

Planning and Development Committee
Wednesday August 3, 2016
6:00 PM
Council Chambers
MINUTES

Attendees:

Committee/Council

Ivan McPike-Chair
Dennis Marble
Terry McAvoy
David Ryder
Mark Cormier
Stephen Wilde

Staff

Angus Jennings, Town Manager
Karen Cullen, Town Planner
Myles Block, Code Enforcement Officer

Chairman McPike called the meeting to order at 6:00 PM.

1. **Approval of July 20, 2016 Minutes** – Motion by Councilor McAvoy seconded by Councilor Ryder to approve the July 20 meeting minutes. Approved 5-0.
2. **Committee Applications:** None.
3. **Updates:** A. Jennings introduced new Town Planner Karen Cullen. Councilor McPike invited her to give a brief overview of her career.
4. **Old Business:** None.
5. **New Business:**
 - A. **Discussion of Hampden Business Association**

Manager Jennings said this group, which is vital to the Town's ability to promote Hampden as a good place to do business, has undergone some recent staff changes and in June decided to change their meeting formats from a lunchtime speaker to an after-hours gathering, which will encourage more socializing and networking. It was noted the group membership numbers and participation has been on a downward trend for some time, and will need new people from the business community to step into leadership positions with the HBA in order to continue successfully. Manager Jennings believes it will take some effort by Town staff to help the HBA get back on track. He noted the town center project

which K. Cullen will be working on soon should help increase interest and can act as a catalyst to reinvigorate the HBA. Manager Jennings noted there is an ongoing project to create a database of businesses in town. Councilor Wilde noted the mid-day events are hard for many business people to attend, but the group's heart is in the right place – they have a lot of potential. Discussion of Bangor Chamber of Commerce, potential locations for after-hours events, and program in Hermon to allow banks to give lower interest loans to businesses, with financial backing from the town. Manager Jennings noted the TIF includes such programs as a legitimate use of the TIF funds, as well as façade improvement loans, signage, etc. which could be done with a revolving loan fund.

B. Brief Review of Priorities for FY17

Manager Jennings said this was simply a restatement of the top three priorities that K. Cullen will be working on. The committee agreed, first is the town center project, second is the TIF project at the business park, and third is the ordinance recodification. Once those are done, the next project will be the waterfront area, which Manager Jennings hopes to begin in the spring of 2017. Manager Jennings noted that he is waiting for a cost proposal for the market study discussed at previous meetings. Councilor Wilde asked about the availability of grant funds; the group felt Hampden would be unlikely to get any given the significant need for such assistance in many small towns throughout the state.

6. Zoning Considerations/Discussion

Manager Jennings reported that the Planning Board's Ordinance Committee is meeting tonight to review the four proposed ordinance amendments that have been referred by the Council. K. Cullen noted that she has already worked up modifications to the signage amendment and expects the accessory apartment amendment to be modified as well.

7. Citizens Initiatives: None.

8. Public Comments: None.

9. Committee Member Comments: Councilor Wilde thanked K. Cullen for her thoughtful work and the other councilors agreed; they are happy to have her on board.

10. Adjourn: There being no further business the meeting was adjourned at 6:45 by motion of Councilor Marble and second of Councilor McAvoy.