

**Planning and Development Committee  
Minutes of September 21, 2011  
6:00 PM  
Hampden Council Chambers - Town Office**

**Attendees:** Tom Brann, Chair  
Janet Hughes  
William Shakespeare  
Jean Lawlis

**Staff:**  
Dean Bennett, CED

**Guest:**  
David Hughes, Epstein Real Estate

**1. Approval of September 7, 2011 Minutes**

Approved by Consensus

**2. Committee Interviews**

There were no interviews scheduled.

**3. Old Business**

- a. Business Park Marketing  
David Hughes – Epstein Real Estate

David Hughes presented his General Recommendations to the Committee with regard to the business park name, signage, access/utilities, and pricing structure. Per request of the Committee, Mr. Hughes also presented a fixed commission price for park sales and marketing.

Committee Action: The Committee, through consensus, moved the following actions:

1. Recommend to Town Council the name of the Hampden Business and Commerce Park be changed to the "Hampden Business Park".
2. Requested the CED research and recommend a proposed signage change for presentation at future meeting.

3. Forward to Council, the recommendation to enter into a contractual agreement with Epstein Commercial Real Estate, for the Marketing and Sales of the “Hampden Business Park”. A contract to be presented to Town Council, once drafted.

b. Recreation Plan Update – Ongoing

CED Bennett reported that he has spoken with the Recreation Director prior to the meeting and understood that the Recreation Committee was meeting that evening to begin discussion on the “Recreation Plan”.

c. Sign Ordinance Update – Ongoing

CED Bennett reported that the Town Planner had begun drafting the sign ordinance and will be working with the Development Review Team in the development of standards.

d. Marina Park Development Update – Ongoing

CED Bennett updated the Committee on the current status of the proposed amendments necessary to accommodate the park plan as proposed. Town Planner and CED will present suggested zoning amendments at future meeting.

e. Discussion on School Reuse Concept  
Appraisal Report Received  
Demo Report Received

CED Bennett provided the Committee copies of the Appraisal Report as requested at last meeting. Mayor Hughes indicated that there will be costs associated with future study, particularly in the determination of specific demo costs and disposal. Committee indicated their support of necessary costs, if the property should come under town ownership.

f. Acquisition of Land  
Lawrence Merrill

33 Main Road North/Cottage Street

CED Bennett reported that Mr. Merrill will be attending the next Planning and Development Committee meeting to present his thoughts with regard to his property at the above described location.

4. **New Business:**
5. **Public Comments**
6. **Committee Member Comments**
7. **Adjourn**