

Hampden *Highlights*

Quarterly Newsletter, Town of Hampden • Issue 10, February 2008

Hampden Business and Commerce Park

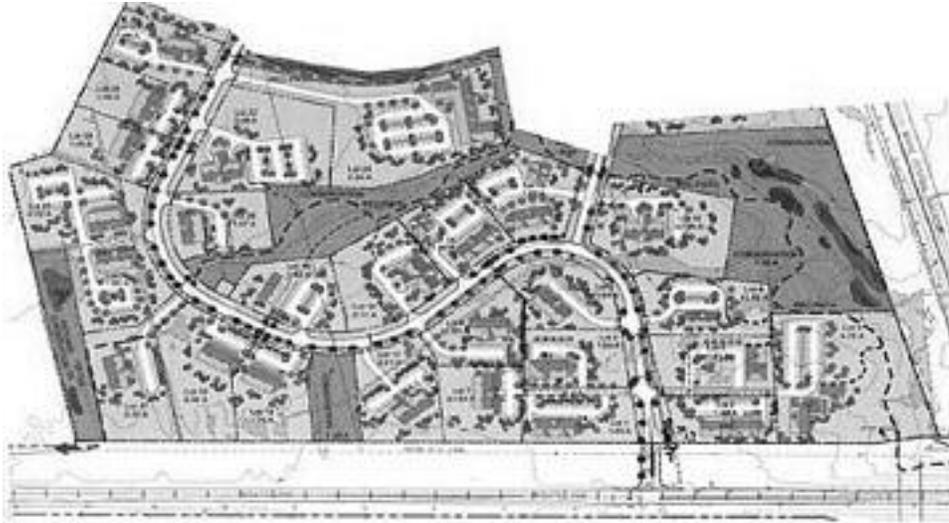


Diagram shows Phase I

Hampden has evolved into the premiere residential community in the greater-Bangor region, corroborated by the significant construction activity and several consecutive annual property tax rate reductions – yes, tax rate reductions. Part of this plan is to entice more commerce and business development in areas where it is permissible and logical. The Hampden Business & Commerce Park conceived in the late 1990's is part of that vision. The voters of the Town of Hampden approved the land acquisition and infrastructure development for the *Hampden Business & Commerce Park*. Located on limited-access Route 202, the by-pass connecting I-395 to the heart of Hampden, the Park has incorporated all of the features necessary for smart-growth development.

The Town of Hampden is recognized as a great place to live, and the creation of the *Hampden Business & Commerce Park* provides additional “great place to work” options as well. This premiere Business Park is centrally located in the “heart of Maine,” offering immediate access to all modes of transportation. In addition to public water, public sewer, state-of-the-art communications, and a pre-permitted storm water management plan, our Business Park offers amenities more commonly attributed to residential developments than commercial developments, including gentle slopes, open fields, wooded sites, curvilinear street layout, sidewalks, seasonal walking paths, picnic areas, and a service-center

core for retail uses, such as a food center, child care, exercise facilities, etc. With attractive signage, architectural review standards, and landscape requirements, we anticipate a Business Park that is uncharacteristic in our area.

Phase I of our Park, consisting of 17 lots, is complete. Six lots have already been sold, and several companies such as U.S. Blades, John Kennedy Co, Clean Harbors Environmental, Homan Associates, Imagistics and most recently Haverlock, Estey & Curran CPA already call our attractive park their new home.



