



HAMPDEN TOWN COUNCIL
HAMPDEN MUNICIPAL BUILDING
AGENDA

MONDAY

JUNE 17, 2013

7:00 P.M.

• **6:30 pm – Finance & Administration Committee Meeting**

A. CONSENT AGENDA

1. SIGNATURES
2. SECRETARY'S REPORTS
3. COMMUNICATIONS
4. REPORTS

- a. Bangor Humane Society Report – May 2013
- b. Finance & Administration Committee Minutes – 6/3/2013

B. PUBLIC COMMENTS

C. POLICY AGENDA

1. PUBLIC HEARINGS

- a. FY 2013-2014 Budget

2. NOMINATIONS – APPOINTMENTS – ELECTIONS

- a. Services Committee Recommendations re New Applications for Appointment to Pool Board of Trustees:

1. Sam Manhart
2. Benjamin Curtis
3. Susan O'Brien

3. UNFINISHED BUSINESS

- a. Ordinance Authorizing Conveyance of Land Owned by the Town of Hampden (Old Hampden Academy Property) – Introduction for Public Hearing
- b. Public Works Meal Certificate Policy – Infrastructure Committee Recommendation

NOTE: The Council will take a 5-minute recess at 8:00 pm.

4. NEW BUSINESS

- a. Draft Zoning Ordinance Text Amendment re Village Commercial Signs – Referral to Planning Board
- b. Draft Zoning Ordinance Text Amendment re Bed and Breakfasts in the Residential B District – Referral to Planning Board
- c. Draft Zoning Ordinance May Amendment – Old Hampden Academy – Referral to Planning Board
- d. July Meeting Dates

D. COMMITTEE REPORTS

E. MANAGER'S REPORT

F. COUNCILORS' COMMENTS

G. ADJOURNMENT

Bangor Humane Society
 693 Mt. Hope Avenue
 Bangor ME 04401

A-4-a

ASML

Town of Hampden Attn: Susan Lessard 106 Western Avenue Hampden ME 04444
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Stray Animal Statistics, May 2013

Type Of Animal	Stray Animals Released To BHS By Owners	# Animals Received	# Animals In Holding From Previous Months	# Adopted	# Euthanized	# Reclaimed	# Animals Currently in Holding
Dog	0	1	0	0	0	1	0
Puppy	0	0	0	0	0	0	0
Cat	0	0	1	0	0	0	1
Kitten	0	0	5	0	0	0	5
Other	0	0	0	0	0	0	0

Reasons for Euthanasia

DOGS	0	
PUPPIES	0	
CATS	0	
KITTENS	0	

Animals Returned to Owner

Owner's Name	Address	Impound Fee	Animal	License Info	Reclaim Date
Jillian Grover	54 Maine Rd. N., Hampden, ME 04444	None	Cairn Terr.	076460	5-14-13

May 2013

1	animals brought to us by private citizens
0	animals brought to us by the ACO
0	animals brought to us by the police department

FINANCE & ADMINISTRATION COMMITTEE MINUTES

Monday, June 3, 2013

Attending:

Councilor Tom Brann	Councilor Jean Lawlis
Councilor David Ryder	Town Manager Susan Lessard
Councilor Carol Duprey	Public Works Director Chip Swan
Councilor William Shakespeare	Mayor Janet Hughes

The meeting was opened at 5:40 p.m. by Mayor Hughes.

1. Meeting Minutes May 20, 2013 – Motion by Councilor Lawlis, seconded by Councilor Brann to approve as presented. Unanimous vote in favor.
2. Review & Sign Warrants – Warrants were reviewed and signed by the Committee.
3. Old Business
 - a. 2013/2014 Budget – The Town Manger presented information regarding the Pool Enterprise Account, the Library endowment, the Recreation Enterprise Account and the Skehan Center Enterprise Account budgets. Councilor Ryder asked for additional information regarding the library endowment with respect to how much annually is taken from the endowment for books and programming. The Manager will get that information and provide it to the Committee. There were also questions regarding the Pool and how many memberships it had, as well as what percent of the residents use the facility. Questions related to pool use/funding are on the Town survey and that information will hopefully give the Council a better understanding of the public's view of the pool. Questions were raised concerning the cleaning budget associated with the Skehan Center as well. The manager will have the Recreation Director address that issue with the Committee.
 1. Pool Endowment
 2. Library Endowment
 3. Recreation Enterprise Account
 4. Skehan Center Enterprise Account
 - b. Bus Ridership Report – The Town Manager presented the ridership information related to the bus broken down by fare type so that Councilors could better understand the usage

