

**Minutes
Hampden Town Council
Community Services Committee
May 01, 2007 @ 6pm**

The meeting of the Hampden Town Council Community Services Committee was called to order at 6:10 p.m. on Tuesday May 01, 2007, at the Hampden Municipal Building by Gretchen Heldmann. The Chair joined us shortly thereafter.

Councilor Thomas Brann, Chairman
Councilor Shannon Cox
Gretchen Heldmann, GIS/IT Specialist
Bob Osborne, Town Planner
Gayle Zydlewski, Cove Brook Watershed Council
Gene Weldon, Lane Construction
John Mahoney

Chris Shrum, EMDC
Bion Foster, Economic Development Director
Andre Cushing
Mike Avery
Jim Kiser
Colby Clendenning
Councilor Matt Arnett
Don Katnik, Conservation Commission
Kurt Mathies, Recreation Director
Rick Briggs, Mayor

1. Introductions of new people.

No introductions needed.

2. Acceptance of all minutes back to February 06, 2007

All minutes were accepted, with two revisions noted:

February 20, correction will be made to amend the section about the stream cleanup area. February 06, correction will be made to remove the part about Lucy Quimby.

Gayle also had a question dating back to the meeting where we had Tony from Landmark Heritage Trust speak to us. She mentioned that we had thought about putting a representative on their board of members and wanted to know if we were still going to pursue that. John Mahoney tentatively agreed to be the rep. Gayle will find out when they meet and obtain a copy of their bylaws and membership structure. After attending a meeting or two we can decide if it is suited to our purposes.

3. Old Business- P&C Update

Scott Robinson from Prentiss and Carlisle was present to answer questions about the recently completed and delivered land cover information. Gretchen had prepared a summary map of the hundreds of different types of land cover for easy visualization. Scott is also a resident so we had the added benefit of him being familiar with areas and driving by them every day to ground truth check the map. Scott prepared the map based off of the aerial photos flown in April 2006, and it only reflects current actual use. It does NOT reflect already approved or pending development.

The one change that was noted was the Lane area on Souadabscook is not actually an excavation site, so that type will be changed to a more fitting urban industrial type. Bob questioned the relationship between the use of this map and jurisdictional regs regarding wetlands. Scott responded that this map is a better guide than the NWI maps because this map was created at a higher resolution scale and is more recent. He also noted that it should NOT be substituted for an on-the-ground wetland delineation assessment as would be performed up to Army Core of Engineers standards.

4. New Business

A. Stream Cleanup May 19, 2007 at 8am, Marina parking lot

The stream cleanup will be May 19 and will begin at 8am meeting in the marina parking lot off of Marina Rd on the Penobscot River. The idea is to have younger kids and a supervisor or two clean up Marina Rd again while older kids and adults spend time focusing on a few areas, perhaps partnering with the landowner companies in those areas to do more intense cleanup and even some plantings to strengthen the vegetative buffer along Sucker Brook. Any questions can be directed to the Town Planner, Bob Osborne.

B. Tree Plantings

Chairman Brann, Bob, and Gretchen will discuss tree types to plant, when and where the focus should be, and will present an idea at the next meeting. Route 202 buffering was suggested as an ideal spot, and it was suggested we contact the owners of property in the Hampden Business Park to see if they would like to work together on that project. Chairman Brann, Bob, and Gretchen will look into it and report for next time.

C. Bangor Parks & Rec Mtg.

Gayle and Nancy Chaiyabhat attended a meeting on April 12 in Bangor where a bunch of information was presented regarding creating trails across municipal boundaries, and most of the info presented was given by the Trust for Public Lands. Gayle typed up a two page summary which will be posted on the website under Interesting/ Informative Documents section.

5. Comp Plan Discussion

Chris wanted to know if for next meeting we would be ready for a public comment session, and we all agreed we were not ready. This is mainly due to the fact that the Town Manager, Susan Lessard, has been working with the landowners in the "triangle" area (between Coldbrook Rd, 202, and the Bangor line) to coordinate a private meeting to discuss all the proposed changes, their objectives, and the area in general.

Chris brought some maps displaying wetlands and hydric soils. There was some contention over the hydric soils. Jim Kiser noted that hydric soils would not impede development, and to put them on a map as a natural constraint is misleading. Bion Foster noted that when LL Bean actually owned that property, they had a wetland delineation done and it showed only 65 acres as wetland, and the map seems to show more. Gretchen Heldmann pointed out that she had spent the entire day with Scott and Dan from Prentiss and Carlisle timber cruising in the area of question on the LL Bean lot, and at nearly every point or walking between points had ankle deep and higher standing water. It was agreed that for the next meeting it would be helpful to see the old LL Bean wetland delineation as well as determine the source of information for the hydric soils layer.