HAVERLOCK ESTEY & CURRAN, LLC
is the park's newest tenant

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An Economic Development Commitment Close to Home

By Andre Cushing III

An Interview with Bion Foster



Bion Foster

The Town Council has established a new full time Community and Economic Development Specialist position for which Dean Bennett was recruited and hired on January 7, 2008. Dean's responsibilities will include many of those previously assigned to the Town's part time (14 hours per week) Economic Development Director. That position has been ably staffed ever since its creation by Bion Foster. As Council reached the conclusion that full time staffing was needed, Bion indicated that his many other commitments would not allow him to be a candidate for a full time position; he was, nevertheless, extremely helpful in the creation of the new job description and the recommendation of potential candidates, including Dean, for the new position. Bion has been helping Dean get up to speed in the new position and will continue to do so through the end of February when Bion's service as a contracted employee will be completed. While Bion will no longer be a contracted Town employee, it is the Town Council's hope that he will be willing to serve the Town as a consultant on certain anticipated development projects for which his expertise is uniquely valuable. The Council will be discussing these projects with Bion over the coming weeks.

While many of you know Bion well, we suspect that others do not. We want to take this opportunity to share something of what he has meant (and hopefully will continue to mean) to Hampden.

Bion is a native of Hampden and graduated from Hampden Academy with high honors. He has and continues to run a variety of businesses which have provided him with first hand knowledge of the needs of businesses that he has assisted in locating or growing in our town. His background, history and love of Hampden have enabled him to help new business owners become integrated in the community and encouraged them to be public-minded.

In a recent interview Bion shared some of the history of his role in nurturing economic development for Hampden. It was in the mid 1990's when as a local business owner and active member of the Hampden Business Association, that he was asked to help with the newly established Economic Development Committee in finding a qualified person to assist with growing our business base. Having gone full circle trying to locate someone and not being one who will walk away from an important need, Bion agreed to serve in this role.

As a business owner Bion has a personal understanding of the challenges that face those developing a new venture or looking to locate in Hampden. With his wife Dorain he has run and continues to operate several successful ventures including until recently the Lucerne Inn. He uses this perspective very effectively in advocating for businesses in our community, as he does when soliciting new tenants for the Hampden Business & Commerce Park, promoting development along Hampden's waterfront or main entry corridors to town. Recently he has served on the committee reviewing Hampden's Comprehensive plan.

Bion has also made important contributions to the greater Bangor area. He is very active in the Bangor Region Development Alliance, a consortium of nine communities in central Maine which cooperate in efforts to develop and expand businesses in our region. Bion currently serves as its President and has been a member of its board of directors for a number of years. Bion has also served on state level development initiatives and has been a member of national and international trade delegations and convention events.

During our discussion some interesting facts emerged; there are currently 240 identified businesses in our community which is a 20% increase over the last seven years. These represent about 13-15% of Hampden's economic base. A significant part of Hampden's economic development over the last ten years has occurred in the residential area as many new homes have added \$10's of millions in value to our tax base. The increased value of these properties has countered costs usually associated with housing growth.

Bion has been very involved with the University of Maine, his alma mater. He has served as President of the Alumni Association and has been a valued advisor to several Presidents of the University. He and his wife recently made a major contribution to the University which will greatly aid the work of the Student Innovation Center there.

In all of his personal business and his local and regional service Bion has been an ambassador for Hampden. Bion shares his excitement about the future growth of Hampden and its economic outlook wherever he goes. In closing our interview Bion shared that it is a very rewarding experience to work in the community that he has grown up in and continues to be very proud to call home. ■

A New But Familiar Face in Community and Economic Development

By Andre Cushing III



Dean Bennett

Hampden is a growing community. It offers many opportunities for folks who want to live, recreate and work. While the town council appreciates Bion Foster's efforts, it recognizes the need for a full time position in economic development and in an effort to be forward thinking directed the town manager to craft a job description that would allow a liaison between economic and community development. In the fall, numerous resumes were received and following an extensive review and interview process, a candidate was chosen and approved by a town council hiring subcommittee. The individual selected to fill this new position is a familiar face to many in Hampden as he previously served as Hampden's code enforcement officer. His name is Dean Bennett.

A Lincoln native, he is proud to be a fifth generation Mainer, a University of Maine Machias graduate and the son of a small business owner. His career has been dedicated to serving communities in the central Maine area in the fields of code enforcement, planning and economic development.