patterns of people who utilize the bus. It was mentioned that the bus schedule posted is not current to include Saturday service. The Manager will contact the BAT system and ask for it to be updated.

- c. Public Works Truck Bid Results – Public Works Director Chip Swan presented the recommendation of the Infrastructure Committee to award the truck bid to Whited for \$73,239.80. The recommendation for financing of the vehicle is for a 3 year lease-purchase. Motion by Councilor Shakespeare, seconded by Councilor Brann to recommend to the full Council that the truck bid be awarded to Whited for \$73,239.80 to be funded as a three-year lease purchase. Unanimous vote in favor.

4. New Business - None
5. Public Comment - None
6. Committee Member comments – None

The meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Susan Lessard
Town Manager



**TOWN OF HAMPDEN
PUBLIC NOTICE**

C-1-a

Notice is hereby given that the Hampden Town Council will hold a public hearing at 7:00 pm on Monday, June 17, 2013 at the Hampden Municipal Building for consideration of the entire FY 2014 proposed town budget.

**PROPOSED 2014
HAMPDEN TOWN BUDGET**

ACCOUNT NUMBER	ACCOUNT NAME	PROPOSED BUDGET 2014
01-01	ADMINISTRATION	\$571,822.00
01-02	GIS/IT	\$115,083.00
01-03	COMMUNICATIONS	\$21,479.00
01-05	TOWN COUNCIL	\$35,090.00
01-10	MUNICIPAL BUILDING	\$85,890.00
01-15	TAX COLLECTOR	\$6,000.00
01-20	ELECTIONS	\$7,039.00
01-25	PLANNING/ASSESSING	\$252,149.00
01-30	ECONOMIC DEVELOPMENT	\$113,583.00
05-03	NON-DEPT. UTILITIES	\$468,400.00
05-01	POLICE	\$1,000,379.00
05-05	FIRE DEPARTMENT	\$966,835.00
05-10	PUBLIC SAFETY	\$185,131.00
10-01	PUBLIC WORKS	\$1,282,415.00
10-05	MUNICIPAL GARAGE	\$29,080.00
15-10	SOLID WASTE	\$388,274.00
20-01	RECREATION	\$136,544.00
20-10	DYER LIBRARY	\$238,092.00
20-20	LURA HOIT POOL	\$224,630.00
20-25	MARINA	\$0.00
25-10	THE BUS	\$89,380.00
30-10	BUILDINGS & GROUNDS	\$91,564.00
*38-00	OUTSIDE AGENCY REQUESTS	\$0.00
40-10	GENERAL ASSISTANCE	\$7,500.00
50-10	DEBT SERVICE	\$370,671.00
55-00	RESERVES	\$140,000.00
67-10	TIF	\$17,110.00
GROSS	MUNICIPAL BUDGET TOTAL	\$6,844,140.00
LESS	MUNICIPAL REVENUES -	\$3,226,750.00
= NET	MUNICIPAL BUDGET TOTAL	\$3,617,390.00
	SAD #22 TAXATION AMOUNT	\$5,559,261.00
	COUNTY TAXATION AMOUNT	\$731,537.00
	ESTIMATED TOTAL TAXATION REQUIREMENT	\$9,908,188.00

* Outside Agency Requests have been made, but recommendation for funding is not included in this budget.

Proposed FY 2014 budget figures are as of 6/3/13. Estimated mil rate impact as presented is a .50 increase (current mil rate is 15.90/thousand and has been for six years).

Copies of the entire proposed FY 2014 Budget are available for public inspection at the Hampden Town Office.

