

Planning and Development Committee
June 5, 2013
6:00 PM
Council Chambers
AGENDA

1. Approval of May 15, 2013 Minutes
2. Committee Applications
3. Updates
4. Old Business
 - A. Park RFP Results Discussion
 - B. Executive Session pursuant to 1.M.R.S.A. §405 (6) (C) to discuss an Economic Development Proposal.
 - C. Village Commercial Signs
5. New Business:
 - A. Zoning Change Request
6. Comprehensive Plan Implementation
 - A. Zoning Amendment Discussion
7. Citizens Initiatives:
8. Public Comments:
9. Committee Member Comments:
10. Adjourn

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Planning and Development Committee
May 15, 2013
6:00 PM
Council Chambers
MINUTES

Attendees:	<u>Committee</u>	<u>Staff</u>	<u>Guests</u>
	Tom Brann William Shakespeare Janet Hughes David Ryder Carol Duprey	Dean Bennett Bob Osborne	Jackie Rawcliffe Erik Stumpfel

1. **Approval of May 1, 2013 Minutes – Approved**
2. **Committee Applications – There were no committee applications under review.**
3. **Updates**
4. **Old Business**

A. Hampden Academy Negotiations

Motion: Janet/David

“To go into executive session pursuant to 1 M. R. S. §405(6)(C) to discuss an economic development proposal.” Vote: 5-0

Participants:

Tom Brann William Shakespeare Janet Hughes David Ryder
Carol Duprey Dean Bennett Bob Osborne Jackie Rawcliff
Erik Stumpfel Terry McAvoy

Executive Session Open: 6:45pm

Terry McAvoy left meeting @ 6:48pm

Executive Session Closed: 8:15pm

B. Fireworks Ordinance

Committee reviewed the Fireworks Ordinance and heard comments from Mr. and Mrs. Ellsworth with regard to ongoing problems associated with the impact of fireworks on their horses and dogs.

Committee Action: Motion: Janet/David to forward the draft Fireworks Ordinance to Council with recommendation "ought to pass". Vote: 5-0

5. New Business:

A. Halpern Open Space

Committee discussed the benefits of accepting the proposed open space within the Halpern Subdivision.

Committee Action: Motion: Carol/Bill to forward to Council with recommendation to accept the open space as proposed. Vote: 5-0

6. Comprehensive Plan Implementation

A. Zoning Amendment Discussion

7. Citizens Initiatives: - none.

8. Public Comments: - none.

9. Committee Member Comments: - none.

10. Adjourn : The meeting was adjourned at 8:30 PM.

6/1/2013

Paula Whitney (paula@whitney.net)
Haymarket Union Associates
581 Old Country Road
Etna, Maine 04434

Bob Osborn (planner@hampdenmaine.gov)
Town of Hampden Planning Officer
106 Western Avenue
Hampden, Maine

Dear Bob,

Per our phone discussion a couple of weeks ago, this is a request to amend the zoning for 154 Main Road South in Hampden. It is my understanding the current zoning is Residential B along the front 200 to 300 feet of the property bordering on US Route 1A, while the remaining 7 acres (approx.) is zoned rural.

The house here, known as the Gilbert Mansion, is a unique property in that it has both architectural and historical significance. The Victorian structure was built in the 1880's, and later owned by Fred Gilbert, one of the founders of Great Northern Paper Company. At 5,550 sq. ft., it is a large structure and not well suited for an individual family. It is currently in very poor condition and uninhabited. My company, which owns an office building in downtown Bangor, would like to purchase and repair the house to be used as a Bed and Breakfast. The B&B would also have a small restaurant.

James Kiser, of Kiser & Kiser, an engineering and development consulting company, was engaged to perform a structural assessment of the property earlier this year. Attached is his report, confirming the overall poor condition including concerns about the safety of the barn.

Preliminary estimates indicate about \$500,000 would be needed to save and restore this structure. The restoration would be a tremendous undertaking, both difficult and costly. Restoration, however, would add immediate value to the community of Hampden in terms of increased tax revenue, as well as, future benefit from added cultural and historical value as a tourist destination.

We have been working with realtor Manon de Carlo, Realty of Maine, who indicated the property has been for sale for 3-4 years. Last year there was a contract on the property but the sale fell through. We speculate the loan application was not approved due to the overall poor condition of the property. If my company makes an offer, it would be a cash purchase.

Although we do see a lot of potential in this property and would like to make an offer, we will not do so unless the zoning can accommodate an income generating business. Again, our intentions are to restore the house for use as a B&B with small restaurant.

Thank you in advance for your consideration.

Kind Regards,

Paula Whitney (paula@whitney.net)
Owner
Haymarket Union Associates



Paula Whitney
c/o Cindy Todd
581 Old County Road
Etna, ME 04434

Property Inspection, 154 Main Road South, Hampden

Dear Paula,

We have reviewed the property located at 154 Main Road South in Hampden in order to determine issues with the property that would impact short and long term ownership of the property. Our property tour was undertaken on April 15, 2013. The property is referred to as the Gilbert Mansion.

The property consists of a Victorian home and attached barn structure. The buildings date back to the 1880's with the house being 2 stories and 5,500± sf of living space. The property is 7 ac and is shown on Hampden's tax map 6 as lot 46. The property has a concrete slab southerly of the house and barn which appeared to be a garage.

The property's 7 acres is primary wooded with only the front yard of the house currently in a manicured lawn. The land has some remains of old berms and drainage piping that have limited function at the current time and a stream runs around the back of the barn and down the side of the property. A large area behind the house and barn appear very wet at the time of our tour and may be functionally wetland areas.