Most recently he served a number of roles at EMDC (Eastern Maine Development Corporation):

Growth Management Planner 1990-1993), Senior Planner (1993-1995), Director of Planning (1995-2007). He also served communities in our region in the following capacities; Executive Director of the Penobscot Valley Council of Governments (1995-2007), Executive Director of Washington County Regional Planning Commission (1997-2000), Director of Mid-Coast Regional Planning Commission (2000-2002).

These regional and community roles have provided Dean with a unique level of experience and understanding of the multitude of issues that face those seeking to operate or expand a business. He now will put his skills to work on behalf of our community as we seek to build on the successful record that Hampden has developed under Bion's guidance.

Our community is poised for some exciting and positive developments and we are pleased to have Dean on the team. Bion will continue to work on special projects for Hampden, so, as with other departments like most recently Public Works, we will see a smooth transition. These two individuals share the common goal of moving Hampden's economic development efforts forward.

We invite you to contact Dean at (207) 862-3034 or by email at dlbhampden@hotmail.com ■

Hampden *Highlights* is published quarterly by the Town of Hampden, and its success depends upon a community-wide effort. We ask you to please forward news, notes and tips about friends, neighbors, colleagues – or yourselves – to Matt Arnett by emailing: marnett01@roadrunner.com, drop off at the Town Office, or mailing to *Hampden Highlights*, Town Office, 106 Western Avenue, Hampden, ME, 04444. You can find *Hampden Highlights* on the Web at www.hampdenmaine.com.

We welcome your feedback. • Edited by: Matt Arnett, Anne O'Reilly, and Nancy Chaiyabhat • Layout and design by Val Williams

Hampden Business and Commerce Park

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Four more lots are currently under contract which will add a veterinary practice, a major rental company and other professional services. We are encouraging development proposals for the purchase of lots within our master-planned and pre-permitted Park. With all local and state approvals already in place, we are able to offer a rapid closing and approval process for development of these lots.



Phase II development, offering potential rail access and development of the remaining lots in this pre-permitted, master-planned Park, will occur based on demand for the lots.

Hampden is truly becoming THE community of choice in central Maine not just in which to live but also in which to locate a business. For those who desire to gather more information on how your business could be a part of this economic growth, please contact either Bion Foster or Dean Bennett at the Hampden Community & Economic Development office at (207) 862-3034. ■

ANOTHER WEBSITE IMPROVEMENT AT www.hampdenmaine.com

The Town has taken the step of not only posting all Town Council Agendas on the Town website – but as of the 2/4/08 meeting, the Council packet of information about the meetings is also available online to the public. If you log on to our website at www.hampdenmaine.com and click on Agendas and Minutes at the top of the page, you will have the chance to view this information. This is one additional step we have taken in an effort to make more information available to the residents of the community.



Get Your E-Mail Address On Our List...

Do you want to be notified of Council or Planning Board Meetings? Do you want to hear about news that is happening in your community?

If so – sign up! Go to our website at www.hampdenmaine.com and enter your email information under the E-mail Sign Up section. We send out e-mail notifications of news and meetings to those who indicate an interest in receiving them.



Hampden Highlights Looks at Your Friends, Neighbors and Community

With Councilor Matt Arnett's advocacy, the Council saw the value in budgeting seed monies to allow for the upgrade of communication services, including the website (which was redesigned and launched last fall) and the development of an intern program to work on better communication services for the town. One of these goals included more

information and programming on Channel 7 and the inclusion of some of these clips on the website.

Beginning in the summer of 2007, we have produced a series of shows under the title of Hampden Highlights News Magazine. It is a half hour interview style show which focuses on people and organizations that impact our community. Each month we seek a guest from each of four categories: town government, business, civic or non-profit groups and someone or something of a region aspect. The underlying mission is to bring you a closer look at those who live in, work in, or belong to organizations that benefit or impact our community in some manner.

