

**Planning and Development Committee
Minutes of April 6, 2011
6:00 PM
Hampden Council Chambers - Town Office**

Attendees: Tom Brann, Chair : Staff:
Kristen Hornbrook Robert Osborne
Jean Lawlis Dean Bennett
William Shakespeare
Janet Hughes

1. Approval of March 2, 2011 Minutes

Approved by Majority

2. Council Directed Emergency Action

Comprehensive Plan Structure Discussion

CED Director presented options to P&D Committee for their consideration and discussion on the structure of a newly created Comprehensive Plan Committee based on existing geographic, zoning and voting district boundaries.

After an initial discussion of the options, the P&D Committee opened the meeting to public input and encouraged those in attendance to express their opinions on how the Committee might proceed.

Committee expressed and discussed the desire to determine a notification process and strategy to minimize future claims of a lack of awareness of notification by the citizens.

Discussion included whether to focus future discussion on the entire plan or target those aspects of the plan that have risen as cause for concern by the citizens, principally from the Rural areas of the community.

Concern was expressed for a process which resulted in the Council, perceived or real, being in a position to appoint a specific

committee makeup that would raise accusations of a predetermined intent of outcome. The importance of a transparent process was discussed and agreed upon by all.

The Committee, in consideration of public input, and the obligation to provide a transparent and equitable opportunity to all citizens, agreed to the following action.

Committee Action:

Notify all land owners of the formation of a Comprehensive Plan Committee and provide application form with notification. Committee structure to be determined at end of a Council set application period.

3. Committee Appointments:

Chester Bigelow – Conservation Commission

Committee Action:

Committee requested that Town Planner extend an invitation to Chester Bigelow to attend the next meeting on April 20th for interview.

4. Old Business

a. Business Park Priorities Discussion

Committee tabled item for future meeting until such time that park development costs could be determined or information gathered that would allow for costs projections to be obtained.

b. Marina Park Concept Update

CED Director explained that there has been significant progress most recently that necessitated a tentative approval of a park concept plan that could be submitted to the DEP, per their request, for further negotiations associated with environmental enforcement action and the potential Supplement Environmental Project presentation.

CED Director presented draft concept plan with explanation that consideration has been given to our obligation for parking lot construction and the provisions of the DEP Policy with regard to Supplemental Environmental Projects.

After reviewing the draft concept plan, the Committee requested two modifications. Those changes included the location of a dock for the purposes of canoe and kayak use along Sucker Brook and the relocation of the notes display to another portion of the plan.

Committee Action:

Committee granted approval to the concept plan, subject to the two stated changes. Committee further understands that the plan will be shared with Chevron for their review and recommendation for the purposes of designing the best plan with the greatest likelihood of DEP acceptance. Final draft will be presented to the Committee for approval prior to submission to DEP.

c. PACE Initiative

Town Planner questioned the Committee on their intent with the Sustainable Homes Hampden Initiative, given the programmatic and funding changes at the State level. Committee stated their support for the program and its local accomplishments and requested of Town Planner to extend an invitation to Chairperson Lee Landry to attend a future meeting and present his desires for the continuation of the program, if he in fact would like to move forward with the local program at some capacity.

d. Hampden Academy ReUse

Committee requested of CED Director to extend to the Manager the desire of the Committee for an update on progress with regard to efforts of collaboration with the School Department.

e. Definition of Family

Continue discussion on the definition of family throughout the various land use regulations documents in Hampden. The recognized need for a consistent definition resulted in the following action.

Committee Action:

Committee to request of Council to forward draft definition language for both the Zoning Ordinance and Shoreland Zoning Ordinance , as presented by Town Planner and reviewed by Town Attorney, to Planning Board for action.

5. New Business:

Dennis Paper Development Update

CED Director reports that he has met with Mr. Dennis and has spoken to Mr. Dennis' attorney with regard to the preparation of TIF application. Discussions are ongoing with regard to the coordination of scheduling Mr. Dennis for his return to the Committee with a proposal of terms for inclusion in a TIF application.

6. Public Comments:

Citizen's comments, questions and contributions were discussed during agenda item #2. There were no additional comments on this item.

7. Committee Member Comments

8. Adjourn

Meeting Adjourned at 9:55pm