The barn is in very poor condition with the southerly side of the roof having numerous holes visible from inside the barn. The barn has a dirt floor and is post & beam construction. The timbers appear to be in reasonable condition with the exception of several that have been exposed to moisture from roof issues. The foundation for the barn is in very poor condition and would need full restoration. Reconstruction or restoration of the barn would be difficult and costly. The barn is considered non-functional and should be removed to eliminate a safety concern. Some of the timber may be salvageable to the right person.

The driveway is gravel from the road to the house and there is a paved & concrete circle located beside the house and the old slab/garage. This area is in poor condition. The garage slab has a floor drain and the remains of an old oil tank. It appeared that the garage may have had a below grade level but exploration was limited due to the existing conditions.

The house has been resided with modern materials; however, the underside appeared to be wooden block style siding. This type of siding was identified in various areas inside portions of the house. The foundation is a combination of several materials. The original foundation appears to be rock with granite blocks on the above grade levels. Some of the granite blocks appear to have shifted over the years. The foundation has been worked on over the years with some portions being concrete, brick and stone bricks. The front porch is constructed out of large granite blocks and show evidence of settling. This settling is also noticeable on the front ariel windows, which have an obvious slant to the sills.

The roof on the main structure of the house is a slate roof and based on internal attic observations, it appears to be functional at this time but shows evidence of leakage. Our observation of the roof indicates that it has areas of damaged slate and we observed pieces of slate on porch roofs. There are three porches associated with the house. The front porch roof has been replaced and consists of a rubber membrane material and appears to be in good condition. The porch on the back of the main house appears to be a metal roof and may be tin. The rear porch's roof is an asphalt material and it is in very poor condition and needs to be replaced. The roof has internal gutters, which mean that they were constructed as part of the roof/eaves and not externally mounted onto the fascia of the building. The down spouts are missing.

The rear of the ell has a fire place constructed external to the house and a concrete patio. The concrete has the date of 1970 scribed into the slab. The fire place appears to require some repair to the mortar joints.

The side door enters the front porch that appears to have been converted or built as a 3 season room after the original home. The interior wall appears to have siding from the original house. We noticed water stains on the wall paper in the room adjacent to the front door. We could not determine if this was active or an old stain. The great room on the north side of the house has had active improvements including reconstruction of the fire place and hearth. The ceiling has been replaced with sheet rock and is cracked in some locations. The room is currently unfinished.

The hallway at the front entrance includes the staircase to the second floor and extends to a door entering the back porch. The porch could not be accessed as the door was stuck shut. There were pipes extending to the second floor that were cut off and hanging by the back door. The library has very nice built in shelving; however, the shelves all appear to have had door attached to them and are all missing. The entrance door is a series of shutters. The first floor bathroom is accessed from the library and is an old style bath. Bathrooms were typically added to homes of this age. The floor was noticeably unlevel and the room looked generally unfinished.

Ceilings in several rooms on the first floor were the old ornate tin ceilings and looked to be in good condition. The kitchen was in the rear ell of the house and in typical fashion for the period was constructed in the lower grade products including flooring. The kitchen was old and in need of total updating. The pantry cabinets were being supported by a car jack. The back of the kitchen provides a laundry room, access to the barn and to the rear porch. The laundry room has a laundry chute from the second floor. The entry to the barn is in rough condition.

The second floor appears to be laid out as an owner and servant's format. The rear ell on the house appears to be the servant's quarters with the front, main house being the owner's quarters. The floor in one of the back bed rooms is out of level as may be seen on the window sill in the room. The window looks square but the window apron is angled.

The rear ell has the only bathroom for the upstairs. One room looks as though work was initiated for a potential second bathroom; however, it is far from completion. One of the front bedrooms has a sink in it and another has a pad which looks like it may have been used for a toilet.

We observed some black mold on the ceiling of one room and extending down the wall. Looks like it may have been from a leak in the roof. Another room also has some water stains from a potential roof leak.

The attic was clean and in good condition overall. We did observe several areas which appeared to have water stains from past on ongoing roof leaks. The timbers looked to be in good condition. The attic floor appeared to have a small amount of cellulose insulation. The attic contained a power vent fan for ventilation of the space.

The basement contained the furnace and fuel tank. The tank was a 275 gallon oil tank and show signs of significant water ponding levels in the basement. The water mark on the tank was approximately 24" above the floor level. The furnace appeared to be in good condition and the heating system has 5 zones served with independent circulator pumps. Two of the pumps were an old style and 3 were more modern equipment.

The basement has various compartments that may have corresponded to the sequence of construction on the home. The foundation has had ongoing work over the years and continues to require attention for water leakage and stability. There was moisture under the oil tank and comes down the foundation wall behind the tank. The northerly side of the basement has multiple sump pumps connected with lines extending out the side window.

It does appear that the significant efforts have been undertaken to stabilize and shore the foundation and the first floor. Several floor posts and steel beams have been added. There are still several places have water issues with wood contact and direct exposure to the outside. There is no foundation between the front porch and the basement.

Only one area in the basement has insulation and that is under one of the porches and that insulation was installed incorrectly and is in poor condition.

The water has been disconnected and the meter removed. The building fixtures have been winterized due to vacancy.

This home has some wonderful features and nice woodwork in many of the rooms. The fire places would need to be fully inspected prior to any use. The outside fireplace is odd unless it was rebuilt and the area use to be a summer kitchen originally. The side of the barn has some fire char damage not too far from the porch.

The basis of our inspection of the property was to determine if the buildings were structurally sound and identify any issues with the property. Based on our observations, we offer the following opinions.