Recent episodes have featured County Commissioner Peter Baldacci, retiring councilor Bob Gilberti, the Snowmobile Club, Hampden's Rec. Director Kurt Mathies, Economic Development Director Bion Foster and the Cardiac Monitor Fund Raiser. Upcoming programs will include Hampden Kiwanis President Joe Dowling, DOT Commissioner David Cole, GIS/IT intern Gretchen Heldmann, and Hampden Booster President Bill Burke.

We also plan a special show with local residents who have dealt with cancer, another highlighting Hampden's Historical Society and a look at the real estate market in our area.

We also began producing a show which takes place in various locations in the Hampden area. This show, called Hampden Happenings, is designed to bring you, the residents, more information and insight as to services and events offered in our community.

If you are not a subscriber to Time Warner Cable you can still view these shows on DVD. Copies are available for loan at the Edythe Dyer Community Library or at the town office.

These shows are taped, edited and produced with the assistance of interns that are provided under a unique arrangement between the Town of Hampden and the New England School of Communications. It has allowed Hampden to be a leader in the region in producing programs of interest and value to our citizens. We plan to add more content and value to the Cable Channel 7, but to accomplish this we need your support. We are looking for more volunteers to assist with the cable programs so we can add new topics, new faces and new perspectives. If you are interested in learning how you can help you can contact Andre Cushing at 449-1358 or andrec@roadrunner.com. ■

FROM THE DESK OF THE TOWN MANAGER

TAX REMINDER!!!!

The second half of 2007/2008 property taxes are due by Wednesday, April 2nd to avoid interest.

TRANSFER STATION CHANGES

The Hampden Town Council is discussing possible changes to the operation of the transfer station in an effort to control problems with illegal dumping by non-residents of construction and demolition debris generated either commercially or from outside of Hampden. Keep track of these ongoing discussions by checking Council Agendas on the Town website at www.hampdenmaine.com. Abuse of the transfer station has a direct impact on the wallet of every Hampden taxpayer.

SUSAN G. ABRAHAM SCHOLARSHIP FUND

A sub-committee of the Lura Hoit Pool Board of Trustees is fundraising for a scholarship in the name of Susan Abraham - a former lifeguard at the pool who passed away in a tragic auto accident last year. Information on this scholarship can be obtained by calling Jim Feverston at 862-4647.

WATER DISTRICT RATE INCREASE

The Town continues to act as an intervenor in the current rate increase request to the Public Utilities Commission. The second technical conference in regard to the requested interest was held in Augusta on February 14, 2008. This is a deliberate and thorough process and there is no date set yet for a determination on it to be made. ■

LOOKING FORWARD TO SPRING!

by Gayle Zydlewski

What better time to think of the warm days of spring and the fun things we did and will enjoy doing in spring 2008! In May, the Cove Brook Watershed Council worked with Rob Young and his 8th grade class to experience some of the wonders the Souadabscook Stream in Hampden has to offer.

Rob and his class raised Atlantic salmon from egg to parr stage (under the close direction of regulatory agencies) and released the fish they had so carefully reared into the Souadabscook Stream in May 2007.

We were able to coordinate with Rob and demonstrate the technique of electrofishing with the help of Peter Ruksznis, a biologist from the Department of Marine Resources (Sea Run Fisheries and Habitat Division). The students were able to see alewife, American eel, dace, and some sunfish up close and personal.

Mark Whiting from Maine Department of Environmental Protection also joined us to talk with students about water quality and aquatic macroinvertebrates. The students visited the environment of these critters for a better understanding of their place in the ecosystem.

We hope to continue coordinating with Rob and others to bring opportunities to experience Hampden's natural resources to all of those interested. ■



Gayle Zydlewski and Peter Ruksznis electrofishing in the Souadabscook...note the eel!



Rob Young assessing the situation along the Souadabscook Stream



Mark Whiting talking with a student about bugs.

Neighborhood Open Space... It's for Everyone!

