

**Planning and Development Committee
Minutes of March 21, 2012
6:00 PM
Hampden Council Chambers - Town Office**

Attendees: Tom Brann, Chair
Janet Hughes
Jean Lawlis

Staff:
Dean Bennett, CEDD
Bob Osborne, Planner

1. Approval of March 7, 2012 Minutes

Approved by Consensus

2. Committee Interviews

None

3. Old Business/Updates

A. Updates

- Recreation Plan – In Progress
- Marina Project – CEDD informed Committee that closing is soon to be scheduled..
- School Negotiations – Awaiting purchase/sale draft from Attorney Russell.
- Child Care Use Consideration - Awaiting update from Mr. & Mrs. Melman with regard to their continuing plans.

- Fireworks Draft:

Committee Action: Committee requested Town Planner to draft ordinance to address the concerns raised by Chief Rogers and develop a permitting process for use of fireworks and ways which to address public nuisance, such as harassment and noise levels which have negative impacts on abutting properties, neighborhoods and animals.

B. Redevelopment Process – Rip Patten Crede Associates, LLC

Per quest of CEDD, Rip Patten, Vice President of Crede Associates, LLC, appeared before the Committee to introduce himself and provide background on his company. CEDD recommended Mr. Patten's firm for the Phase One Environmental Site Survey. Mr. Patten explained that Crede Associates specializes in keeping the overall focus on the marketability and development potential of the site, while protecting the municipality from the liability associated with the clean-up of hazardous materials. Mr. Patten further shared his knowledge of grant funding opportunity and timing of availability of applicable grants.

Committee Action: Motion to fund up to \$4,000 of operational funds to contract with Crede Associates for a Phase One Environmental Site Assessment. Motion: 3-0

4. New Business

A. Masonic Lodge: Community Building Definition

CEDD reported to the Committee that he has had discussions with Herb Frost with regard to the implications of the school vacating the Masonic Lodge and the challenges ahead to find a replacement tenant. Mr. Frost stated that the current zoning of the property forbids many uses but allows

such things as funeral homes, day care, etc.. CEDD met with Code Enforcement Officer to review the limitations as described by Mr. Frost and found that indeed the area is limited in its use allowance. CEDD noted the use of Community Building and discussed the possible modification of its definition to allow for a bit more flexibility of use within the Masonic Lodge without compromising the integrity of the purpose of the district. CEO concurred that a definition amendment would be possible.

Committee Chairperson Brann suggested that the CEDD discuss with the CEO the replacement of one non-conforming use with another as a means to address the issue and support the Masons. CEDD indicated he would discuss with CEO.

If necessary, Town Planner will present an amended definition of community building for the Committee's consideration at a future meeting.

- 5. Public Comments**

- 6. Committee Member Comments**

- 7. Adjourn**