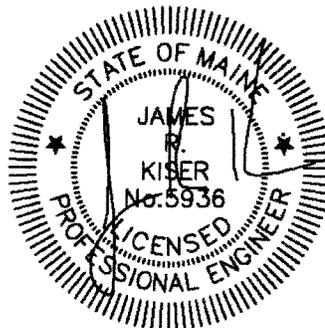
- The barn is structurally in very poor condition and should be removed.
- The house had past structural problems and had substantial work to stabilize the building. This work did not seek to rectify settlement in the wood frame structure.
- Water in the basement has risen to significant levels and the area continues to have water and moisture issues.
- The building appears to have minimal to no insulation in the exterior cavities.
- There is one bath on each floor.
- Due to age lead based paint is expected to be present on both the interior and exterior of the house.
- The entire inside of the house needs some level of improvements.
- The slate roof appears to be in varying conditions and evidence of leakage was present. Slate roofs are very expensive to repair and or replace.

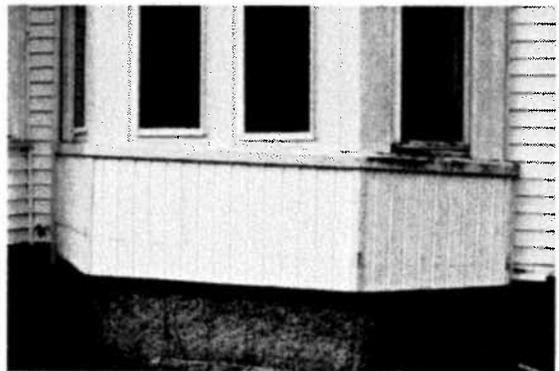
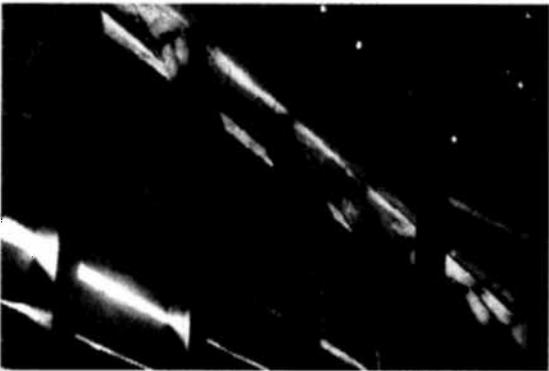
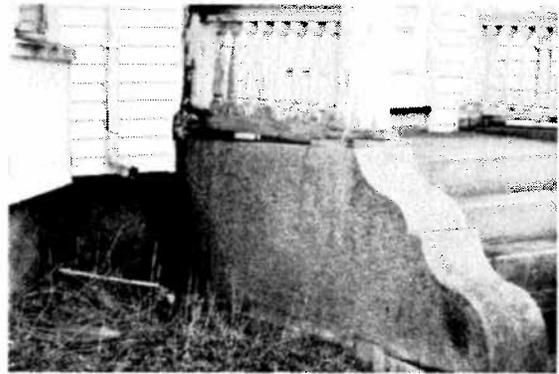
This building will require significant investments of time and revenue to restore and update the structure to a home that would be comfortable for living on a year-round basis. Attached to this report are numerous photos taken during our tour of the property. If you have any questions or need further assistance regarding this property, please contact us.

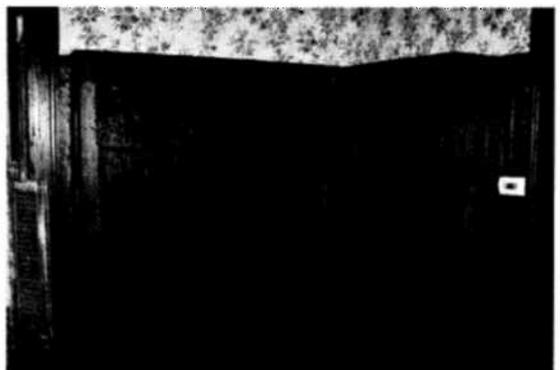
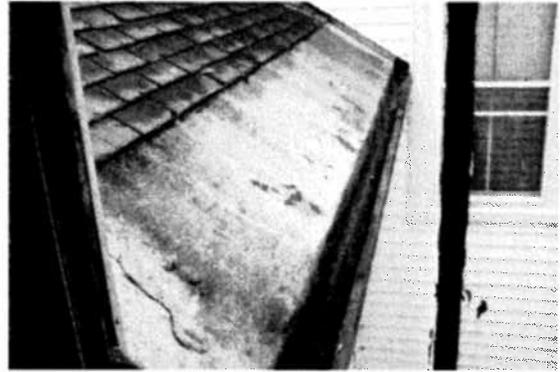
Best Regards,

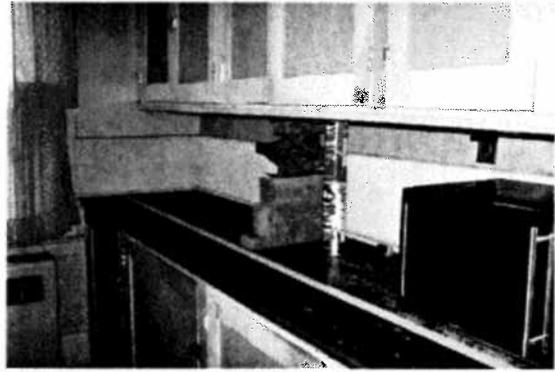
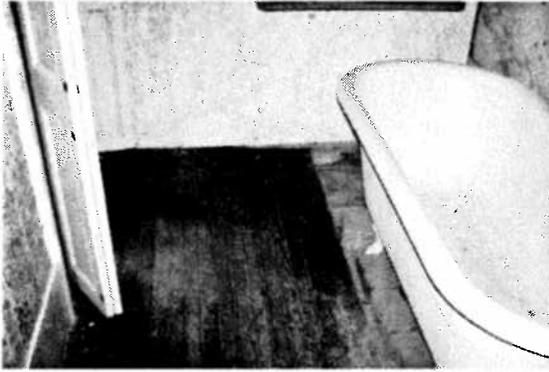


