

Planning and Development Committee
September 4, 2013
6:00 PM
Council Chambers
AGENDA

1. Approval of August 21, 2013 Minutes
2. Committee Applications
3. Updates
4. Old Business
 - A. Ammo Park – Peter Thornton
 - B. Business Park Discussion (Tentative)
Executive Session pursuant to 1.M.R.S.A. §405 (6) (C) to discuss
an Economic Development Proposal.
5. New Business:
 - A. Offering of Open Space – Rancourt
6. Comprehensive Plan Implementation
 - A. Re-Zoning – Priorities
7. Citizens Initiatives:
8. Public Comments:
9. Committee Member Comments:
10. Adjourn

Planning and Development Committee
August 21, 2013
6:00 PM
Council Chambers
MINUTES

Attendees:	<u>Committee</u>	<u>Staff</u>	<u>Guests</u>
	Tom Brann Bill Shakespeare David Ryder	Joe Rogers Bob Osborne Dean Bennett	Noreen Norton

1. **Approval of August 7, 2013 Minutes** – Approved
2. **Committee Applications** – There were no committee applications under review.
3. **Updates**
4. **Old Business**

- A. Noreen Norton – Categorical Allocation Discussion on Bangor Hydro TIF

Noreen Norton, from Rudman/Winchell consultanting has been provided to the town by the Bangor Hydro Electric Company. She advised the Committee on the options available to the town via statute, with regard to the dedicated use of the town's share of Bangor Hydro TIF tax revenues. The discussion led to the following TIF priorities of which the first to be funded by the Bangor Hydro through Noreen Norton's professional services.

1. Coldbrook Road/Bangor Hydro Property
2. Hampden Business Park
3. Creation of a Downtown District
4. Ammo Park

In addition, the costs associated with staff time dedicated to economic development initiatives are also eligible from TIF resources.

B. Title 17: Dangerous Buildings

Town Planner provided the requested statutes which addressed the condemnation and removal of dangerous buildings in the community. The information was requested by one of the Committee members.

Discussion resulted in no action being taken at this time.

6. **Comprehensive Plan Implementation**

A. Re-Zoning – District Amendments

Town Planner was asked to prepare the necessary forms and paperwork with regard to the zoning changes discussed, in particular the intersection of Kennebec and Route 1A at this point in time. Further discussion and consideration will be given at a future meeting.

7. **Citizens Initiatives:** - none

8. **Public Comments** - none

9. **Committee Member Comments:** - none

10. **Adjourn**

August 21, 2013

P+D
11/9/13

Susan Lessard
Town Manager
Town of Hampden
106 Western Avenue
Hampden, ME 04444

Dear Sue:

We are requesting that the Town of Hampden please accept the open space abutting the rear property lines of 33 Country Meadow, 39 Country Meadow, and 25 Country Meadow, Hampden, as town land.

Sincerely,

Harry Rancourt
207-478-9829



Stephanie Rancourt

