

Planning and Development Committee
Wednesday June 1, 2016
6:00 PM
Conference Room
AGENDA

1. Approval of May 17, 2016 Minutes

2. Committee Applications:
 - A. Peter Neal, Application for Appointment as Harbor Master – Committee review for recommendation to Town Council

3. Updates:
 - A. Planning Board public hearing re MRC/Fiberight proposal continues on Wednesday, June 8 at 7 PM
 - B. Update on Planning Board consideration of proposed Ordinance Amendments referred by the Town Council
 - C. Marina Road signage

4. Old Business:

5. New Business:
 - A. Review of MRC/Fiberight street design in anticipation of future petition for public acceptance of street pursuant to own Ways Ordinance – Sean Thies, P.E., CES, Inc.
 - B. Review of MRC/Fiberight sewer design in anticipation of future petition for public acceptance of sewer pursuant to Sewer Ordinance – Sean Thies, P.E., CES, Inc.
 - C. MaineBiz opportunity for highlight article

6. Zoning Considerations/Discussion

7. Citizens Initiatives:
8. Public Comments:
9. Committee Member Comments:
10. Adjourn

Planning and Development Committee
May 17, 2016
6:00 PM
Conference Room
DRAFT MINUTES

1

Attendees:

Committee

Ivan McPike-Chair
Dennis Marble
Terry McAvoy
David Ryder
Mark Cormier, Councilor
Greg Sirois, Councilor
Stephen Wilde, Councilor

Staff

Angus Jennings, Town Manager

The meeting was called to order at 6:02 PM.

1. Approval of May 3, Minutes - Approved
2. Committee Applications – None.
3. Updates: Planning Board – Fiberight

Manager Jennings reported that the MRC/Fiberight application is under review by the Planning Board. The public hearing began on April 13, 2016 and was continued to May 11, and will continue again next Wednesday May 25 at 7 PM. The applicant will also appear before the Town Council for review of proposed roadway and sewer infrastructure in anticipation of bringing this infrastructure forward for public acceptance upon construction. In its role as Sewer Commissioners, the Town Council will be asked to consider establishing special sewer rates as authorized by the Sewer Ordinance for industrial users. Councilor McPike said that the applicant needs to keep the lines of communication open with the Town Council.

4. Old Business – None.
5. New Business:
 - A. Preview of FY17 Budget Proposal for Planning / Economic Development / Assessing / GIS-IT / TIF – Manager Jennings reported to the Committee that his proposed FY17 Budget for the Planning and Economic Development Departments includes a proposed reorganization. He summarized the prior Town Manager’s restructuring in April 2015 to put

the Community Economic Development Director in charge of both Economic Development and Planning after the former Town Planner resigned after his position was cut to part-time hours. Manager Jennings explained that he'd been observing the function of the Departments during his tenure, and feels that the absence of a full-time planner with corresponding training and education has resulted in work of the planning department not getting done. He feels that opportunities have been missed, and that the absence of a Town Planner has resulted in certain work of that department affecting the workload of other departments including GIS/IT, Code Enforcement and the Town Manager. He is recommending to fund a full-time Town Planner position in FY17 and to not fund a full-time Community and Economic Development Director position. This proposal will be part of the FY17 budget meeting on Monday May 23, and he wanted to discuss this proposal tonight.

Members of the Committee expressed support for the proposed direction. A question was asked about what types of work a Town Planner could do that is not being done. Manager Jennings said that policy areas like stormwater management had suffered, and that the number of known problems with the zoning ordinance and other ordinances indicate that the Town would benefit from a planner on staff with expertise in zoning and ordinances. He spoke about the opportunity to advance area-specific planning initiatives, such as for the Riverfront and the Town Center which have been identified but which would benefit from a town planner with understanding of zoning, infrastructure planning, financing and bringing together landowners, businesses and interested citizens.

Councilors McPike and Wilde said they think it is very important that the Town not lose its economic development capabilities, and that we retain someone to hand-hold applicants and developers through the permitting process. Manager Jennings agreed, and said that a good town planner would serve this role, and could better advise applicants about the requirements of zoning and other regulations to help avoid inefficiencies. He noted that the Town's permitting departments have less staff than they had a couple of years ago, and the changes he is proposing, including changes to the seating arrangements in the offices, will be intended to improve customer service and the function of the permitting departments.