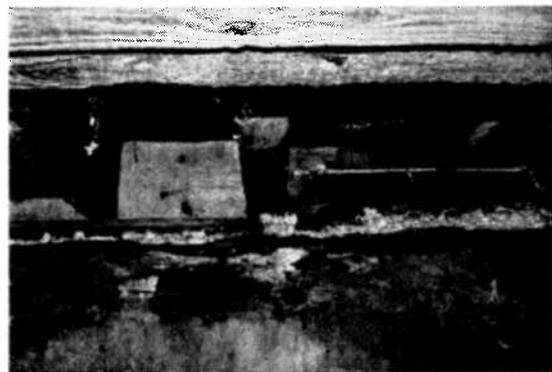
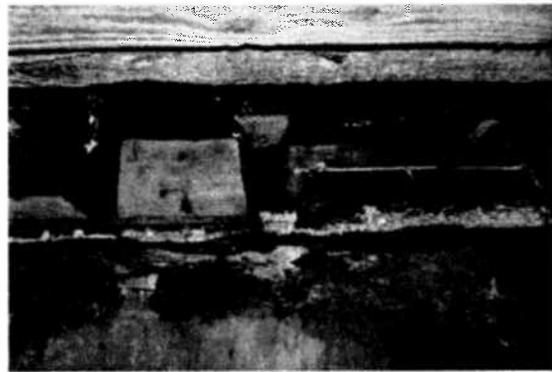
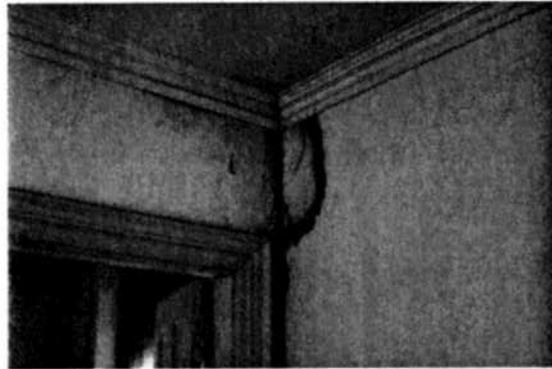
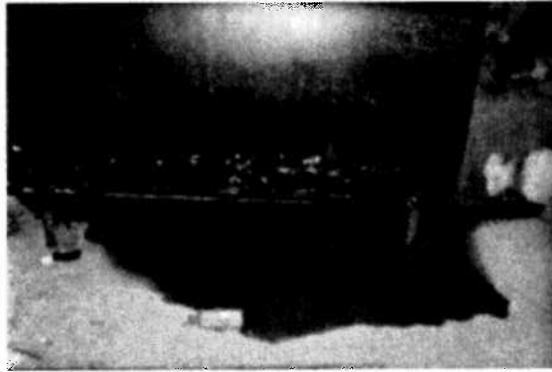
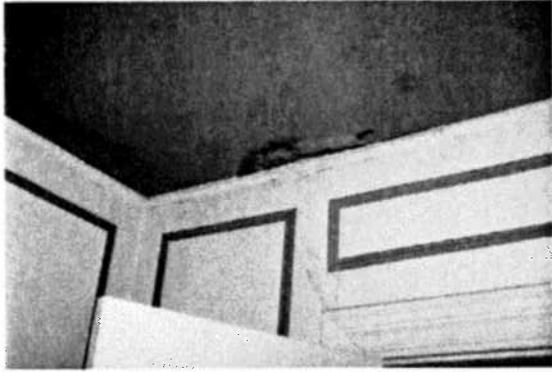
James R. Kiser, PE
Kiser & Kiser Company

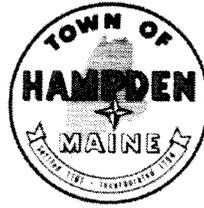












TO: Mayor Hughes and Hampden Town Council
FROM: Robert Osborne, Town Planner
SUBJECT: Draft Zoning Ordinance Text Amendment, Village Commercial Signs
DATE: May 15, 2013

At a recent Planning and Development Committee meeting there was a recommendation to create a council resolution to amend the sign provisions of the Zoning Ordinance to allow internal illumination of signs in the Village Commercial Districts. The attached amendments accomplish this and also make minor adjustments on shopping center signage.

TOWN OF HAMPDEN
Draft

The Town of Hampden Hereby Ordains
Proposed Amendments to the Zoning Ordinance

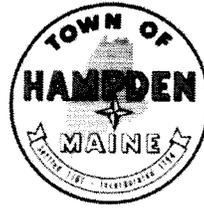
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4.8.7. Signs in the Commercial Districts *Amended 01/21/03*

1. *Signs in the Business District and Rural Business District* - Two (2) of the following sign options identifying on-premises business names, uses or goods sold or services rendered shall be allowed for uses in the Business District and the Rural Business District: *Amended 01/21/03*
 - a. One (1) freestanding sign, not to exceed thirty-six (36) square feet.
Amended 01/21/03
 - b. Wall signs not to exceed one and one-half (1-1/2) square feet of area for every running foot of building frontage. The aggregate area of all wall signs on the premises shall not exceed one hundred fifty (150) square feet.
 - c. One (1) projecting or roof sign not to exceed thirty-six (36) square feet in area. *Amended 01/21/03*
2. *Signs in the Business B District* - Two (2) of the following sign options identifying on-premises business names, uses or goods sold or services rendered shall be allowed for uses in the Business B District provided total signage does not exceed 250 square feet in area. *Amended 01/21/03*
 - a. One (1) freestanding sign, not to exceed fifty (50) square feet in area. *Amended 01/21/03*
 - b. Wall signs not to exceed two square feet of area for every running foot of building frontage. The aggregate area of all wall signs on the premises shall not exceed two hundred (200) square feet.
 - c. Projecting signs not to exceed (25) square feet in area.
3. *Signs in the Commercial Service District* - The following signs, identifying on-premises business names, uses or goods sold or services rendered shall be allowed for uses in the Commercial-Service District: *Amended 01/21/03*
 - a. One (1) freestanding sign, not to exceed thirty-six (36) square feet.
Amended 01/21/03
 - b. Wall signs not to exceed two (2) square feet of area for every running foot of building frontage. The aggregate area of all wall signs on the premises shall not exceed two hundred (200) square feet.
 - c. One (1) projecting, or roof sign not to exceed seventy-two (72) square feet in area. *Amended 01/21/03*

