



Town of Hampden
Planning and Development Committee
Wednesday December 20, 2017, 6:00 pm
Municipal Building Council Chambers
Minutes

Attending:

Committee/Council

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

Staff

Angus Jennings, Town Manager
Myles Block, Code Enforcement Officer

Public

Noreen Norton, Consultant
Ed Bearor, Town Attorney
Chuck Lawrence, Southstreet Development Co. LLC
Eric Ellingwood

Chairman McPike called the meeting to order at 6:01 pm.

1. Approval of December 6, 2017 Minutes – **Motion** to approve as submitted tonight made by Councilor Marble with second by Councilor McAvoy; carried 6/0/0. Manager Jennings will add the attachments.
2. Committee Applications:
 - a. Morton Syversen, reappointment to Planning Board. Manager Jennings noted Mr. Syversen's attendance at Planning Board meetings over the past three years, which is 54% absences (missed 19 of 35 meetings). No motion was made to refer Mr. Syversen to Town Council for reappointment.
 - b. Jake Armstrong, appointment to Planning Board. His application is in the packet but he is not in attendance tonight. **Motion** to refer the application of Jake Armstrong to the Town Council for appointment to the Planning Board as a full member made by Councilor McAvoy with second by Councilor Ryder; carried 6/0/0. Manager Jennings noted that Mr. Armstrong will be invited to attend the Council meeting when his appointment will be taken up.
 - c. Manager Jennings stated that there are two expiring terms, those of Morton Syversen and Mike Avery, who did not submit an application for reappointment. He said with the appointment of Jake Armstrong, we will have one vacant seat. However, we have an alternate member, Jennifer Austin, and he recommends that the committee refer her to Council for appointment as a full member of the Planning Board. **Motion** to refer Jennifer Austin to the Town Council for appointment to the Planning Board as a full member made by Councilor Ryder with second by Councilor Marble; carried 6/0/0.

3. Updates: (taken up out of order)

- a. MRC/Fiberight: Manager Jennings discussed the delayed opening of the plant; focus is on the period from April 1 to actual opening and the impact of the flow control ordinance and logistical issues in handling the solid waste and getting haulers properly licensed. It was noted the CEO has authority to determine compliance with zoning ordinance, especially in regards to whether the facility is a transfer station or not. Manager Jennings suggested that we should consolidate any additional questions and send to MRC in advance of their January meeting. Chairman McPike noted Cianbro has taken over as the general contractor.
- b. Manager Jennings noted the Planning Board will be meeting on Dec 28th to continue discussions with the Town Planner of the proposed amendments to Article 3 of the zoning ordinance, specifically on the use table.

4. Old Business:

- a. Executive session pursuant to 1 MRSA Section 405(6)(C) to discuss economic development issues about which premature disclosure might prejudice the Town's bargaining position. **Motion** by Councilor Wilde to move into Executive Session pursuant to 1 MRSA Section 405(6)(C) to discuss economic development issues and to include Noreen Norton, Ed Bearor, and Town Manager Angus Jennings with second by Councilor Marble; passed 6/0/0 by roll call vote. The committee entered Executive Session at 6:05 pm.

Motion by Councilor Wilde to come out of Executive Session at 6:55 pm, seconded by Councilor Marble; passed 6/0/0 by roll call vote.

Manager Jennings summarized the outcome of the Executive Session: The committee discussed the terms of a proposed Credit Enhancement Agreement with Southstreet Development Co. LLC, and agreed in principle to terms that would return to the developer roughly the same dollar value as what would have been generated under the terms initially proposed by the developer, but over a 13 year term instead of the 10 year term proposed. The longer time frame allows for reimbursement at a lower percentage.

- b. Chuck Lawrence of Southstreet Development presented his draft plan for a Tradewinds store to the committee, noting there may be a Dunkin Donuts and a Subway within the store. It was noted the building is designed with clapboard siding and a pitched roof. There was discussion regarding the potential entrance location. The proposal also includes a car wash. Bill Boyington, 95 Main Road North asked several questions: in response Mr. Lawrence responded that there are expected to be 15-20 employees, 5-6 full time; he is looking to begin construction in spring 2018 for opening in August; and he chose this location due to proximity to I-95, at intersection with traffic light, and across from restaurant. He noted that he has wanted Tradewinds to have a presence in Hampden. Manager Jennings noted the town has an interest in having commercial development in this location, and that it is consistent with the Comprehensive Plan. Mr. Lawrence added the tax incentive provided by the TIF helps justify a larger investment.

- c. Consultant Noreen Norton met with the committee to discuss the proposed Coldbrook Corners TIF district. Key points of discussion:
 - i. Terms of CEA expected to include reimbursement of developer's out-of-pocket costs for creation of District (\$19,500) within the first year, or within the first 2 years if not enough incremental revenue in Year 1.
 - ii. A question was asked about why privately owned land is within the "Town Tract," and Ms. Norton said that land within the District that is not subject to the proposed CEA would be the Town Tract.
 - iii. Ms. Norton noted that the allowed uses of TIF funds does not include property assembly or relocation costs, and the committee agreed these should not be included.
 - iv. Councilor McAvoy noted the allowance for use of TIF funds for infrastructure and asked if any public infrastructure investment would be needed for the Tradewinds development. Manager Jennings said no but, if the entire District is built out in the future (including the large parcels of undeveloped land), this could cause the need for investments in sewer, for instance.

5. New Business: Manager Jennings updated the committee on staff's efforts to market Hampden through the Down East Magazine. We will be working with the magazine staff and with Bangor to have a four page piece highlighting the two communities as great places to live and work; publication will be in the March 2018 Best Places to Live & Work in Maine edition.

6. Zoning Considerations/Discussion: None

7. Citizen Initiatives: Eric Ellingwood of Dudley Street commented that his proposal (of Dec 6) regarding a town forest and recreational trails would help tourism. He submitted an updated proposal. Chairman McPike thanked Mr. Ellingwood for sharing his ideas. Manager Jennings noted that the Council will hold its goals setting session in February and could consider whether to prioritize work on recreational trails.

8. Public Comments: Eric Ellingwood asked a question about the Coldbrook Corner TIF district; Manager Jennings described the basics of how a TIF District works and its purpose.

9. Committee Member Comments: Councilor Ryder asked what the status of the town center rezoning effort is in relation to the potential housing development at the end of Dewey Street. Manager Jennings noted that the timeline for the Town Center work has slipped for reasons the committee is aware of, and that this location would be considered in that context. Discussion ensued regarding priorities and the best manner to amend the zoning ordinance. Manager Jennings noted that the Zoning Ordinance provides landowners the opportunity to initiate their own proposed zoning amendments if the Town's timeline isn't working for them.

10. Adjournment: **Motion** to adjourn at 8:06 pm by Councilor McAvoy; seconded by Councilor Marble, carried 6/0/0.