6. Zoning Considerations/Discussions – None.
7. Citizens Comments – None.
8. Public Comments – None.
9. Committee Member Comments – None.
10. Adjourn: 7:15pm

Town of Hampden
106 Western Avenue
Hampden, Maine 04444



Phone: (207) 862-3034
Fax: (207) 862-5067
Email:
townmanager@hampdenmaine.gov

TO: Planning & Development Committee

FROM: Angus Jennings, Town Manager

DATE: May 29, 2016

RE: Notes for June 1 P&D Meeting

Item 3-A. Update on Planning Board review of MRC/Fiberight Proposal

After accepting nearly three hours of additional testimony at its May 25 hearing session, the Planning Board continued the public hearing to Wednesday, June 8 at 7 PM. New information from the applicant, the peer reviewer and members of the public continues to be added to the record for the public hearing. Materials on the hearing record have been uploaded to the Town website, in chronological order, and the following page will continue to be updated with new information as received prior to the close of the hearing:

http://www.hampdenmaine.gov/index.asp?Type=B_BASIC&SEC={4A19867E-D0B4-4B82-B42E-C84EFB172C6B}

Item 3-C. Marina Road Signage

Find attached recent correspondence from the Bangor City Solicitor indicating potential opportunity to install a sign within the layout of Marina Road (which is owned by the City of Bangor). I have also attached an excerpt of a MaineDOT road layout showing the layout of Marina Road. This was obtained from Jeffrey Rawcliffe during a meeting with me and with Kimberly McLaughlin on May 5.

A recommendation from the Committee is sought regarding whether to pursue signage within the Marina Road layout; on private property owned by Mr. Rawcliffe (upon execution of an easement and upon agreement to terms; or through continued efforts to secure permission for a sign within the MaineDOT road layout.

In addition to resolving a sign location, Ms. McLaughlin will update the Committee regarding her discussions with a sign designer.

Items 5-A, 5-B. MRC/Fiberight Infrastructure Anticipated for Public Acceptance

As part of its project currently proposed before the Planning Board, MRC/Fiberight is anticipating constructing a new road, and new sewer infrastructure both within the new road and extending eastward from the proposed project to connect with existing sewer infrastructure in Ammo Park.

Acceptance by the Town Council will eventually be required. The applicant has requested an appearance before the Planning & Development Committee to review proposed plans, and invite any guidance or direction regarding the design of either the road or sewer infrastructure as may be needed to ensure eligibility for public acceptance under the Town Ways Ordinance and the Sewer Ordinance, respectively.

Both the Town Ways Ordinance and the Sewer Ordinance were amended by vote of the Council on April 19, and the revised Ordinances took effect on May 19. At the June 1 meeting, the DPW Director and/or I will be prepared to summarize the performance standards and process requirements applicable to this proposed infrastructure.

This item would normally have been referred to the Infrastructure Committee but is brought to P&D as a courtesy to the applicant since the Infrastructure Committee does not meet again until June 27.

Item 5-C. Budget for Advertising and Marketing

My proposed FY17 Budget for Economic Development proposed funding for Advertising (\$2,000) and Marketing (\$0.00). The proposed amount for Marketing was reduced from the Department Head recommendation of \$3,500.

Mainebiz has offered two advertising/marketing opportunities to the Town, as detailed in attached correspondence. If the Town would like to pursue either or both of these opportunities, the recommended budget(s) for Advertising and/or Marketing would need to be revised accordingly for FY17.

As we discussed at the May 23 meeting, I do not recommend the \$4,495 fee for inclusion in the Book of Lists due to overall budget constraints. It may be worthwhile to increase the proposed Advertising budget from \$2,000 to \$2,250 in order to appear in the *Fact Book: Doing Business in Maine* publication including a one-page story on Hampden. This is brought to the P&D Committee for discussion and recommendation.



Check One: Initial Application Reappointment Application

2-a

TOWN OF HAMPDEN
APPLICATION FOR TOWN BOARDS AND COMMITTEES

NAME: Neal Peter B.
LAST FIRST MI

ADDRESS: 342 Pearl St. Bangor 04401
STREET TOWN ZIP

MAILING ADDRESS (if different):

TELEPHONE: 207-270-1270 207-924-6890
HOME WORK

EMAIL: pbneal@gmail.com

OCCUPATION: Funeral Director (semi-retired)

BOARD OR COMMITTEE PREFERENCE:
FIRST CHOICE: Harbor Master

SECOND CHOICE (OPTIONAL):

How would your experience, education and/or occupation be a benefit to this board or committee? Many years boating experience with boats up to 40'; member of United States Power Squadron, extensive experience in Town Government, see attachment.