- d. Industrial Parks, as defined, may erect one industrial park sign per entrance. Such sign shall not exceed fifty (50) square feet.
4. *Signs in the Interchange District* - The following signs, identifying on-premises business names, uses or goods sold or services rendered, shall be allowed for uses in the Interchange District: *Amended 01/21/03*
- One (1) freestanding, projecting, or roof sign not to exceed one hundred fifty (150) square feet in area. *Amended 01/21/03*
 - Wall signs not to exceed four (4) square feet of area for every running foot of building frontage. The aggregate area of all wall signs on the premises shall not exceed four hundred (400) square feet.
 - Industrial parks, as defined, may erect one (1) industrial park sign per entrance. Such sign shall not exceed fifty (50) square feet.
5. *Signs in the Village Commercial and Village Commercial II Districts* - Two (2) of the following sign options identifying on-premises business names, uses or goods sold or services rendered shall be allowed for uses in the Village Commercial District provided total signage does not exceed 30 square feet in area. *Amended 01/21/03*
- One (1) freestanding sign ~~indirectly illuminated~~ not to exceed twenty-four (24) square feet in area and fifteen (15') feet in height. *Amended 01/21/03*
 - Wall signs not to exceed twelve (12) square feet in area.
 - Projecting signs not to exceed (12) square feet in area.
 - Prohibited signs* - No ~~internally illuminated or~~ roof signs shall be permitted in the Village Commercial District.
 - Shopping center signs* - Shopping Center Signs shall be allowed in conformance with *Article 4.8.7.7*, provided the sign ~~is neither internally illuminated nor does not~~ does not exceeds ~~fifteen (15')~~ twenty (20') feet in height.
6. *Fuel sales* - In addition to signs allowed under *Article 4.8.7* of the Ordinance, uses selling gasoline or diesel fuel may display one sign not to exceed sixteen (16) square feet in area, advertising the price of said gasoline or diesel fuel.
7. *Signs in shopping centers* - In addition to signs allowed under *Article 4.8.7* of the Ordinance, Shopping centers, as defined, each ~~store or shop~~ tenant within the shopping center may have a projecting or roof sign (where permitted) not to exceed thirty-six (36) square feet. Additionally ~~stores~~ each tenant within the shopping center shall be allowed wall signs ~~as allowed in 4.8.7.1.b above~~ not to exceed thirty (30) square feet. Notwithstanding the foregoing limitation on wall signage the wall signs may be increased to fifty (50) sq. ft. if both the exterior wall of the tenant space is 50 feet or more from the street frontage and if that tenant has a floor area of at least 10,000 sq. ft. and one (1) detached or freestanding sign as allowed under Article 4.8.7.1.a. above. Each shopping center may display a shopping center sign naming the shopping center and identifying uses or services rendered on the premises and/or the name(s) of stores on the premises. The main panel of the sign, which names and gives general information about the

~~shopping center shall not exceed twenty four (24) square feet in area. In addition, each store or shop in the shopping center may display a single sign, attached to the shopping center sign, identifying the name of the store or shop and services it provides. Such store or shop sign shall not exceed six (6) square feet in area. shopping centers shall not have individual freestanding signs for each tenant, but instead shall have one common freestanding sign identifying the shopping center and the tenants therein. The overall size of the freestanding shopping center sign shall not exceed sixty (60) sq. ft. The shopping center freestanding sign shall consist of a place name for the shopping center located at the top of the sign not to exceed twelve (12) sq. ft. in area and tenant identification not to exceed forty-eight (48) sq. ft. in area. No one tenant's sign content shall exceed twenty-four (24) sq. ft. of the shopping center sign's area and shall not be less than six (6) sq. ft.. The tenant area of the shopping center sign may either be utilized by identifying the name of the tenant's premises (such as Smith's Pet Shop) or by categorically identifying what the tenant's use is (such as bakery or florist).~~



TO: Mayor Hughes and Hampden Town Council
FROM: Robert Osborne, Town Planner
SUBJECT: Draft Zoning Ordinance Text Amendment, Bed and Breakfasts in the Residential B District
DATE: June 3, 2013

We have recently received a request to consider a Zoning Ordinance Text Amendment to allow bed and breakfast use in the Residential B District. The request stems from the situation with the old Gilbert Mansion located at 154 Main Road South in a split zone of Residential B on the street and Rural to the rear of the parcel. The Rural District would contemplate the Bed and Breakfast use but the Residential B District does not.

It would seem reasonable to contemplate such a use on streets such as Main Road and to limit the use to re-use of existing buildings although alterations and expansions of such buildings could be contemplated as well.

TOWN OF HAMPDEN
Draft

The Town of Hampden Hereby Ordains
Proposed Amendments to the Zoning Ordinance

Deletions are ~~Strikethrough~~ Additions Double Underlined

3.8. Residential B District

3.8.1. Purpose - These areas are designated for a mixture of residential uses: single family, multi-family, and mobile home parks, developed as either individual lots, conventional subdivisions or cluster subdivisions. In addition, the RB District shall allow certain low impact nonresidential uses.