As part of our Comprehensive Planning process, the Town has developed an inventory of all 'open space' land that it owns in neighborhoods throughout the community. These lots were accepted by the Town Council as part of subdivision approvals as a way to provide passive recreational space for all residents of the subdivision as well as additional green space for the Town in general.

It appears that, over time in some subdivisions, there has been some encroachment by private property owners onto the Town-owned land. The purpose of this article is to serve as a reminder to all that subdivision open space must be kept open and available for the use of all. They are not to be used for private purposes such as parking, storage, or for locating personal recreational items.

We appreciate the fact that in some neighborhoods residents have worked cooperatively to improve the open space parcels by mowing, trimming brush, etc. These parcels make great locations for nature walks, a game of catch, or just as a visual buffer between homes.

Town staff will be making site visits to all parcels over the course of the coming Spring/Summer in order to have a clear idea of the type of use each of these parcels has and to see if there is work that the Town needs to do on any of them for clean up or maintenance. Thanks, in advance, to all who work to make their neighborhoods attractive and welcoming places in the Town of Hampden. ■



Papermill Park

A Caring Community

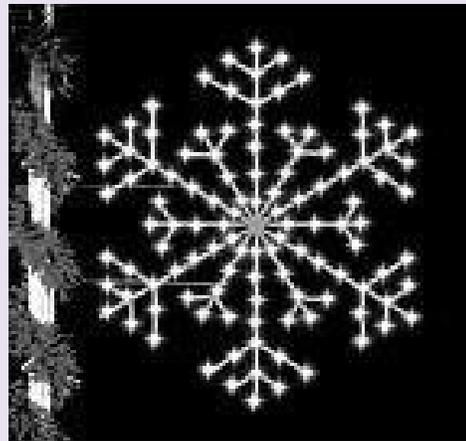
By Annie Gabbianelli O'Reilly

Could you ever imagine bringing in close to \$20,000 with a spaghetti supper and silent auction? That's just what happened January 12th at the Weatherbee School gym with a fund raising event for long-time Hampden resident and day care provider Jen Poll. Her close friend and event organizer, Melissa Ryder indicates that the Poll's were overwhelmed with the response. "They just couldn't say thank you enough; they can't believe what the whole community has done for them." The community that cares sprung into action bringing meals to the family as word quickly spread about the Poll's situation. Jen was diagnosed with Leukemia just before Christmas, which called for immediate and radical treatment; something nobody's finances could handle.

Ryder and a core of about 70 volunteers quickly got to work for an event that fed over 500 people, and saw silent auction items like signed footballs by Tom Brady and Drew Bledsoe, a bronze fox sculpture, and a week's stay at an Old Orchard Beach house. "I was amazed at the outcome. I didn't expect that many people. People from down Portland way who used to live in the community came all this way, and Jen, Stephen and the kids absolutely loved the fact that all her friends were there," says Ryder. The journey is far from over for the Poll's though. Jen is schedule to travel to the Dana Farber Cancer Institute in Boston later this month.

Maybe you don't know the Poll family, but perhaps you have frequented their self-serve farm stand at the corner of the Kennebec and Back Winterport Roads.

The community coming together is not an uncommon occurrence for Hampden. Earlier this month the Hall family lost their Main Road home to fire. The call went out to help Darren & Laurie Hall find a place to live. Soon after, the family of six was set up in a warm and comfortable abode thanks to members of our community lending a helping hand. ■



Home for the Holidays

By Nicole Kisamitakis

The streetlights of Hampden were lined with wreaths and Christmas lights, and trees could be found for sale in the same parking lots as usual. Homes in our town were decorated festively, and the snow only added character to this wonderful time of year. But the Christmas season wouldn't have been the same without the Hampden Tree Lighting Ceremony that is sponsored every year by the Kiwanis Club.

On December 2nd adults and children gathered outside around the 15' Christmas tree. Guest speaker, Mayor Rick Briggs expressed his thoughts on the holiday season and led us into prayer. With three big 'Ho, Ho, Ho's' from the crowd, the Christmas tree magically began to glow.

