

**Planning and Development Committee
Minutes of February 1, 2012
6:00 PM
Hampden Council Chambers - Town Office**

Attendees: Tom Brann, Chair
Janet Hughes
Jean Lawlis
Emil Genest
Rick Lyons
Roland Narofski
Kelly Bickmore

Staff:
Dean Bennett, CEDD
Bob Osborne, Planner
Jurt Mathies

1. Approval of January 18, 2012 Minutes

Approved by Consensus

2. Committee Interviews

None

3. Old Business/Updates

1. Updates

- Recreation Plan – Recreation Director indicated he is making progress on plan and should have an initial draft at the next meeting.
- Marina Park – CEDD informed Committee that he is awaiting the Phase One Final Archaeological report from Rick Morris of In Depth Archaeology.
- Waterfront District Amendment/Revision - CEDD advised Committee that the is being reviewed by attorneys.
- Sign Ordinance – Planner/CEDD explained that they were scheduled to present a powerpoint presentation on the existing signs within the community to the HBA in order to encourage input from the business

community on potential changes to the sign requirements.

2. School Negotiations:

The Planning and Development Committee, along with representatives of MSAD 22, discussed moving forward with the terms, provisions and logistics of the sale of the school property to the Town.

The discussion involved the following:

- Council needs to respond in writing to MSAD 22's offer.
- Council needs to meet with Town Attorney to begin work on the preparation of a purchase and sale agreement.
- MSAD 22 will begin moving from old school in June 2012
- MSAD 22 will begin disposal, transfer and/or auction of school contents.
- MSAD 22 indicated a need for the use of the soccer field and the old fire station building through end of 2012.
- Bronco statute to stay with 1843 building.

Considerations for preparation of Purchase and Sale Agreement as discussed by both parties:

- Use of the tin buildings through 2012 by MSAD22.
- Use of soccer field through 2012 by MSAD 22.
- Use of fire station through 2012 by MSAD 22.
- Public access to trails behind Reeds Brook.
- Clarification that the 65 acres is actually 62.5 +/- acres.
- Sewer easement to be maintained on property.
- Preservation of the 1843 building.
- Removal/preservation of wall corner stones, wall art, memorial trees, etc..
- Environmental due diligence by both parties.

Additional discussion:

- The intent of Council to further review viability and potential of facility, demolition, re-development, recreational use, etc.
- MSAD 22 to work with Town and consultants to review environmental reports and related issues such as lead, asbestos, underground tanks, etc..

- Potential Interests of John Bapst and Bangor Christian for us of the facility.

Purchase Sale Agreement Target Date: August 2012

4. New Business

- 1. Fireworks Discussion: Joe Rogers to speak to Committee at the March 7, 2012 Meeting.**

5. Public Comments:

6. Committee Member Comments:

Mayor Hughes briefed the Committee on her discussion with Eric McVie with regard to his encouragement that the town support the Governor's initiative of a better business climate in Maine.

Committee members asked the CEDD for recommendations of people who should serve on a committee assigned the oversight of the school re-development, pending the need for one in the future.

7. Adjourn