3.8.2. Deleted - *(Amended 12-05-05, Effective 01-04-06)*

3.8.3. Permitted Uses (Subject to Site Plan Review where applicable) - Single family dwellings, certified manufactured homes, home day care (subject to *Article 4.19*), accessory uses and structures; non commercial parks or playgrounds, essential service, congregate care facility, public schools, multi-family structures, multi-family attached structures, elderly housing, mobile home parks (subject to *Article 4.13.3*) home occupation (subject to *Article 4.10*),. *(Amended: 8-22-94, 1-21-97) (03-21-05)*

3.8.4. Conditional Uses (Subject to Site Plan Review) - Day care facility (subject to *Article 4.19*), churches, non-profit schools, funeral homes, community buildings, community facilities, nursing homes, bed and breakfast, institutional buildings in excess of 35 feet in height, buildings necessary for essential services, animals other than usual pets provided the premises consists of at least 2.5 acres, and animals shall be kept a minimum of fifty (50) feet from any property line. *(Amended: 8-22-94) (Amended: 12-04-01) (03-21-05) (Amended: 08-11-2008)*

3.8.5. Lot Dimensions

	Public Sewer & Water	On-Site Waste Disposal
Minimum Lot Area	- 16,500 sq. ft.	- 25,000 sq. ft.
Minimum Road Frontage	- 100 feet	- 125 feet
Minimum Setbacks:		
Street Yard	- 25 feet	- 30 feet
Other Yards	- 20 feet*	- 30 feet
Maximum Ground Coverage	- 25 percent	- 25 percent
Maximum Building Height	- 35 feet	- 35 feet

(Amended 12-05-05, Effective 01-04-06)

*Any lawfully existing lot of record situated in a Residential B District containing road frontage of 100' or less as of July 3, 1991 which is served by public sewer may be developed for single family dwellings and accessory structures with minimum side yards of not less than 10' each. Any such lots containing between 100' and 120' of road frontage may be developed for single family dwellings and accessory structures with minimum side yards of 10' each, plus .5' per side yard for each foot of road frontage in excess of 100'. *(Amended 7-6-92)*

Notwithstanding the above requirements, accessory structures which are not attached to a principal building may be located on a lot in accordance with the following:

Accessory Structures Ground Floor Area		Up to 250 Square Feet
Maximum Height	-	16 feet
Minimum Other Yard	-	5 feet

Once located in accordance with the foregoing requirements, said accessory structures shall not be attached to a principal building unless said structures are in compliance with the Other Yard requirement of the District. *(Amended: 10-3-94)*

3.8.6. Special District Regulations

1. No multi-family structures, cluster developments, and group developments in the RB District shall be established without public sewer and water service. Notwithstanding this regulation a single multifamily structure may be established with public water only
2. A single multi-family structure of up to six units may be located in areas with public water only provided that an additional 10,000 sq. ft. of lot area is provided for each dwelling unit over the base lot area requirement. Adequate area must be provided for an approved on-site waste disposal design and for an approved replacement on-site waste disposal system design.
3. Any combination of multi-family structures shall be allowed provided the maximum gross density does not exceed five (5) units per acre, nor shall any structure contain more than ten (10) units.
4. For multi-family structures in excess of four (4) units, the required yards shall be increased by two (2') feet per unit over four (4).
5. For churches, schools, funeral homes, community buildings, nursing homes and congregate care facilities, which abut an existing residential use or district shall increase the required other yard(s) setback by fifty 50% along the applicable property line(s). *(Amended: 1-16-96)*
6. Nursing homes shall not exceed a density of twenty-five (25) beds per acre.
7. No churches, schools, funeral homes, or community buildings shall be established unless it has public sewer and water service and access from, and frontage on an arterial street. *(Amended 12-05-05, Effective 01-04-06)*
8. Notwithstanding the maximum building height regulation herein building height for institutional uses may be up to 60 feet maximum height under the following condition: Buildings in excess of 35 feet in height shall provide additional setbacks on all yards as herein stipulated: Subtract 35 feet from the proposed building height and add that difference to each base yard setback requirement. *(Amended: 08-11-2008)*

EXAMPLE: A 60 foot tall building is proposed. By subtracting the base district building height from the proposed height the following is the result $60 - 35 = 25$. *(Amended: 08-11-2008)*

		Minimum Setbacks:	Modified Setback
Street Yard	-	25 feet	50 feet

Other Yard

- 20 feet

45 feet

9. *Infill Uses of Existing Community Buildings.* Community buildings of which portions are occupied by qualified community educational, fraternal, cultural and recreational activities such as an auditorium, library, historical building, lodge, indoor swimming, performing arts, etc. may also infill their vacant space with low traffic uses such as a single residential apartment unit, business or professional office, a single storage space consisting of records management and other similar uses as determined by the Code Enforcement Officer. Nonresidential infill uses may not be open between the hours of 9:00 pm and 8:00 am, except for special events upon a prior determination by the Code Enforcement Officer that the proposed event will not be unreasonably disruptive to other occupied buildings in the vicinity. The Planning Board review of the infill use must determine that the existing site development can either function properly with no changes or the Planning Board must be provided with a revised site plan that details the changes to the building and site development that will function properly and with minimal disruption to the neighborhood and limited modifications to the existing site development and building. Existing community buildings are not required to satisfy the area and yard requirements of Article 3.8.6.5. to utilize the provisions of Article 3.8.6.9. *Amended: 10-29-2012.*
10. *Bed and Breakfast.* Bed and breakfast use shall be limited to properties located on Main Road North and Main Road South and to the re-use of existing buildings in the Residential B District however alterations and expansions are contemplated in the reuse of such existing buildings.