Discussion then turned to infrastructure investment and development, and possible cluster development in the proposed industrial and commercial areas. Chris suggested cluster development because it can keep lots smaller and closer together. Gretchen gave the example that most people only utilize maybe two acres of their lot, so out of a minimum five acre lot requirement, three acres are under utilized. Smaller lots allow for closer spacing and more common open space for the public to use and install trails or utilize other natural amenities. Bion noted that closer spacing enables saving money on the infrastructure investment because it is not so spread out. Jim Kiser pointed out that cluster development does not make sense to him in a commercial setting because that will deter large businesses due to lot size restrictions. Bion stated that clustering can be an option but not mandatory.

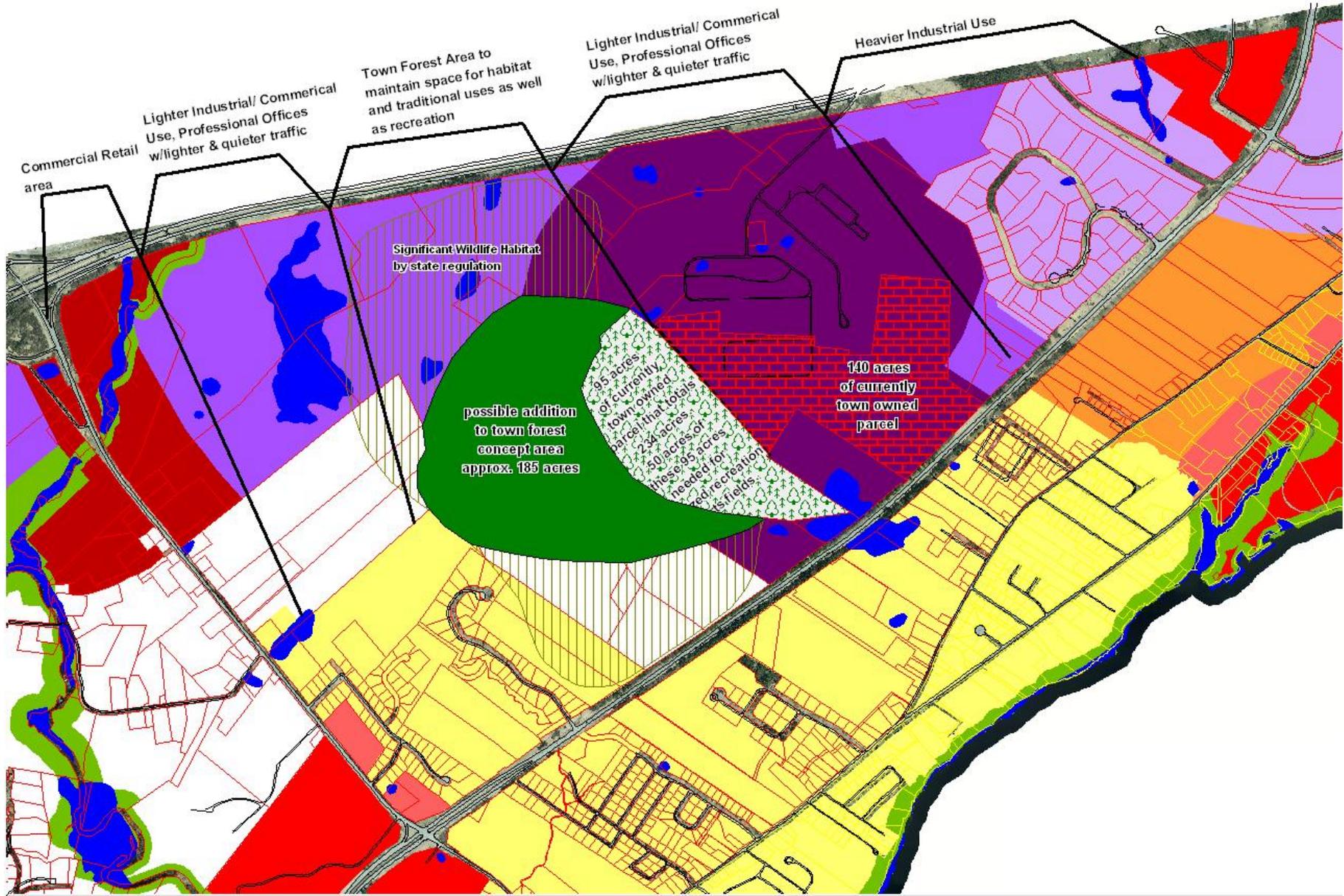
Sewer installation was also discussed, with the idea being that a sewer line should run from the Hampden Business Park across the triangle to Coldbrook Rd. Chairman Brann pointed out that that method may not be the best option, and that we should have Sewall run some analysis studies of the area. Andre Cushing suggested creation of redundancy in the sewer line for back up if one line fails. Chairman Brann said that two pipes side by side is another option, would achieve the same purpose, and may be less expensive. Chairman Brann stated that we need to work out where the landowners would like to see development go for their personal objectives, and then have the study performed after that to determine where the infrastructure really needs to go and not just where we speculate. He did not want us to get locked into just one way of looking at the concept.