CONSENT #19000 411



Check One: Initial Application
 Reappointment Application

TOWN OF HAMPDEN
APPLICATION FOR TOWN BOARDS AND COMMITTEES

C-2-a-3

NAME: O'Brien Susan C
LAST FIRST MI

ADDRESS: 277 Monroe Rd. Hampden 04444
STREET TOWN ZIP

MAILING ADDRESS (if different): _____

TELEPHONE: 207-356-4862 862-3254
HOME WORK

EMAIL: Susan obrien88@gmail.com

OCCUPATION: Grade 5 teacher

BOARD OR COMMITTEE PREFERENCE:
FIRST CHOICE: Pool Board

SECOND CHOICE (OPTIONAL): _____

How would your experience, education and/or occupation be a benefit to this board or committee? _____

33 yrs teacher, avid swimmer, use the pool in the winter

Are there any issues you feel this board or committee should address, or should continue to address? _____

I love having this pool in town & want to support it,

- CONSERVATION COMMITTEE
- BOARD OF ASSESSMENT REVIEW
- PERSONNEL APPEALS BOARD
- LURA HOIT MEMORIAL POOL
- ECONOMIC DEVELOPMENT COMMITTEE
- FRIENDS OF DOROTHEA DIX PARK

3 YEAR

- DYER LIBRARY
- RECREATION COMMITTEE
- BOARD OF APPEALS
- HISTORIC PRESERVATION COMMITTEE
- TREE BOARD

5 YEAR
PLANNING BOARD

FOR TOWN USE ONLY		Date Application Received: FEB 04 2013
COUNCIL COMMITTEE ACTION: <u>Interviewed/Recommended Appointment</u>		DATE: <u>6/10/13</u>
COUNCIL ACTION: _____		DATE: _____
<input type="checkbox"/> NEW APPT	<input type="checkbox"/> REAPPOINTMENT	DATE APPOINTMENT EXPIRES: _____

C-3-a

TOWN OF HAMPDEN

ORDINANCE AUTHORIZING CONVEYANCE OF LAND OWNED BY THE TOWN OF HAMPDEN

RECITALS

Whereas, the Town of Hampden owns land and the improvements thereon acquired from Maine School Administrative District No. 22 by virtue of a deed dated October 5, 2012, recorded in the Penobscot County Registry of Deeds in Book 12969, Page 195 (hereinafter the "Old Hampden Academy Parcel"); and

WHEREAS, the Town of Hampden has been negotiating with Historic Hampden Academy, LLC concerning its acquisition of the Old Hampden Academy Parcel; and

WHEREAS, as part of the negotiations, Historic Hampden Academy, LLC has agreed to lease the so-called Skehan Center building and associated common areas and parking spaces located on the Old Hampden Academy Parcel to the Town of Hampden.

NOW, THEREFORE, THE TOWN OF HAMPDEN HEREBY ORDAINS:

1. That the Town of Hampden shall convey the Old Hampden Academy Parcel to Historic Hampden Academy, LLC in accordance with the terms and conditions of a Purchase and Sale Agreement to be approved by the Town Council by separate action.
2. That the Town of Hampden shall lease the so-called Skehan Center building located on the Old Hampden Academy Parcel and associated common areas and parking spaces from Historic Hampden Academy, LLC in accordance with the terms and conditions of a Purchase and Sale Agreement and Lease Agreement to be approved by the Town Council by separate action.
3. That the Town Manager is hereby authorized to execute any and all documents deemed necessary or appropriate to accomplish the transactions authorized by this Ordinance and contemplated by the Purchase and Sale Agreement and Lease Agreement to be approved by the Town Council by separate action(s).
4. That this Ordinance shall become applicable upon the date of adoption by the Town Council.

C-3-b

PUBLIC WORKS MEAL CERTIFICATE POLICY

At such time that Public Works Employees are required to work overtime for the purpose of plowing snow, they shall have the option of obtaining a \$10 meal certificate for meals during the overtime period worked.

The Public Works director shall keep a record of the certificates provided to each department member, and at the end of each week of the plowing season, the total value of certificates granted shall be reflected on each employee's payroll record and taxed as earned income.