Town of Hampden, Maine
Web GIS Maps and Online Property Information
Home Web Help Feedback User Guide

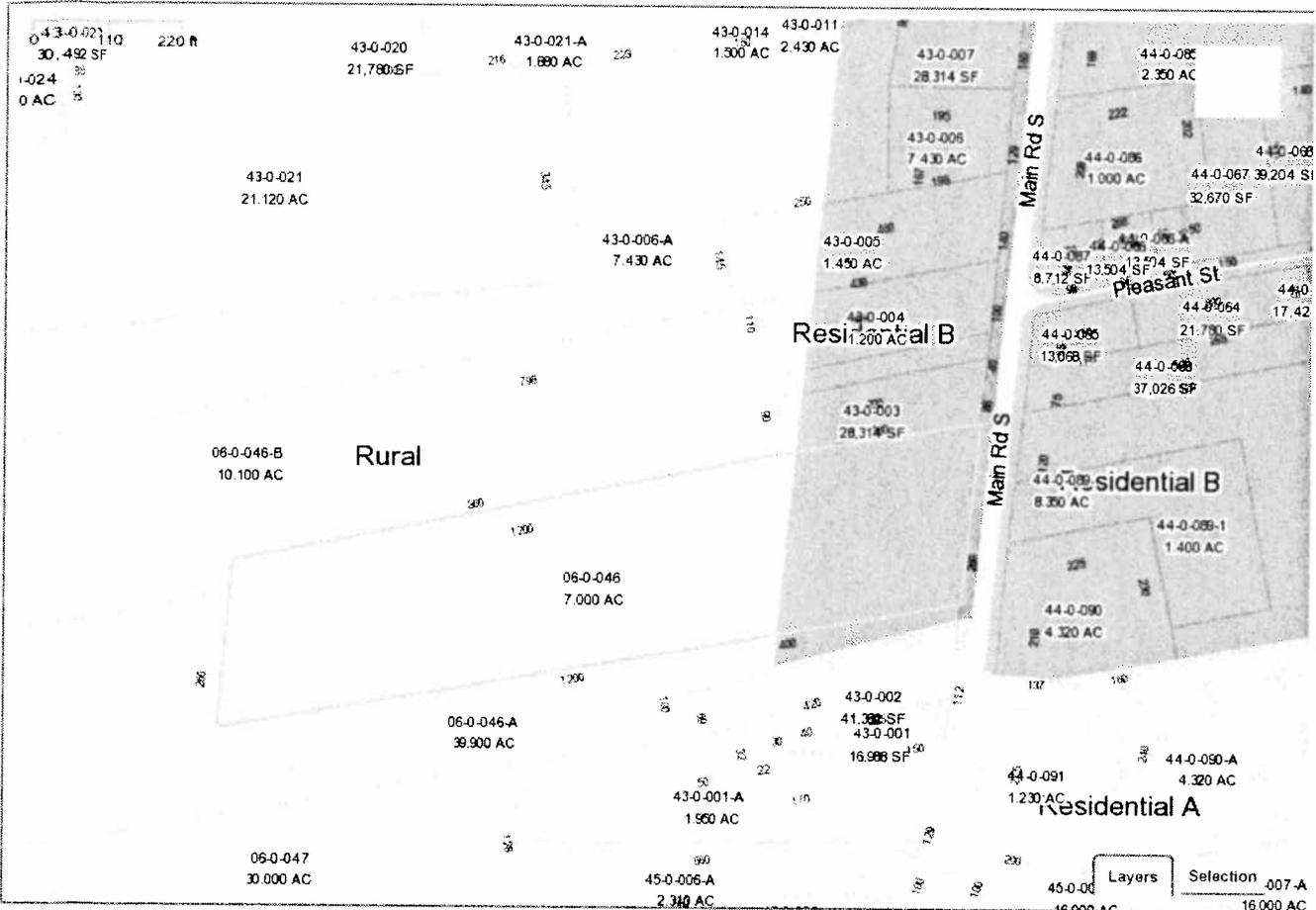
Search Address Owner Parcel ID
Street Address Search

GIS Map Property Details



Select a Property

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Layers Selection 007-A
16,000 AC 16,000 AC

- Zoning
- Shoreland Zoning
- Road Names
- Address Numbers
- Parcel ID Text
- Parcel Area Text
- Parcel Dimension Text
- Calculated Dimension Text
- Pipelines
- Roads
- Railroad
- Parcels
- Streams
- Water
- USGS Topo-Quads
- Aerial Photo 2011

1 : 2339.34

Last Update: Property Information - 9/13/2011, GIS Property Lines - 2010

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Hampden Business Park

Proposal for Final Development

Sargent Corporation, and its related real estate holding companies, SSR, LLC and SSR, LLC II (referred to collectively herein as “Sargent”), hereby offer the following proposal for final development of the Hampden Business Park, pursuant to the Town of Hampden’s Request for Proposals.

1. **Detailed Narrative:** Sargent proposes to complete infrastructure work in accordance with current design (except as noted) in exchange for the lots now remaining in the business park. The infrastructure will be built in two phases (see Sketch SK-1) with the completion of Phase 1 no later than December 31, 2015, and completion of Phase 2 no later than December 31, 2019.

Upon completion of Phase 1, the town will deed the following lots to Sargent for Sargent’s resale and/or development: 2,4,6,8,9,10,14, 17, and 19-32.

Upon completion of Phase 2, the town will deed the following lots to Sargent for Sargent’s resale and/or development: 33,34,35,36,37.

Please note on Sketch SK-1 that the lots intended for transfer as part of Phase 1 are cross-hatched horizontally, and those intended for transfer as part of Phase 2 are cross-hatched vertically.

This proposal is predicated on the following departures from the Town’s current infrastructure design:

- Cul-de-sacs will be constructed at lots 32 and 33 (see Sketch SK-1) and no wetland crossing will be constructed;
- Roadway design of Phase 3 will be optimized to reduce fill and the need for a “bridge-type” structure at the open space between lots 10 and 37 (see Sketch SK-1)

In addition to the above infrastructure considerations, this proposal is based on the following tax considerations:

- There will be no property taxes on properties transferred until such time as properties have either been sold or otherwise put to beneficial use by Sargent (building for lease). In this case, the use for certain parcels for stockpiling or grading for future development will not be construed as beneficial use.
- Upon either sale or beneficial use by developer, the developer (and successors) will receive Tax Increment Financing which will approximate a refund at 50% of the mill rate for the first ten (10) years after beneficial use.

