

**Hampden Town Center Plan**  
**Public Meeting #3 – Considering Options for the Town Center**  
**December 11, 2018**

The Town of Hampden is undertaking a planning effort for the area generally located along Main Road from Western Avenue to Kennebec Road. It includes Western Avenue to about the Route 202 and school entrance intersection. The purpose of this planning effort is to review zoning and infrastructure changes that will enable the development of a Town Center, the vision and goals for which will be defined through this process.

**Purpose of the Meeting**

The purpose of the third meeting held on December 11, 2018, was to prioritize the strategies that will be presented in the Town Center Plan. These strategies are a subset a wider range of strategies presented at the second public meeting on September 25. There were approximately 16 people at this third meeting.

The meeting was split into two parts. The first part was a presentation by Ben Smith, AICP, of North Star Planning, detailing the recommendations for the plan, combined with a question and answer session with Ben, Town Planner Karen Cullen, AICP, and Town Manager Jim Chandler. The second part consisted of a poster gallery of recommendations described in the presentation. Participants were asked to use green dots to vote for what they felt should be the highest priority recommendations in the planning document. These votes were relative indications of support to help inform the priority placed on each recommendation in the plan document.

**Presentation**

The presentation highlighted elements from the vision statement developed from input at prior meetings and the online survey. Those included:

- Local activity center for Hampden
- Small town feel
- Place to shop, eat, do business
- Targeted streetscape improvements
- Complete sidewalk and crosswalk network and off-street trails
- Enhance existing public spaces and create new ones
- Public space capable of serving as gathering place
- Town, school system and business community will work together

The presentation also highlighted recommendations that will be included in the final plan to be presented to the town in early 2019. These recommendations were broken into four main areas.

## 1. Land Use/Zoning

### a. Change the Boundaries of the Town Center Zoning District

The Town Center Zone is recommended to expand up Western Avenue to include the town owned properties where the town office, post office and pool are located, as well as the school district properties down Main Road to the school's southern entrance. The Town Center zone would slightly expand up both sides of Kennebec Road from the Main Road intersection.

### b. Adjust the Town Center dimensional standards and allowed uses

Focus on keeping new buildings close to the street, with parking on the side or rear and how to add flexibility or a wider range of allowed uses that could enhance a diverse, multiuse downtown area.

### c. Raise the bar for design requirements for new development

New buildings and signage should contribute to the quality of place and pedestrian scale built environment that the community wants to continue building.

## 2. Transportation

### a. Study alternative lane arrangements for Main Road and Western Ave.

There is potential to add on-street parking or designated bike lanes and as well as slow traffic by changing lane striping within the existing paved area. Removing the 2-way center turn lane on Main Road could contribute to the sense of being in a true town center.

### b. Install sidewalk on both sides of Main Road and Western Ave.

Completing a sidewalk and crosswalk network on both sides of the main roads in the study area that meet ADA standards will make it safer and more inviting to walk in the area.

### c. Build a year round trail network within the 4-mile square and between Main Road and the Penobscot.

Such a trail network would add to the recreational opportunities for walking/running/biking in the area, and could be built out around the existing formal trails using the seasonal trails along utility corridors and in conjunction with private property owners.

## 3. Placemaking

### a. Town Center Signage

Coordinated signage which includes Welcome to the Town Center and point of interest or wayfinding signage would reinforce the identity of the Town Center, establish more recognizable boundaries and tie civic, school and public places together.

b. Streetscape improvements

Like signage, improvements and additions to the public rights-of-way can communicate place to residents and visitors. Streetscaping improvements including pedestrian scale lighting, landscaping and planters, and street furniture like benches, bike racks, trash receptacles would send the message that the Town Center is a place to walk and enjoy and a place to be, not just travel through.

