



Town of Hampden  
**Planning and Development Committee**  
Wednesday February 21, 2018, 6:00 pm  
Municipal Building Council Chambers  
**Minutes**

Attending:

Committee/Council

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

Staff

Angus Jennings, Town Manager  
Karen Cullen, Town Planner

Public

Chip Laite, Sargent Corp.

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

1. Minutes for the February 14, 2018 meeting – **Motion** to approve as submitted made by Councilor McAvoy; second by Mayor McPike; carried 5/0/0.
2. Committee Applications: None
3. Updates:
  - a. MRC/Fiberight: Construction on the building is continuing with siding going up this week. Manager Jennings noted there is a public hearing in Bangor on Feb. 28<sup>th</sup> for an application for an amendment to the Juniper Ridge Landfill permit to remove the timeframe for solid waste acceptance at the landfill, currently set at March 31, 2018. After discussion it was left that if any councilors plan to attend to provide testimony they should notify Manager Jennings since Shelby Wright (representing MRC) will be asking whether there will be any representation from Hampden.
  - b. Staff Report: nothing new to report.
4. Old Business: None.
5. New Business: (items taken out of order)
  - a. **Motion** by Mayor McPike to enter into Executive Session pursuant to 1 MRSA Section 405(6)(C) to discuss potential disposition of publicly held property in the Hampden Business Park about which premature disclosure might prejudice the Town's bargaining position; the executive session to include Town Planner Karen Cullen and Sargent Corp representative Chip Laite. Seconded by Councilor McAvoy; motion carried 5/0/0 by roll call vote.

**Motion** by Mayor McPike to exit executive session, seconded by Councilor McAvoy; motion carried 5/0/0 by roll call vote. Manager Jennings stated the committee exited executive session at 6:46 pm.

**Motion** by Councilor Marble to refer to Town Council a recommendation to add the open space in the northern most corner of the Hampden Business & Commerce Park to the existing option agreement between the Town of Hampden and Sargent Corporation dated Dec. 1, 2016 to incorporate that open space into Lot 34, thus reducing the amount of open space in the Park; to relocate the right-of-way extending from the cul-de-sac to the boundary with Ammo Park as shown on a plan prepared by CES Inc. dated Feb. 12, 2018 and titled "Proposed Subdivision Amendment, Hampden Business & Commerce Park"; and to eliminate two easements within the Park: the pedestrian easement from Commerce Court to Carey Circle shown on sheet 1 (recorded plan 2014-60), and the trail easement extending across the corner of lot 28 on sheet 2 (recorded plan 2014-61); all conditional upon Planning Board approval of an amendment to the subdivision plan. Seconded by Councilor McAvoy; motion carried 5/0/0.

- b. Review of Exclusive Authorization to Sell with Epstein Commercial Real Estate, for lots within the Hampden Business Park. Manager Jennings said he had spoken with Herb Sargent several weeks ago and the result of that discussion is a recommendation to allow the existing agreement between the Town and Epstein to lapse and Sargent Corporation to handle this themselves, since the option agreement between the Town and Sargent is in place and there's no good reason for the town to be involved in the real estate marketing or sales aspects. He noted this will include the six lots the Town owns that are not part of the option agreement with Sargent, since the proceeds from the sale of those lots will go to Sargent anyway. The consensus of the committee was to let the current agreement with Epstein lapse, and no action is necessary.
6. Zoning Considerations/Discussion: Planner Cullen said the Planning Board met for 2.5 hours last night and reviewed the site plan review and conditional use sections in Article 4; after a thorough review they are happy with the proposed changes which are extensive and will make applications easier for people. She noted the proposed language creates a three tier system where very small proposals will go to the CEO for review and approval, moderate proposals will go to a new Staff Review Committee, and all new development (on vacant land) and large modifications to existing sites will go to the Planning Board. Planner Cullen also handed out a draft brochure and said this is the first of 6 or so to be created over the next few weeks. She expects these to be published right after the next Planning Board workshop, scheduled for March 20.
7. Citizen Initiatives: None.
8. Public Comments: None.
9. Committee Member Comments: None.
10. Adjournment: Motion to adjourn the meeting at 6:50 pm made by Councilor McAvoy, seconded by Councilor Cormier; motion carried 5/0/0.