

**Planning and Development Committee
Minutes of January 18, 2012
6:00 PM
Hampden Council Chambers - Town Office**

Attendees: Tom Brann, Chair
Jean Lawlis
Janet Hughes

Staff:
Dean Bennett, CEDD
Bob Osborne, Planner

1. Approval of December 7, 2011 Minutes

Approved by Consensus

2. Committee Interviews

None

3. Old Business/Updates

Updates

- Recreation Plan – Recreation Director has indicated to CEDD that the work is ongoing..
- Conversion Application – CEDD informed Committee that he is awaiting the final report from the archaeologist. Once received, will move forward with closing and application.
- Waterfront District Amendment/Revision - CEDD advised Committee that draft language is being reviewed by both Town Attorney and Hamlin Attorney. CEDD will present final draft to Committee when completed.

- Sign Ordinance – Planner presented draft photos he had taken of the signs within the various commercial corridors in preparation for a future Hampden Business Association meeting.

4. New Business

A. Fireworks Discussion – Chief Joe Rogers, Hampden PD

Chief Rogers was unable to attend the meeting, but will share his views on the fireworks legislation and address any Committee questions at the next meeting scheduled for February 1, 2012.

B. Easement Holder Discussion (Marina Project)

CEDD advised the Committee that the Marina project will require an Easement Holder for the peninsula property in the future. Staff member Gretchen Heldmann had provided town attorney Russell a list of local land trusts for consideration.

Committee Action:

Landmark Heritage Trust was selected by the Committee as their first choice of contact as the potential easement holder. CEDD will advise Attorney Russell of this action.

C. Business Park Sign:

CEDD provided the Committee with the mock up of the Epstein Commercial Realty sign to be placed over the town seal and CEDD's name on the existing sign. The sign will be consistent with the current zoning regulations. In addition, CEDD was given the go ahead to bring back a mock up of the proposed re-lettered sign indicating "Hampden Business Park" for Committee approval.

Committee Action:

The proposed Epstein Commercial Realty Sign, as presented, was approved by the Committee. Sign to be placed over one of the current park signs.

5. Public Comments:

Councilor Lawlis stated her interest in initiating steps for the packaging and marketing of the School Property as soon as possible, subject to an agreement with MSAD 22 over ownership of the property and buildings. The Committee discussed the many variables with regard to building razing, building utilization, and site preparation.

CEDD indicated that he has already initiated contacts with regard to the property that include:

- Meeting with DECD Commissioner and Deputy
- Meeting with EDCM Members at upcoming conference
- Attending the MEREDA Conference in the upcoming week
- Meeting with Peter Delgreco of Maine and Company
- Outreach to appropriate individuals qualified to provide opinion on strategy and re-development in these economic times in order to recommend to the Committee future action steps.

6. Committee Member Comments:

7. Adjourn