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

- 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

Town of Hampden RECEIVED
MAY 17 2016
Office of the Town Manager

FOR TOWN USE ONLY
Date Application Received:
COUNCIL COMMITTEE ACTION: DATE:
COUNCIL ACTION: DATE:
NEW APPT REAPPOINTMENT DATE APPOINTMENT EXPIRES:

Peter B. Neal, CFSP
342 Pearl Street
Bangor, ME 04401
207-270-1270
pbneal@gmail.com

BACKGROUND

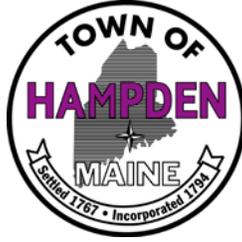
1969 graduated PCHS in Guilford
1970 attended University of Maine
1974 graduated summa cum laude, New England Institute of Anatomy, Boston
1978 purchased Crosby & Neal Funeral Home, Guilford
1978 purchased Neal Monument Company Guilford
1978-1981 Selectman town of Guilford
1981-1994 Town Clerk of Guilford
1985 president of the Guilford Kiwanis Club
1987 part owner Crosby & Neal Funeral Home, Dexter
1987-2009 Board of Directors Maine Funeral Directors Assn
1995 president Maine Funeral Directors Assn
1995-1998 Board of Directors National Funeral Director's Assn (NFDA)
 3 years on operations committee NFDA
 3 years on budget committee NFDA
2000-2016 treasurer Mt. Kineo Masonic Lodge
2005 established Greenville Funeral Chapel in Greenville
2013-2016 treasurer Guilford Sangerville Water District
2012-2016 Town Moderator; chairman of town budget committee
2016 sold businesses in Guilford and Greenville
2016 Now living in Bangor, semi-retired working part time Crosby & Neal, Dexter

BOATING EXPERIENCE

1987 to present owned several 25' to 40' cruisers and for 10 years a 34' sailboat.
 I had a mooring in Belfast for several years and for the past several years
 I have had a slip at the marina in Hampden

2014 to present member Penobscot Bay Sail & Power Squadron
2014 to present member of United States Power Squadron

Town of Hampden
106 Western Avenue
Hampden, Maine 04444



Phone: (207) 862-3034
Fax: (207) 862-5067
Email: townmanager@hampdenmaine.gov

3-b

TO: Planning Board

FROM: Angus Jennings, Town Manager

DATE: May 25, 2016

RE: Proposed Ordinance Amendments referred by Town Council

The Town Council has referred the following proposed amendments to the Planning Board for review and consideration within a public hearing:

Proposed Amendments	Date of Town Council Referral
Subdivision Ordinance, proposed amendments for consistency with Statute, and proposed amendments to allow for Private Roads	December 21, 2015
Zoning Ordinance, proposed amendments to allow Accessory Apartments	May 2, 2016
Zoning Ordinance, proposed amendments to Off-Premises Signs	May 2, 2016
Zoning Ordinance, proposed amendments to threshold for required building permits	May 16, 2016
Shoreland Zoning Ordinance, proposed amendments for consistency with Statute	May 16, 2016

It is requested that the Planning Board refer these proposals to its Ordinance Committee and/or to public hearing for consideration and recommendation. To reduce printing/copying, the text of the proposed amendments will be provided separately.

Thank you.



Angus Jennings <townmanager@hampdenmaine.gov>

RE: Marina Road signage challenge

1 message

3-c

Heitmann, Norman <norman.heitmann@bangormaine.gov>

Mon, May 9, 2016 at 9:07 AM

To: Angus Jennings <townmanager@hampdenmaine.gov>

Angus,

Here are documents that I have found. All show that the City of Bangor owns the land and that the Marina Road is by virtue of an easement across the City of Bangor owns the land. If Hampden's ordinance (now or as it may be amended) and the MDOT allows the placement of a sign then the City could consider a request for an easement for the installing a sign on City property.

Norm

From: Angus Jennings [mailto:townmanager@hampdenmaine.gov]**Sent:** Saturday, May 07, 2016 5:11 PM**To:** Heitmann, Norman <norman.heitmann@bangormaine.gov>**Subject:** Marina Road signage challenge

Hello,

I'm following up on prior correspondence with Jeremy Martin and Tanya Emery, forwarded below, re the Marina Road in Hampden. Both Jeremy and Tanya have been very helpful, but we've arrived at a question that may be more within your purview.

The issue we're trying to resolve is summarized below, and we're actively working with MDOT to explore whether a sign may be installed within the 1A ROW. The issue that's emerged, which I think is material to the question, relates to the legal status of Marina Road. I have reviewed the conveyance from the Town to Hamlin's Marine and am aware it provides for public rights to pass and re-pass, but do not know - nor do those on staff - whether Marina Road is an accepted public way. If it isn't, this may strengthen an argument to allow for off-site signage to bring better visibility to the marina and businesses from Main Road North.

