

**TOWN OF HAMPDEN
PLANNING BOARD COMPREHENSIVE PLAN COMMITTEE**

5:30 P. M. Wednesday, August 1, 2012

MINUTES

The Planning Board Comprehensive Plan Committee met at 5:30 pm on August 1, 2012 in the Community Room. Members of the standing Comprehensive Plan Committee in attendance were: Chairman, Mort Syversen, Tom Blaise, Peter Weatherbee and Gene Weldon. Also in attendance were Planning Board members Peter Frazier, Kelley Wiltbank and Town Planner, Robert Osborne. There were also a number of members from the public in attendance.

1. NEW BUSINESS

- A. Town of Hampden forwards the 2010 Comprehensive Plan to the Planning Board for recommendations with particular focus on the comprehensive land use policy amendments proposed by the Citizens Comprehensive Plan Committee, and the Planning Board's responsibility to rule on proposals before them, as to the proposal's consistency with the comprehensive plan.**

Chairman Syversen brought the meeting to order and conversation commenced about what the group perceived as areas to be discussed.

Chairman Syversen indicated that he had some notes that he could provide that could address editorial issues with page numbering and citations in Book 1. He noted that there was considerable emphasis on affordable housing and questioned how that was to be accomplished. Town Planner Osborne indicated that typically this sort of thing is done through ordinance mechanisms such as density bonuses for developers rather than some sort of mandatory requirement.

Peter Frazier and Gene Weldon also discussed the emphasis that the plan places on housing.

Peter Frazier questioned if the Council has budgeted to accomplish the many goals stated in the plan? He noted that many of those goals will have some costs associated with them.

Gene Weldon indicated that a priority list should be developed by or cleared by Tom Russell specifically as to what ordinances should immediately be modified in some way to be made consistent with the new plan.

Peter Weatherbee suggested that priority should be given to adjustment of land use ordinances that are not consistent with the plan.

Bob Osborne suggested that the Map Listing and Citation Information document he provided the Board previously (essentially an index of the maps that was revised because of changes made by the Citizens Committee) become Appendix B of Book 2 and also become the Table of Contents of the Map Book.

Tom Blaze cited an error in Book 2 regarding the days that the Planning Board meets on.

Mort Syversen cited a reference in Book 1 to Section 1408 and indicated that does not appear to exist and should be addressed.

Gene Weldon indicated that the map book should generally be addressed to improve the referencing and citations on the maps. For example the Current Land Use Map cites the 2009 Comprehensive Plan rather than the 2010 plan.

Bob Osborne asked the committee if they would take a vote to agree that the noted issues with the plan are the consensus of the committee so that the committee could report back to the Planning Board.

Mort Syversen moved the motion (that the stated items represent a consensus of the committee that will be the recommendations made to the Planning Board).

Gene Weldon seconded the motion.

The Comprehensive Plan Committee voted six in favor and none against the motion.

Bob Osborne agreed that he would prepare a draft document for the Planning Board recommendation that would lay out the points raised by the committee and provide that to the Board by their meeting of August 8, 2012.

2. ADJOURNMENT

The meeting was adjourned at 6:30 pm.

Respectfully submitted,

Robert Osborne,
Town Planner