

**Minutes
Hampden Town Council
Community Services Committee
March 20, 2007 @ 7pm**

The meeting of the Hampden Town Council Community Services Committee was called to order at 7:00 p.m. on Tuesday March 20, 2007, at the Hampden Municipal Building by Chairman Tom Brann.

Councilor Thomas Brann, Chairman
Councilor Matthew Arnett
Councilor Shannon Cox
Mayor Rick Briggs
Susan Lessard, Town Manager
Gretchen Heldmann, GIS/IT Specialist
Kurt Mathies, Recreation Director
Bob Osborne, Town Planner
Bion Foster, Economic Development Director
Donald Katnik, Conservation Commission
Gayle Zydlewski, Cove Brook Watershed Council
Andre Cushing
Nancy Chaiyabhat
Jim Feverston
John Mahoney
Colby Clendenning
David Caliendo
Chris Shrum, EMDC

1. Introductions of new people.

No introductions necessary.

2. New Business

A. Stream Cleanup- May 19th (Saturday)

Bob Osborne gave a short presentation about the Bangor Area Stormwater group's planned day for clean up along the Penobscot and its tributaries. May 19th will be the day for cleanup, and the stream proposed for cleanup is the Souadabscook. A small portion of the stream adjacent to the Lane Construction company's cement plant site is proposed for cleanup, and should be safe and manageable with enough crew members. One crew could work on digging up major debris, another crew of younger children could pick up minor trash.

Chairman Brann noted that we should record the process and keep track of not only what was done, but what could be done in the future. It was noted that Lane did

NOT create the mess in the first place; they inherited that site from the previous owner as it is, and located their cement plant farther from the stream edge than the previous owner's plant.

Any further ideas should be directed to the Town Planner, Robert Osborne.

B. Map prepared by Conservation Commission- discussion

Donald Katnik of the Conservation Commission presented the formulation process behind the creation of a "priority areas" conservation map created the previous night. He noted that mostly the areas were considered based on habitat and resource protection, with effort made to create connectivity between large areas. Most areas did NOT follow parcel boundaries, but rather naturally occurring boundaries such as the Beginning With Habitat undeveloped forest blocks or critical habitat areas.

Priority number one is an area along the Souadabscook, extending from the Penobscot to past Hammond Pond. Efforts were also made to block out current farm lands, and it was mentioned that a better incentive/encouragement system should be developed by the town to encourage farms to stay as farms. It was noted that there is often a competition for farm lands, because the lands best for farming are often best for development.

C. Possible Zoning Changes

Chairman Brann presented the Conservation Commission with the task of designating areas, namely water bodies, that need a Resource Protection zone of some level. There are at least two major streams in town with no RP, one of them being a federally designated salmon stream. It was noted by Gretchen Heldmann that this stream was considered by the Conservation Commission in preparing their map the previous night, but it was relegated to a zoning change. Gayle Zydlewski questioned the strength of a town RP zone, thinking it may be weak, but it was pointed out that the town regulated RP zone is in fact more strict than State Shoreland Zoning requirements. Gretchen Heldmann also requested the Conservation Commission to consider the request of the Code Enforcement Officer, Ben Johnson, to give more protection to Flood Zones designated on the FEMA maps, and also to NWI (National Wetland Inventory) maps. Chairman Brann stated that there would be notation on the maps that they are indicative of a situation that would need to be ground-checked and that in no way are the maps the final word. Gretchen also passed along Ben's request that when we do get to the wording of the ordinance, that we make sure to include an exception for the flood zone maps, so that if a citizen pays for an expensive on-site study, that if their property is determined to be outside the flood zone, they are excluded from requirements even if the maps show their property to be in the flood zone. It was mentioned that the FEMA flood maps do not match true ground situations due to the nature in which they were prepared many years ago. Newer maps are in the works by FEMA but are probably three to four years away.