Just as the caroling began to die down, a faint sound of bells rang in the distance. Sgt. Stewart drove around the corner with good ol' St. Nick in his front seat. A rush of happy children began to race toward the conference room in the town hall.

Inside there were two lines, one to meet St. Nick and the other for delicious refreshments. With the assortment of fresh cookies and hot chocolate, it was hard for even my four-year-old to decide which line to get in first.

Every child in the room kept their eyes on the bearded man. He sat beside a decorated tree as jolly and kind as one could imagine. Of course, St. Nick gave each child a gift as he or she left his lap, and it was then that the smiles beamed even brighter than the lights outside on the tree.

It was a wonderful evening put together with the thought of children and community truly in mind. On behalf of all Hampden residents, "Thank you, Kiwanis and Hampden Town Hall staff and safety, for another beautiful Christmas." ■

Hampden Girl Invited to Meet President Bush

By: Anne Gabbianelli O'Reilly

"Dear, Mr. President," wrote ten year old Brittany Ogden this past June. This letter writing effort came about quite by accident one day while she was visiting with her grandparents. "I was just practicing typing when I got the idea to write to the President," says the bright blue-eyed Brittany. But the idea had a tremendous amount of thought and reflection to it, reflection of what this ten year old has experienced about the war in Iraq in her young life.



Brittany Ogden

Her Papa, George Bunker, recalls that day. "I remember Britt was over our house and she was working on the computer. She came over to me and announced to me she was writing the president! I didn't question her about what she was going to write but did encourage her to, 'Go for it.'" And so she did. In her letter to Mr. Bush, Brittany wrote, "I hereby call a welcome home party for the soldiers coming home from Iraq in Washington D.C. which you and I will plan if you agree to the recommendation that I am stating at this moment." As she pondered the list of how she came about this "welcome home party" idea she said, "I watch the news, my mom was getting ready to go to a funeral for a soldier who was killed, and I saw how my friends Jasmine and Dylan would get so excited when their dad came home. I saw my uncle G (George) come home on the Theodore Roosevelt ship too." Even Papa noticed the magnitude of the message. "When she was finished, I was amazed of how deep her thoughts were," says Bunker.

But this avid reader and now writer went one step further in composing this masterpiece to our nation's leader. She remembers reading about a thing called a slush pile, and so she went on line and Googled for more information. "I was just trying to make my letter sound like it was from a grown up because I had read about the slush pile that if it was from a kid, he wouldn't read it,

but apparently he did," she said with a beaming smile.

The letter does have an adult tone to it, so her Papa stepped in to assist. "He told me I needed to write that I was ten years old. So he helped me edit the letter and made sure I corrected some spelling and added commas."

Perhaps the real surprise came when the mail arrived from the White House to her Hampden home in September. Her mother, Candace was even more shocked as she had never read the letter but only knew of her

daughter's past time activity while visiting Nana and Papa. In one quick phone call to Brittany's grandparents for a copy of the e-mail letter, mom was in-the-know and as excited as Brittany. "When mom saw the mail, she yelled 'Brittany, it's from the White House...it's for you'", says Brittany. The package contained a letter addressed to Brittany and a picture of the President and First Lady. While the letter doesn't specifically recognize Brittany's request to plan a party, it does acknowledge she is a kid. "I always enjoy hearing from young Americans, and I appreciate your thoughtful suggestions...The key to unlocking these opportunities is knowledge, so I encourage you to study hard and learn something new everyday by applying your education, your character, and your compassion, so you can help build a better America and write a hopeful new chapter in our history," claims the letter.

When asked about the message Brittany replied, "I don't know, it sounds cool." It's not so much the message that excites Brittany, but the fact, "I got a letter on official White House stationery with a real seal on it!"

Anne Gabbianelli O'Reilly lives in Hampden and is an educator with area colleges

Communication is Key

By Andre Cushing

The Hampden Communications Committee is striving to improve access to information for residents and businesses associated with our town. This all volunteer group is developing the following four areas to provide you with information about services, and events happening in Hampden and how they may either impact or benefit you, your family and our community.