If your office has property records for Marina "Road," I'd be interested in either obtaining copies or setting up a time for me or a member of my staff to review them.

Thanks in advance!

Angus



CITY OF BANGOR

(TITLE.) **Order,** Authorizing City Manager to Enter Into an Agreement with the Town of Hampden for Purposes of Development and Operation of Marina Facilities at Turtle Head, so-called

By the City Council of the City of Bangor:

ORDERED,

THAT WHEREAS, the City Council of the City of Bangor determines that it is in the best interests of the City of Bangor and the Town of Hampden to develop public recreational boating facilities on the Penobscot River which will serve the needs of citizens of both communities, as well as citizens of the surrounding area; and

WHEREAS, the City of Bangor does not own sufficient land within its corporate limits to develop the required facilities to meet public needs, but does own acceptable land within the corporate limits of the Town of Hampden, said land being commonly known as Sterns Gravel Bank,

NOW, THEREFORE, by the City Council of the City of Bangor:

ORDERED THAT the City Manager is hereby authorized and directed to enter into an agreement with the Town of Hampden for purposes of development and operation of marina facilities at the Sterns Gravel Bank on a portion of property located next to Turtle Head, so-called, in a form approved by the City Solicitor, said agreement to be subject to the following:

(1) Cole Properties and the City of Bangor shall swap various parcels of land in the area as shown on a plan entitled "City of Bangor and Cole Properties Land at Turtle Head, Hampden, Maine", dated November 25, 1980, Plan No. L-248, located in the City Engineer's Office at City Hall, for purposes of clarifying the boundary lines and providing complete access to the Penobscot River.

(2) The City of Bangor shall convey to the Town of Hampden a parcel of land consisting of 11.21 acres located at Turtle Head, so-called, identified as Areas "A", "B" and "C" as shown on said plan.

(3) The City of Bangor shall provide, through its Engineering Office, engineering services for the development of preliminary plans and working drawings for the contemplated boating facilities. The City Engineer shall assist the Town of Hampden in the preparation of an application for Federal and State funds for the construction of said facilities and shall assist in the supervision of construction of such facilities.

(4) The Town of Hampden shall apply for Federal and State Grants to construct the proposed facilities in the estimated amount of Three Hundred Sixty-five Thousand Dollars (\$365,000.00).

(5) The Town of Hampden shall pay to the City of Bangor the sum of Fifty Thousand Dollars (\$50,000.00) for the conveyance of the above-mentioned 11.21 acres of land.

(6) The City of Bangor shall contribute the sum of Fifty Thousand Dollars (\$50,000.00) to the Town of Hampden as a one-time payment toward the costs of future operation and maintenance of such facilities.

(7) The Town of Hampden shall pay all costs and make all necessary arrangements for the future operation and maintenance of said recreational boating facilities.

(8) The Town of Hampden shall establish a schedule of rates and fees for the use of such facilities which will allow residents of the City of Bangor to use such facilities at the same rates as shall be charged to the residents of the Town of Hampden.

(9) The Town of Hampden shall permit the City of Bangor to extend utility service lines to its property from existing or future utility lines located within the area of the subject premises, with no assessments for such connections, it being agreed that user fees may be charged in the same manner as charged to other property owners of the Town of Hampden.

MEMORANDUM OF AGREEMENT

AGREEMENT made this 23rd day of June, 1982, by and between the CITY OF BANGOR, a municipal corporation situated in Penobscot County, Maine, and the TOWN OF HAMPDEN, a body corporate situated in Penobscot County, Maine.

WHEREAS, the City Council of the City of Bangor and the Town Council of the Town of Hampden have each agreed that it is in the best interests of their respective citizens to develop a public recreational boating facility and marina on the Penobscot River which will serve the recreational needs of citizens of both communities, as well as citizens of the surrounding area and other interested users of the facility; and

WHEREAS, neither the City of Bangor nor the Town of Hampden has title to sufficient land within the corporate limits of each municipality which would allow for the development of such a recreational boating facility, but that the City of Bangor does have title to sufficient land in the Town of Hampden to allow for such construction and development in the area around Turtle Head Cove, so-called, on the Penobscot River; and

WHEREAS, the Town of Hampden has received grant approval for funding in the amount of \$365,000.00 from the United States Department of the Interior and the Maine Department of Conservation to construct and develop said recreational facility on property within the corporate limits of the Town of Hampden;