4. Community Partnerships

a. RSU 22/School Community

Building connections to the RSU will be valuable on future site planning/campus planning projects, for public space and trails, but certainly for vehicular circulation and parking issues.

b. Business and property owners

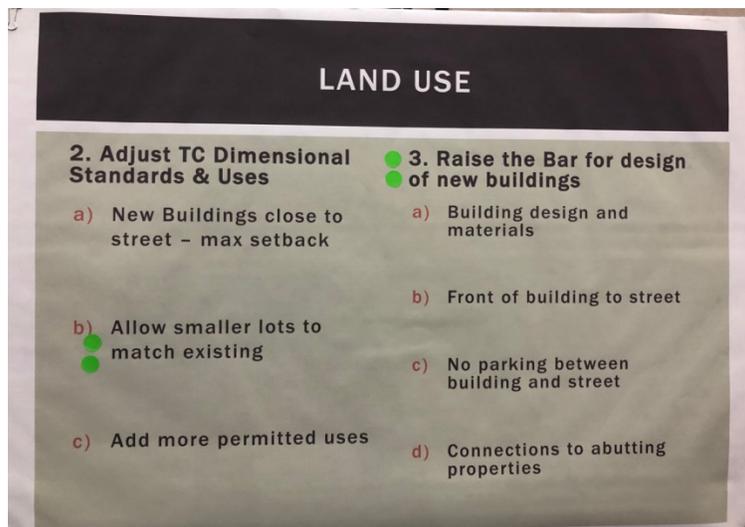
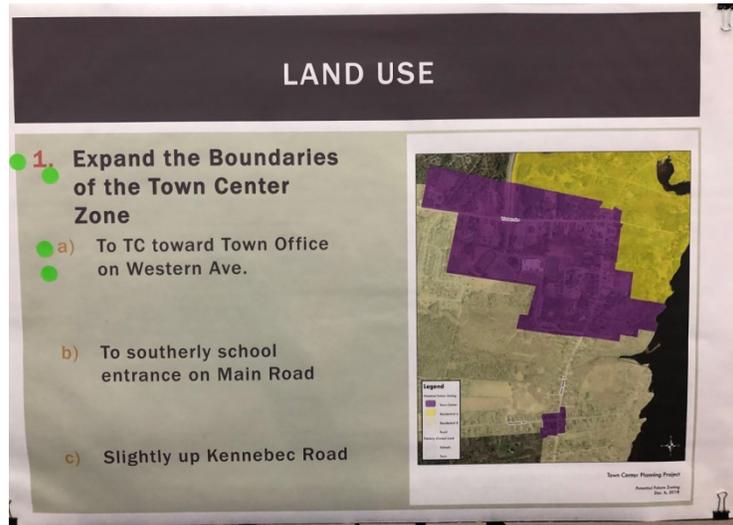
A formalized local business association or neighborhood group that can advocate for Town Center projects and issues and can take on some of the maintenance for Town Center improvements or program spaces and promotions will add vitality to the Town Center.

c. Old Hampden Academy

This historic and unique property has long played an important public role in Hampden, and it should continue to do so. Creating a public/private partnership regarding improvements to this property, programming events and activities could generate benefits to the community and owner.

## Poster Gallery

Posters summarizing the recommendations detailed in the presentation were arranged around the room. Attendees were each given three dots and asked to indicate which of the recommendations should be given the highest priority to implement. Posters with votes from the workshop are included below.



## TRANSPORTATION

### 1. Study Alternative lane layout for Main & Western

- a) Feasibility of narrowing lanes for bike lanes or on-street parking
- b) Feasibility of removing 2-way center turn in conjunction with school

### 2. Install sidewalk on both sides of road in study area

- a) Upgrade crosswalks for visibility & ADA
- b) Concrete or granite as more durable and attractive alternate to asphalt curb

## TRANSPORTATION

### 3. Build a year round off-street trail network

- a) Within the 4-mile square
- b) Between Main Road and Penobscot River



## PLACEMAKING

### 1. Logo/Branding for TC

- a) Town Center signage
- b) Coordinated Wayfinding signage to important local places

### 2. Streetscape

- a) Pedestrian scale lighting
- b) Landscaping/planters
- c) Benches, bike racks, trash receptacles

## COMMUNITY CONNECTIONS

### 1. Relationship with RSU

a) Future site planning coordination

b) Open space, trails, parking

### 2. Relationship with business community

a) Town Center advocacy

b) Promotion & programming

## COMMUNITY CONNECTIONS

### 3. Relationship with Old Hampden Academy

a) Open space

b) Trails

c) Community gathering & activities

