the loss of species one expects to see in a rural area such as deer and turkey. The conflict of sounds was also mentioned, as the sounds of I-95 and gravel pits is not what one would expect to hear in a rural area.

There also needs to be mechanisms in place to manage larger lot subdivisions and smaller lot subdivisions. Meaning, a large 50 acre lot could be subdivided in a more conservation style, while smaller 20 acre lots may not be able to capture the conservation subdivision style. There also needs to be a mechanism in place to encourage and allow people to contribute land or money via donations for conservation efforts. Right now the town does not have the mechanism to deal with small donations, and they could only scramble to grasp larger donations.

Chris was asked to prepare some information and numbers regarding market trends in and out of the state for different types of development. For example, he was asked to get information on speed of sales for lots in conservation-style subdivisions vs. traditional subdivisions. The thought is that a lot of the resistance thus far is based on mind-set barriers that are not really based in fact. We are hoping to erode that with facts that support cluster development and conservation design. Bion mentioned a good way to encourage desirable actions would be to create a TIF district, but developers pay for water/sewer.

The next meeting is August 21<sup>st</sup> at 6:30pm for ComServ and 7pm for Comp Plan discussion.

### **4. Adjournment.**

The meeting was adjourned around 9:15pm.

Respectfully submitted,

Gretchen Heldmann  
GIS/IT Specialist