Don Katnik questioned having development on all sides of the proposed town forest area, noting that it is already noisy as it is with I-95 and 202, to put development closer might make the experience less enjoyable. Bion responded that with the

transitional zone of lighter use industrial and commercial proposed, it should not be noisy because it would not be heavy truck traffic noise, mostly professional offices.

Andre questioned who was going to pay for the road to the town forest area, and Bion noted that some developable land was going to be cut off. Chairman Brann responded by stating that it always seems easy to justify millions of dollars for infrastructure but not a penny for green space, and that it is inappropriate to say that all upland land should be developed and leave only bottomland swamp for green space. Kurt was concerned over the quality of the land as well, because with a rezoning along Coldbrook Rd, he would lose the already generously donated use of the play fields there and would have to replace and build new elsewhere. He stated it was not fair that recreation always seems to get whatever is left over. Gretchen mentioned that there were also 20 acres off of Kennebec Rd to consider for fields, because she visited that lot also with the guys from P&C and they felt it would be best converted to another use, such as recreation fields. Chairman Brann mentioned that the current Transfer Station is located on our one gravel aquifer and we may need to relocate that to that site. Don suggested we install the rec fields as a transition buffer between the professional park development area and the town forest area.

Chairman Brann said we need to come up with a specific concept, not a general one, for the new Comp Plan. The current comp plan is too vague to be a valuable tool and guide for the Planning Board and as such this plan needs to be more specific. A tentative line was drawn across the LL Bean lot, which would essentially give approximately 95 acres to town forest and rec fields, and 140 acres to development. This created a division of the upland land, which was an issue of debate as noted previously regarding upland vs. bottomland lands. See below figure for a conceptual image. Although there are lines on this map, they are fuzzy and are only there to represent a general concept we agreed upon.



Bion stated that we need to keep in mind that one large company may come along and want the entire piece because it has been proposed in the past. Chairman Brann stated that when the Town made the decision to purchase that parcel it was to be a compromise between economic development and open space, and pointed out that from the conceptual split of the lot, economic development is getting more area of the lot, with nearly all the wet area in the green space portion.

Jim Kiser pointed out that there are many areas in town that are not facing development pressure that would be better suited for green space that could be purchased and he recommended looking at the Beginning With Habitat maps. Gayle pointed out that although that may be the case, the town does not own any of those areas, and this is one large contiguous piece that we do own which is an advantage. Kurt pointed out that even if the millions of dollars were invested in infrastructure, the sale of the lots and the taxes raised would not be enough to offset the investment for many years to come let alone saving money for other purchases. Ten years is far too long to wait to save enough money to buy the badly needed recreation field lands or town forest lands. Chairman Brann also pointed out that tiny pieces of green space scattered about are not suitable for recreation or wildlife habitat, big pieces are necessary, and it is wrong to dismiss that need. People want to live here because of the character of the town and the services offered, which means recreation and wildlife experiences, organized town rec sports, and other traditional recreational uses of land.

It was finally agreed that although we have this concept plan, we can go no further without the above described landowner meeting.

4. Adjournment.

The meeting was adjourned at about 9:30pm. Next meeting May 15th 6pm for ComServ issues, 7pm for Comp Plan.

For next time: Need LL Bean wetland delineation and source of info for hydric soils.

Respectfully submitted,

Gretchen Heldmann
GIS/IT Specialist