



Town of Hampden
Planning and Development Committee
Wednesday September 6, 2017, 6:00 pm

Municipal Building Council Chambers

Minutes

Attending:

Committee/Council

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

Staff

Angus Jennings, Town Manager
Myles Block, Code Enforcement Officer

Chairman McPike called the meeting to order at 6 pm.

1. **Approval of August 16th, 2017 Minutes** – *Motion to approve as submitted made by Councilor Marble with second by Councilor McAvoy; carried 6-0.*
2. **Committee Applications:** *None.*
3. **Updates:**
 - A. **MRC/Fiberight** – *Manager Jennings provided an update regarding the project timeline and there was discussion among the Committee members.*
 - B. **Staff Report** – *Manager Jennings summarized the materials in the meeting packet, including the update of ongoing/pending development activity.*
4. **Old Business:** *None*
5. **New Business:**
 - A. **Update on the Business Park TIF** – *The Committee did not have comments on the draft approval letter from DECD. Manager Jennings said that staff and consultant comments would be provided to DECD tomorrow and that final approval of the TIF District is expected soon. He recommended that, once the TIF District is final, Town representatives meet with Sargent and with Epstein Commercial Real Estate to ensure that all parties are familiar with the TIF District terms and how it will work in practice, and to ensure that we are coordinated in marketing the Business Park for development.*
 - B. **Update on Planning Department staffing** – *Manager Jennings summarized the work toward securing a contract planning resource while the Town Planner is unavailable.*

6. **Zoning Considerations/Discussion:**
 - A. **Discussion on Zoning Districts**
 1. **District Boundaries**
 2. **Allowable Uses**

Manager Jennings led a discussion with the Committee regarding current boundaries and allowed/allowable uses in the three industrial zoning districts – Industrial Park, Industrial, and Industrial 2. A number of questions and inconsistencies were noted. Notes from the discussion will be provided to the Town Planner to inform continuing work to create a Table of Allowable Uses in favor of the current text-based standards.

7. **Citizens Initiatives:** *None.*
8. **Public Comments:** *None.*
9. **Committee Member Comments:** *None.*
10. **Adjournment:** *There was a **motion** and a **second** to adjourn at 7:35 pm. The motion carried unanimously.*

*Respectfully submitted –
Angus Jennings, Town Manager*