2. **Estimated Costs and Benefits to Town**

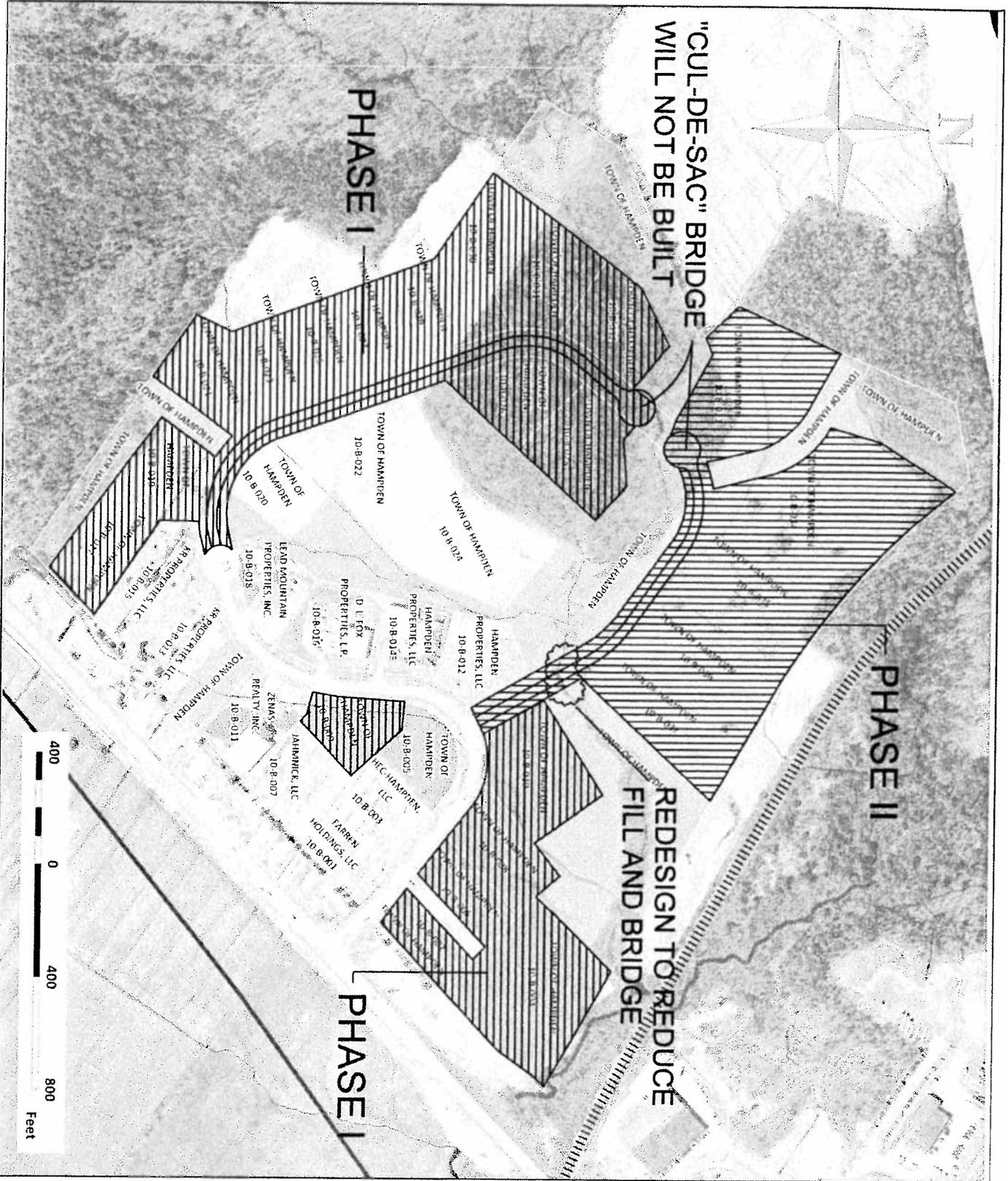
Costs: Sargent's costs for final design, permitting and construction of the two phases are estimated as follows"

- Phase 1 -- \$ 2,250,000
- Phase 2 -- \$ 1,225,000

Estimated financial benefits to Town of Hampden: Considered in terms derived purely from property taxes, estimated tax benefits are as follows:

27 lots with eventual valuation of ~ \$800,000 per lot = \$21,600,000 in additional property value. Taxed at the town's current mill rate of \$15.9 yields additional revenue to the town of \$171,720 per year during the first ten years and \$343,500 per year thereafter.

3. **Relevant project experience:** While Sargent constructed the existing Hampden Business Park, and the company has over two dozen investment properties, we have no current experience relative to speculative commercial development.
4. **References:** See '3' above.
5. **Proposed acquisition price:** Sargent proposes that the remaining lots be transferred to its ownership will be full consideration for construction of the town's infrastructure – in effect, an "even swap".
6. **Surety guarantee:** See attached letter from Skillings-Shaw Associates, our bonding agency.
7. **Developer's investment:** See '2' above.
8. **Acknowledgment to adhere to regulations:** Sargent hereby affirms its intent to abide by building permits, planning board approvals, inspections and coordination of all work activity. However, Sargent reserves the right to withdraw this proposal in the event an impasse occurs during consideration of Sargent's proposed adjustments to infrastructure.



"CUL-DE-SAC" BRIDGE
WILL NOT BE BUILT

PHASE II

REDESIGN TO REDUCE
FILL AND BRIDGE

PHASE I

PHASE I



SKETCH SK-1