



Town of Hampden  
**Planning and Development Committee**  
Wednesday November 6, 2019, 6:00 pm  
Municipal Building Council Chambers  
**Minutes**

Attending:

Committee/Council

Eric Jarvi, Chair  
Dennis Marble  
Terry McAvoy

Staff

Karen Cullen, Town Planner  
Ryan Carey, CEO

Public

Regan Nickels, RSU 22  
Alex Holmes and Maddy Humphrey, Hampden Academy  
Eric Ellingwood

Chairman Jarvi called the meeting to order at 6:00 pm.

1. Minutes for the October 2, 2019 meeting – **Motion** to approve as submitted made by Councilor Marble; second by Chairman Jarvi; carried 2/1/0.
2. Committee Applications: None.
3. Citizen's Initiatives: None.
4. New Business: None
5. Unfinished Business
  - a. Town Center, formation of a Citizen's Task Force. Regan Nickels and two Hampden Academy students were in attendance to discuss the potential for students to participate in the task force the town is forming – main points of discussion:
    - We're looking for assistance in invigorating the town center, using the information in the market study (2017) and the town center report (2019).
    - Students are interested in participating in this project.
    - This is a long term (multi-year) project, discussion regarding how to facilitate that with students who will presumably participate for a year or less.
    - P&D wants to hear as many opinions as possible from a wide audience.
    - This will be an advisory body and thus may have looser requirements for formal voting and other administrative matters.
    - The task force is to be run by citizens, not the town, although the economic development person should participate (not direct the group). Staff support will be limited.
    - Meetings should be held at a venue other than the Town Office building.
    - Chairman Jarvi drafted a flyer (in packet) which will be sent out to the town center project mailing list as well as other organizations to solicit volunteers, and will also be posted online.
    - Goal is to get the task force formed in time for it to start working in the fall of 2020; identify participants early in 2020 and hold an organizational meeting in the Spring.

- b. Pine Tree Landfill – the Environmental Trust reported that they do not have the authority to deal with the issue, which is that five wells may not be remediated by the end of the 30 year period and at what point does DEP require something be done. The P&D Committee decided by consensus to request that the Town Manager initiate conversation with DEP regarding the concerns with those five wells; this could also be a request from the Town Manager to Drumlin Environmental to contact DEP on the town's behalf.
6. Zoning Considerations/Discussions: None
7. Updates:
  - a. Planner Cullen reported on the proposed marijuana ordinance and discussed the process for moving this forward. After discussion it was decided to aim for holding a public forum to be run by staff, with Councilors as audience members, in mid to late January. The purpose of the forum is to solicit public comments on the broader issues involved with the various types of marijuana businesses so the regulations can be tailored to what the citizens want. Since the amendments will include zoning amendments (to §4.24), the Planning Board will also hold a public hearing, the goal is for that to be held in the spring (March or April). The emergency ordinance on registered caregivers will be proposed for extension as needed until amendments are adopted by Council.
8. Public Comments: Eric Ellingwood commented that he hoped the Honey Hill and Stearns Farm projects will have trails in the open space areas.
9. Committee Member Comments: None
10. Adjournment: Chairman Jarvi adjourned the meeting at 7:41 pm.

*Respectfully submitted by  
Karen Cullen, Town Planner*

Items from this meeting for December 4, 2019 P&D meeting:

- Agenda Items: None
- Staff Report:
  - Town Center, formation of Citizen Task Force
  - Pine Tree landfill