D. Development Credit Program

Chairman Brann stated that we should develop some system of Development

Credits, which would establish value for natural resource lands, farms, and anything else not developed. Bion Foster indicated that it was a good idea, and a win/win situation, but was hesitant to believe it would work in Maine because it is possibly the first system of its kind and may deter developers because they would not want to learn and manage the new system. Chris Shrum said he would try to find examples of this system or similar systems in Maine that would achieve the same effect.

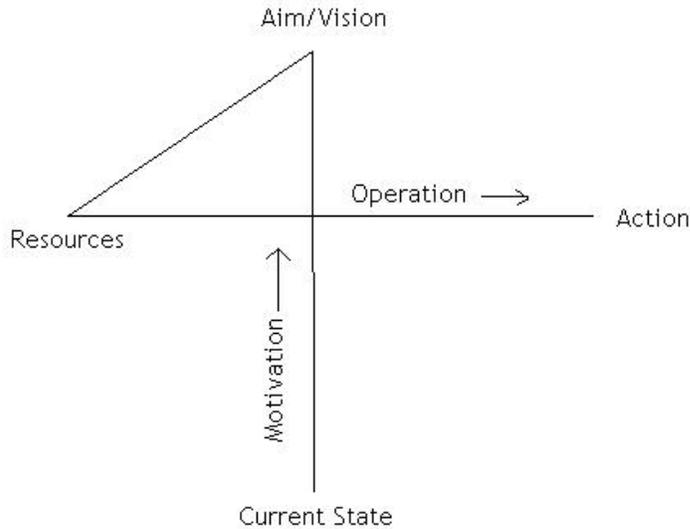
The "LL Bean" lot was discussed, and it was made clear that people should not look at parcel boundaries, as the town is open to negotiating land swaps, especially since there is a deer wintering area adjacent to the lot that would make good habitat and a recreation area. However, Gretchen and Bion both agreed that the permanent access point for the lot should be made available to both a driveway/parking lot for recreation, and also a possible expansion of the business park. Bion stated that preserving that land adjacent to the business park would be an asset to the park.

Chris questioned the idea of a "rural working landscape" and wanted to know where density fit into that idea. Chairman Brann and Gretchen both agreed that high density is okay, so long as it is visually buffered by trees and shrubs.

David Caliendo pointed out that development was occurring in the beautiful areas we would like to see protected because the town has not expanded water/sewer access. All agreed that expansion would encourage development along those access ways.

Chairman Brann made a point to mention that we should think about protecting our gravel aquifers, because at some point in the future Bangor Hydro may shut off the water. Flood's Pond is only so large and at some point will not be able to handle the population stress load. Chris Shrum suggested that we have regional discussion with neighboring towns to discuss this issue and others, such as transportation.

Councilor Arnett pointed out that the last comp plan does not compel action. Chris Shrum agreed and stated that the current tactic of updating language of the old plan and condensing the text is not quite enough. Chairman Brann pointed out that the current system of emailing chapters and then emailing updates of the same chapter is a burden on the volunteer committee. Chairman Brann stated that EMDC should send the chapters to the appropriate staff members first for them to review and edit, then send back to EMDC, and then send to committee members for review. Chris agreed, and also agreed that the chapters could be cleaned up to reduce "whining" as Chairman Brann describes it. Chairman Brann envisioned three sections: Assessment of current state (not dragging on with the past), next section would include a vision of where we want to go and the legacy to leave behind, and the third and final section includes a commitment and actions to take to get there. Chris put up the following visual aid:



Final word was that Chairman Brann, Chris Shrum, and Gretchen Heldmann should all correspond via email to figure out the next sequence of events so that agendas can be put together ahead of time, committee members can review the right chapters and be prepared, and so that a calendar can be posted online. It was also requested that the chapters of the comp plan be uploaded to the website along with a reading guide to describe changes in the drafts. Chairman Brann indicated that the chapters we could discuss next are Natural Resources and Marine Resources because therein lies the expertise of the committee members.

4. Adjournment.

The meeting was adjourned at about 9:00pm. Further discussion ensued beyond the regular meeting session.

Respectfully submitted,

Gretchen Heldmann
GIS/IT Specialist