



Town of Hampden  
**Planning and Development Committee**  
Wednesday April 19, 2017, 6:00 pm  
Municipal Building Council Chambers  
**Minutes**

Attending:

Committee/Council

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

Staff

Angus Jennings, Town Manager  
Karen Cullen, Town Planner

Public

Bernard Kubetz  
Janet Hughes

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

1. Approval of April 5, 2017 Minutes – **Motion** to approve as submitted made by Councilor Marble with second by Councilor McAvoy; carried 5/0/0.
2. Committee Applications: Bernard Kubetz for the Board of Appeals. Mr. Kubetz stated he has lived in this area for 40 years and moved to Hampden 2 years ago. He is an attorney and has served on Boards for non-profit organizations. He said he is now in a position to donate more time to his community and is interested in serving on the Board of Appeals.

Motion by Councilor McAvoy to refer the application of Bernard Kubetz to the Town Council for appointment to the Board of Appeals; seconded by Councilor Marble; so voted 5/0/0. Manager Jennings noted this will go to Town Council on May 1.

3. Updates:
  - a. MRC/Fiberight: The application for a modification of the Board Order was approved by the Planning Board last week, to deal with the frontage issue so MRC/Fiberight can obtain a building permit before the roadway is constructed. The next MRC Board meeting is scheduled for April 26; the MOU regarding Hampden's contribution to the infrastructure costs will be discussed at that meeting. Manager Jennings handed out several pieces of correspondence from MRC. He also reported that Fiberight has received FAME commitment for \$45 million in tax-exempt conduit bonds. Manager Jennings also noted that contrary to some communications regarding a potential transfer station at the site, that is very unlikely to happen given the current MRC Board membership.

- b. Staff Report:
  - i. Planner Cullen mentioned that the annual stream cleanup event, which is part of our responsibility under the MS4 Permit, will take place on Saturday May 6. Planning for the event is underway.
  - ii. Planner Cullen reported that under the direction of Manager Jennings, she has just completed draft amendments to the Fees Ordinance. Manager Jennings added that last year a number of these had been proposed but had not been completed; this is to finish that effort. Discussion on timing for public hearing May 15 along with the proposed changes to the sewer fees; decision to discuss in detail at the P&D meeting on May 3 and take to hearing on the 15<sup>th</sup>.
  - iii. Manager Jennings noted that staff will be attending the Build Maine conference on June 8 & 9; we were recently approached regarding sponsoring the event and after some research staff concluded that this would be a good use of our economic development advertising budget. Being a sponsor allows any town employee or official to attend the Friday session of the conference for free, and Manager Jennings invited the Councilors to consider it.
  
4. Old Business:
  - a. Market study discussion. Manager Jennings said he wanted to take a step back and think about how we think the study should inform Hampden's future. The main points from the discussion included:
    - We're headed in the right direction, future growth will be small businesses.
    - Hampden shouldn't try to be something we're not – continue to attract small businesses; there may be opportunity for small office complexes.
    - There is a need for good restaurants, especially a pub.
    - Housing for the older population was cited as a need in the study; the committee agreed and noted there should be good opportunity here with the proximity to medical services.
    - There is opportunity for businesses serving people as opposed to other businesses.
    - While there is limited opportunity here to attract major businesses, there continues to be opportunity to increase the tax base with high end housing.
  
5. New Business: Discussion of grant opportunity. Manager Jennings said that at the March Infrastructure Committee meeting a number of grant opportunities were discussed and one of those was for the Coastal Communities grant, which we planned to apply for funding for a planning study of the waterfront area generally from Turtle Head Park north to the Waterfront Marine property. Since then staff has done more research on this grant and has had conversations with a couple of the key landowners. We now have second thoughts about moving forward with an application for this project, for a number of reasons. Among them are a shift in priority away from the Town Center project, a skepticism that a grant application for this will score well enough to receive funding, and potential timing issues with plans for some of the land area.

Janet Hughes was present and provided information to the committee regarding the plans for the Hughes Bros. property for construction of the bases for ocean-bound wind turbines. This has been a research project with UMaine Orono and Cianbro among others, and at this time Cianbro has an

option to lease the Hughes Bros. site for a couple of years for the purpose of constructing the floating concrete bases for wind turbines.

After discussion, it was decided that this is not the right time to submit an application for a planning grant for potential future redevelopment of this area.

6. Zoning Considerations/Discussion: Report on the Planning Board's Ordinance Committee meeting. The meeting was not held due to lack of a quorum. The proposed amendment that was to be discussed will be on the Planning Board's agenda for their May 10 meeting.
7. Citizen Initiatives: None.
8. Public Comments: None.
9. Committee Member Comments: Councilor McAvoy mentioned that he had attended the broadband meeting this afternoon and asked when the broadband topic would be discussed again. Manager Jennings said it will be discussed at the Services Committee meeting on May 8<sup>th</sup>. Chairman McPike asked if there has been any news on a replacement for the vacant water board seat; there has not.
10. Adjournment: **Motion** to adjourn at 7:40 pm by Councilor Marble; seconded by Councilor McAvoy, carried 6/0/0.

*Respectfully submitted by  
Karen Cullen, Town Planner*