



Town of Hampden
Planning and Development Committee

Wednesday April 3, 2019, 6:00 pm
Municipal Building Council Chambers

Minutes

Attending:

Committee/Council

Eric Jarvi - Chair
Dennis Marble
Terry McAvoy
Ivan McPike
David Ryder

Staff

Karen Cullen, Town Planner
Jim Chandler, Town Manager

Public

Chance Sudbeck

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

1. Minutes for the March 6, 2019 meeting – **Motion** to approve as submitted made by Councilor Marble; second by Councilor Ryder; carried 5/0/0.
2. Committee Applications: None
3. Citizen's Initiatives: None
4. New Business:
 - a. Town Center project – next steps. Chairman Jarvi asked the committee if it was appropriate to refer the plan to the full council for endorsement. After discussion the committee consensus was that at this time there is nothing for the Council to take action on, so the best approach is for Chairman Jarvi to report at the next Council meeting on the discussion from tonight's meeting. The committee then discussed the best way to move forward, noting they do not want the plan to get shelved and forgotten. Discussion points, which included comments from Hampden Academy student Chance Sudbeck, were:
 - i. Pedestrian routes and safety are central to creating a community center (a place which fits the vision of the town center plan). Some improvements will be part of infrastructure projects now programmed or planned; this will reduce costs.
 - ii. Some of the existing buildings seem out of place, out of character with the rest of the area.
 - iii. The school campus is a primary driver of the traffic concerns in the town center area, but since it is a main thoroughfare from Winterport other issues come into play, such as high volumes of heavy truck traffic. Campus circulation patterns play a major role and future changes to it should be coordinated with the town in light of improving conditions in the town center.
 - iv. Trails within the Four Mile Square, including the snowmobile trail, could likely have greater usage by the public; will require coordination with the snowmobile club, landowners, and volunteers to maintain walking paths throughout the growing season.

- v. This plan needs to be considered in context with the results of the market study that was completed a couple years ago, to ensure we are not trying to create a town center that will never be able to support the businesses or land uses we think should be located there.
- vi. Housing needs to be considered as well; the need to increase the population within the town center and in close proximity to it is crucial to creating a successful town center. Such housing needs to be high density, and a mixture of market rate and workforce housing should be considered.
- vii. The town currently has no staff dedicated to direct the implementation of this project, which is a problem and will slow our efforts. However, being methodical and carefully considering potential actions is important to the success of any efforts to improve the town center area.
- viii. A citizen group consisting of businesses, residents, students, and others as recommended in the plan will be a key player, but it is more sensible for the committee to flesh out the related elements of the market study and town center plan and create a blueprint of sorts to provide guidance to the new group. It was felt that a reasonable timeframe for getting to the point of recruiting volunteers would be this fall. Chance Sudbeck said the students at the school would likely be very interested in participating, and noted several existing groups and other resources for recruitment and assistance.
- ix. There may be some TIF revenues available for use in implementing some of the plan recommendations (e.g. crosswalks); to be discussed further during the budget process.
- x. Consensus of committee is to discuss further at the June meeting, once the correlation of the market study and town center plan is completed by staff.

5. Unfinished Business: None

6. Zoning Considerations/Discussions:

- a. Mayor McPike noted that there are now some ducks being kept at a property in the town center and he is concerned that chickens and ducks have the potential of being nuisances; staff will consider this issue when the town center zoning amendments are being developed.

7. Updates:

- a. MRC/Fiberight:

It was noted that the proposed revisions to the site plan, including using a portion of the truck yard for outdoor storage of "non-odorous single stream recyclables, will be addressed by the Planning Board at their May 8th meeting and will be a public hearing. All of the people who were originally notified will be notified of the hearing again, rather than just the abutters within 300 feet as required.

Manager Chandler noted they are nearing the completion of the process for the sewer easement through Ammo Park, and are working on easements in the roadway area for public utilities that are in the right-of-way since the road has not been accepted as a Town Way. He added staff is still waiting on other information related to building and fire suppression issues.

Discussion on the continued delays in opening the facility, and at what point does it become a transfer station – regardless of whether the material undergoes some sorting or other processing prior to being shipped out to another waste facility (e.g. landfill). Councilors expressed concern that MRC/Fiberight is not being open and honest with Hampden in regards to when they will open, noting multiple opening dates that keep getting pushed back.

- b. Staff Report: Planner Cullen reported she is still working with the DEP for the final determination on the shoreland zoning map, but she expects to be able to move it and the other zoning ordinance amendments through the hearing process with the Planning Board in time for them to refer to P&D for the June or July meeting.

8. Manager Items:

- a. Manager Chandler reported that the extension of the water main along Route 202 to the Business Park is moving forward after some issues with DOT. However now they are dealing with an area of ledge that is in the original layout of the water main, which may cause relocation around that area.

9. Public Comments: None

10. Committee Member Comments:

- a. Councilor McAvoy inquired why there is Public Works SUV without a decal on the door that is apparently being used for town business; Manager Chandler said he will look into it.

11. Adjournment: Chairman Jarvi adjourned the meeting at 7:28 pm.

*Respectfully submitted by
Karen Cullen, Town Planner*

Items from this meeting for June 5, 2019 P&D meeting:

- Agenda Items:
 - Town Center project – correlation with Market Study
- Staff Report:
 - none