HAMPDEN HIGHLIGHTS NEWSLETTER

This quarterly publication is mailed to all homes and businesses in Hampden. It offers articles highlighting events of town government and community organizations. Information on town staff members, dates of interest, and public notices are included. We try to provide you the resident with a bit more knowledge about your community and those who help make it run.

CABLE CHANNEL 7-(GOVERNMENT ACCESS CHANNEL)

In negotiating cable franchises we have secured channel 7 for broadcast of government programming. If you subscribe to Time Warner Cable you are able to receive this channel. We provide both live and taped broadcasts of town council and planning board meetings. The committee also produces local programs such as Hampden Happenings, which provides a look at interesting events and people in our community. The HH News Magazine is a half hour interview show which focuses on “those who live, work and volunteer their time to make Hampden the Community of Choice in Central Maine.” These shows are broadcast daily and their schedule can be found under the Cable Channel 7 link on the Hampdenmaine.com website.

WWW.HAMPDENMAINE.COM

Hampden’s address on the World Wide Web was redesigned this summer to offer a more inviting look and an easier format to access information. You can find details on town services, schedules of events and links which allow you to re-register your vehicle, get hunting or fishing licenses, or register your snowmobile or ATV. Informational materials and links to business, civic organizations and matters of interest to those thinking about a visit or relocation to Hampden are also under development.

COMMUNITY SERVICES

The Communications Committee acts as a liaison between civic, non-profit and other community organizations. Our goal with programs such as Welcome to Hampden, a special package of gifts, offerings and information is delivered to all new home owners and new residents of Hampden by volunteers. The goal is to put a friendly welcome message in each new household.

The Communications Committee meets monthly to develop our programs and share ideas about how we can improve the services we provide. In order to continue improving these areas we need your help. Please contact Chairman Matt Arnett at: 862-5382 or by email: marnett01@roadrunner.com to find out how you might help in this effort. ■



It's Home Compost Bin Time Again

The Town is once again participating in the distribution of Home Compost Bins as part of a program sponsored by the State Planning Office. This is the fourth year that the town has been a part of this project.

The cost of the Compost Bins is \$37.50 each but the Town subsidizes part of the cost as a way to encourage people to compost. Interested persons will pay \$16 each for the bins. Also available as part of the program are Kitchen Scrap Pails for \$8 each and a tool for turning compost in the bins for \$16.50.

Orders for these items will be accepted through Friday, April 11th. If you wish to sign up – call Rosemary at 862-4500. In the past three years the town has distributed nearly 200 compost bins. Every bit of waste that comes out of the waste stream at the Transfer Station saves money in tipping and disposal fees. The added benefit of these bins is that it also is a more earth-friendly alternative for the disposal of kitchen scraps and yard waste. ■



DOG LICENSE REMINDER

*Did you remember to License your Dog
before the January 31 Deadline?
There is a \$15 late fee.*

Getting The Word Out

HELP SPREAD THE NEWS!

By Andre Cushing



Hampden has a lot happening and this new addition to cable channel 7 will focus on the people and events that make Hampden the community of choice in central Maine. Begun in July by the Communications Committee it has produced shows featuring the Hampden Garden Tour, a look at the Recreation Department offerings during Kid's Kamp and the family campout, the Children's Day parade and Public Works Director Greg Nash's retirement party. We hope to offer new shows each month to bring you interesting programming on events in our community. Shows air weekly - check the link for channel 7 on www.hampdenmaine.com.

If you do not currently get cable service in your area and would like to view the shows we will offer copies for residents to view. You can stop by the Town Office or the Edythe Dyer Community Library and check out a copy. ■

TOWN OF HAMPDEN
106 WESTERN AVENUE
HAMPDEN, ME 04444

PERMIT NO. 201

POSTAL PATRON
HAMPDEN, ME 04444