C-4-a



TO: Mayor Hughes and Hampden Town Council
FROM: Robert Osborne, Town Planner *RO*
SUBJECT: Draft Zoning Ordinance Text Amendment, Village Commercial Signs
DATE: June 12, 2013

At the June 5, 2013 Town Council Planning and Development Committee meeting this item was recommended to be referred to the Hampden Planning Board for public hearing, review and recommendation (see draft minutes excerpt below).

C. *Village Commercial Sign Text*

Sign provisions were discussed and the following action occurred.

Committee Action: *Motion was made and seconded to forward amended provisions to Council with request for forwarding to the Planning Board for review and comment. M-Jean/S-Dave Vote: 4-0.*

This draft amendment of the sign provisions of the Zoning Ordinance allow internal illumination of signs in the Village Commercial Districts and also make adjustments on shopping center signage.

TOWN OF HAMPDEN
Draft

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

Deletions are ~~Strikethrough~~ Additions Double Underlined

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
- a. One (1) freestanding, projecting, or roof sign not to exceed one hundred fifty (150) square feet in area. *Amended 01/21/03*
 - b. 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.
 - c. 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*
- a. 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*
 - b. Wall signs not to exceed twelve (12) square feet in area.
 - c. Projecting signs not to exceed (12) square feet in area.
 - d. *Prohibited signs* - No ~~internally illuminated~~ or roof signs shall be permitted in the Village Commercial District.
 - e. *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 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).

C-4-b



TO: Mayor Hughes and Hampden Town Council
FROM: Robert Osborne, Town Planner RCO
SUBJECT: Draft Zoning Ordinance Text Amendment, Bed and Breakfasts in the Residential B District
DATE: June 12, 2013

At the June 5, 2013 Town Council Planning and Development Committee meeting this item was recommended to be referred to the Hampden Planning Board for public hearing, review and recommendation (see draft minutes excerpt below).

5. *New Business:*

A. Zoning Change Requests

Planner requested a zoning amendment which would permit Bed and Breakfasts in the Residential B District.

Committee Action:

Motion was made and seconded to forward amended provisions to Council with request for forwarding to the Planning Board for review and comment. M-Jean/S-Dave. Vote 4-0

This amendment was prompted by a request. The attached materials document that request.

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 the re-use of existing buildings in the Residential B District however alterations and expansions are contemplated in the reuse of such existing buildings.

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

C-4-C



TO: Mayor Hughes and Hampden Town Council
FROM: Robert Osborne, Town Planner *RO*
SUBJECT: Draft Zoning Ordinance Map Amendment, Old Hampden Academy
DATE: June 12, 2013

At the June 5, 2013 Town Council Planning and Development Committee meeting this item was recommended to be referred to the Hampden Planning Board for public hearing, review and recommendation (see draft minutes excerpt below).

6. Comprehensive Plan Implementation

A. Zoning Amendment Discussion

Community and Economic Development Director requested the Committee consider initiating a zoning district amendment which would re-designate the former SAD #22 property (22 Acres) from Residential B and Residential A Districts to Commercial Service District II.

Committee Action: *Motion was made and seconded to forward zoning change request to change zoning designation of the former SAD #22 from Residential B to Village Commercial II. M-Bill/S-Dave. Vote 3-0.*

The proposal is to amend the Zoning Ordinance Map to change Map 36, Lot 76, Map 41, Lot 5, and Map 41, Lot 4, which are the three parcels that the old Hampden Academy property are comprised of from Residential B District and a smaller portion of Residential A District to Village Commercial II District. The neighboring commercial plaza including Schacht's, Eastern Maine Healthcare's new facility and Bangor Savings Bank is zoned Village Commercial II.

It was also discussed that the Comprehensive Plan contains language that would encourage the Council to consider such a change in zoning.

Four Mile Square

- 1.) *Create an institutional zone to accommodate the school complex on the western side of Route 1A within the Four Mile Square.*
- 2.) *Determine the appropriate re use for the "old" Hampden Academy once the new high school is constructed (east side of Route 1A)...*

TOWN OF HAMPDEN Draft

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

