



HAMPDEN TOWN COUNCIL  
HAMPDEN MUNICIPAL BUILDING  
MINUTES

MONDAY

JULY 2<sup>nd</sup>, 2018

7:00 P.M.

*Attending:*

*Mayor McPike  
Councilor McAvoy  
Councilor Cormier  
Councilor Wilde  
Councilor Marble  
Councilor Wright  
Councilor Ryder*

*Town Manager, Jim Chandler  
Town Clerk, Paula Scott  
Town Planner, Karen Cullen*

*Mayor McPike called the meeting to order at 7:00 p.m.*

- A. PLEDGE OF ALLEGIANCE – *Mayor McPike led the Pledge of Allegiance*
- B. CONSENT AGENDA – *Councilor McAvoy made a motion, seconded by Councilor Ryder, to accept the consent agenda. Unanimous vote in favor, 7-0.*

**Resolution 2018-99**

1. SIGNATURES

2. SECRETARY'S REPORTS

- a. Council Budget Work Session Minutes – May 23, May 29, May 30, 2018

3. COMMUNICATIONS

4. REPORTS

- a. Finance Committee Minutes – June 4, 2018
- b. Infrastructure Committee Minutes – None
- c. Planning & Development Committee Minutes – None
- d. Services Committee Minutes – None

C. PUBLIC COMMENTS - *None*

D. POLICY AGENDA

**NOTE: The Council will take a 5-minute recess at 8:00 pm.**

1. NEWS, PRESENTATIONS & AWARDS
2. PUBLIC HEARINGS

- a. Consideration of the proposed Fees Ordinance amendments—referred by Town Council on June 18<sup>th</sup> – At 7:02 p.m. Councilor McAvoy made a motion, seconded by Councilor Marble to open the public hearing. A roll call vote was taken. Unanimous vote in favor, 7-0.

#### **Resolution 2018-100**

*Town Planner Karen Cullen spoke to the changes to the fees ordinance as being directly related to the recent changes in the Zoning Ordinance regarding site plans and conditional uses. She wanted to suggest amending the fees for major site plans. The goal is to be fair in fee setting to cover the cost to the town without being too high to prevent development. Councilor Marble commended the Planner for work intended on saving developers time and money. Manager Chandler echoed those sentiments, citing the goal of increased economic development and increased businesses. Councilor Wright inquired if more work needs to be done. Manager Chandler stated it is a fluid process; it started with the Zoning Ordinance re-write, followed by fees reflective of those changes and there is still work to be done surrounding making staff accessible and flexible where they can be. Councilor Wright inquired if what he sees here compares to other communities. Manager Chandler stated that the TIF process is good and wants to continue with that. He stated that we will be focusing on the Town Center area and coming up with ideas to help businesses concentrate there and focus there because it has good zoning and good planning. He stated that he has reached out to the State to discuss applying as a certified “business friendly” town once the new guidelines are available. Councilor Wright asked what the Town should be doing to let the public know we have heard their concerns and we have acted. We want to let developers know. Councilor Ryder stated that early on that was part of the discussion and the goal is to reach out to contractors, real estate agents, businesses, and send out pamphlets explaining the changes. These are all available on the Town’s website. With no other discussion, at 7:10, Councilor McAvoy made a motion, seconded by Councilor Ryder, to close the public hearing. A roll call vote was taken. Unanimous vote in favor, 7-0.*

#### **Resolution 2018-101**

*Councilor Ryder made a motion, seconded by Councilor Wright to accept the additional amendment to the proposed Fees Ordinance for site plan review. Unanimous vote in favor, 7-0.*

**Resolution 2018-102**

*Councilor Ryder made a motion, seconded by Councilor Wright to accept the proposed amendments to the Fees Ordinance. Unanimous vote in favor, 7-0.*

**Resolution 2018-103**

3. NOMINATIONS – APPOINTMENTS – ELECTIONS - *None*

4. UNFINISHED BUSINESS

5. NEW BUSINESS

- a. Recommend Council authorization for the expenditure of \$2,514.65 from the Roads/Streets Reserve account (03-761-00) for the purpose of repairs to the pedestrian traffic signal at the intersection of Western Avenue and Route 1A – requested by DPW Director Sean Currier

*Councilor McAvoy made a motion, seconded by Councilor Ryder, to authorize the expenditure of \$2,514.65 from Roads/Streets Reserve account for repairs to the pedestrian traffic signal as described. Unanimous vote in favor, 7-0.*

**Resolution 2018-104**

- b. Councilor Conduct – requested by Councilor McAvoy – *Councilor McAvoy read a prepared statement, attached to these minutes as Exhibit A.*

E. COMMITTEE REPORTS

*Planning & Development Committee – Councilor Ryder reported that at the last P & D meeting, members discussed the fees related to tonight’s public hearing. Infrastructure Committee – Councilor Cormier reported that at the last meeting members were updated on the status of the mold remediation, discussed the need for a cemetery vehicle and discussed the BACTS project.*

F. MANAGER’S REPORT – *Manager Chandler reported on the status of Departmental meetings, riding with Chief Rogers to better learn the community and the appointment*

of Chief Rogers as his Deputy Town Manager. He reported on the shortfall and the execution of a revised tri-party agreement with BACTS. He reported on the surprise inspection by the Bureau of Labor Standards and that the inspector is impressed with the facilities and the state of our training and record keeping for occupational safety. We are looking at becoming a SHAPE community which is a designation for top notch safety works and qualifies you for 3% discount on worker's compensation insurance. He notified Council that the paving RFPs went out and has been advertised. Summary report is attached to these minutes as Attachment B.

G. COUNCILORS' COMMENTS

*Councilor Ryder – No comment*

*Councilor Wright – No comment*

*Councilor Marble - Informed the public that the next Services meeting is June 18<sup>th</sup> at 6:00 p.m.*

*Councilor Wilde – No comment*

*Councilor Cormier – Expressed concern about the statement that was read tonight with regard to Sections 205 duties and 206 prohibitions of the charter stating that it is a gray area when individual Councilors are representing the town.*

*Councilor McAvoy – Wished everyone a happy July 4<sup>th</sup>, encouraged residents to shop local and buy American. He wished Hampden a good night.*

H. ADJOURNMENT – *With no further business, the meeting adjourned at 7:30 p.m.*

*Respectfully Submitted,*



Paula A. Scott, CCM  
Town Clerk