NOW THEREFORE, in consideration of the mutual covenants and conditions hereinafter set forth, the City of Bangor and the Town of Hampden agree as follows:

1. The City of Bangor agrees to convey to the Town of Hampden a parcel of land consisting of 11.21 acres located at said Turtle Head Cove, in the Town of Hampden, as described in the attached Exhibit A and as shown on a plan entitled "City of Bangor and Cole Properties Land at Turtle Head Cove, Hampden, Maine," dated November 25, 1980, Plan No. L-248, on file at the office of the City Engineer, Bangor City Hall, together with a right-of-way in common with others leading from Route 1A to the property described in Exhibit A, as it now exists, said conveyance being subject to the exchange of certain properties by the City of Bangor with Cole Properties, Inc., owner of various abutting parcels of land.

2. The City of Bangor agrees to provide the services of its Engineering Department for the preliminary plans and drawings, as necessary, for the proposed recreational boating facility, and to assist in the supervision of construction of such facility.

3. The City of Bangor agrees to contribute the sum of Fifty Thousand Dollars (\$50,000.00) to the Town of Hampden within fourteen (14) days of the date of the execution of this agreement as payment towards the cost of future operation and maintenance of such facility. The City of Bangor makes no representation whatsoever with respect to any further contributions, and it is intended and contemplated by the parties hereto that this contribution shall be the only monetary payment or contribution to the Town of Hampden by the City of Bangor for said purpose.

4. The City of Bangor agrees to provide normal maintenance to the aforescribed right-of-way as may be necessary to support its use and occupation of other property belonging to the City of Bangor and which is adjacent to the property described in Exhibit A; provided, however, that said obligation to provide normal maintenance on the part of the City of Bangor shall cease in the event the City of Bangor conveys its interest in other property adjacent to the property described in Exhibit A, and that the purchaser(s) of said adjacent property shall have the right to provide such right-of-way maintenance as formerly provided by the City of Bangor but are not obligated to do so.

5. The Town of Hampden agrees to pay the sum of Fifty Thousand Dollars (\$50,000.00) to the City of Bangor in exchange for the conveyance to the Town of Hampden of the property described in Exhibit A at Turtle Head Cove, Hampden.

6. The Town of Hampden agrees to begin construction and development of a public recreational boating facility on the land described in Exhibit A at Turtle Head Cove in accordance with the plans for such facility approved by the Maine Department of Conservation upon the receipt of the aforescribed sums from the United States Department of the Interior and Maine Department of Conservation, and to assume all costs and responsibilities for the operation and maintenance of said facility after construction and development are completed.

7. The Town of Hampden agrees to establish a schedule of rates and fees for the use of said recreational boating facility which will not discriminate between residents of the Town of Hampden and City of Bangor in the amount of said rates and fees.

8. The Town of Hampden agrees to grant to the City of Bangor such easements as are necessary to allow for utility services to be provided to property owned by the City of Bangor which is adjacent to the property described in Exhibit A, with no assessment by the Town of Hampden for any connection by the City of Bangor to utility services located on the property described in Exhibit A, it being agreed that user fees may be assessed and charged to the City of Bangor by the Town of Hampden which are those fees normally assessed by the Town of Hampden to other owners of property and/or residents of the Town of Hampden.

9. The Town of Hampden has the right to provide a higher degree of maintenance to the above-described right-of-way than that provided by the City of Bangor, including the right to make substantial improvements and/or complete reconstruction of said right-of-way, but the Town of Hampden is not obligated to do so.

IN WITNESS WHEREOF, the City of Bangor has caused this instrument to be executed and sealed in duplicate by John W. Flynn, its City Manager duly authorized, and the Town of Hampden has caused this instrument to be executed and sealed in duplicate by R. Lewis Bone, its Town Manager duly authorized, the day and year first above written.

Witness:

Jane Robbins

CITY OF BANGOR, MAINE

By John W. Flynn
John W. Flynn
Its City Manager duly authorized

R. Lewis Bone

TOWN OF HAMPDEN, MAINE

By R. Lewis Bone
R. Lewis Bone
Its Town Manager duly authorized

SCHEDULE A

A certain parcel of land located at Turtle Head on the Penobscot River in the Town of Hampden, County of Penobscot, State of Maine, being a portion of the land commonly known as Sterns Gravel Pit, identified as Areas 'A', 'B' and 'C' on a Plan prepared by the City of Bangor Engineering Department entitled "City of Bangor and Cole Properties Land at Turtle Head, Hampden, Maine" dated November 25, 1980, Plan No. L-248, to be recorded in the Penobscot Registry of Deeds, and more fully described as follows:

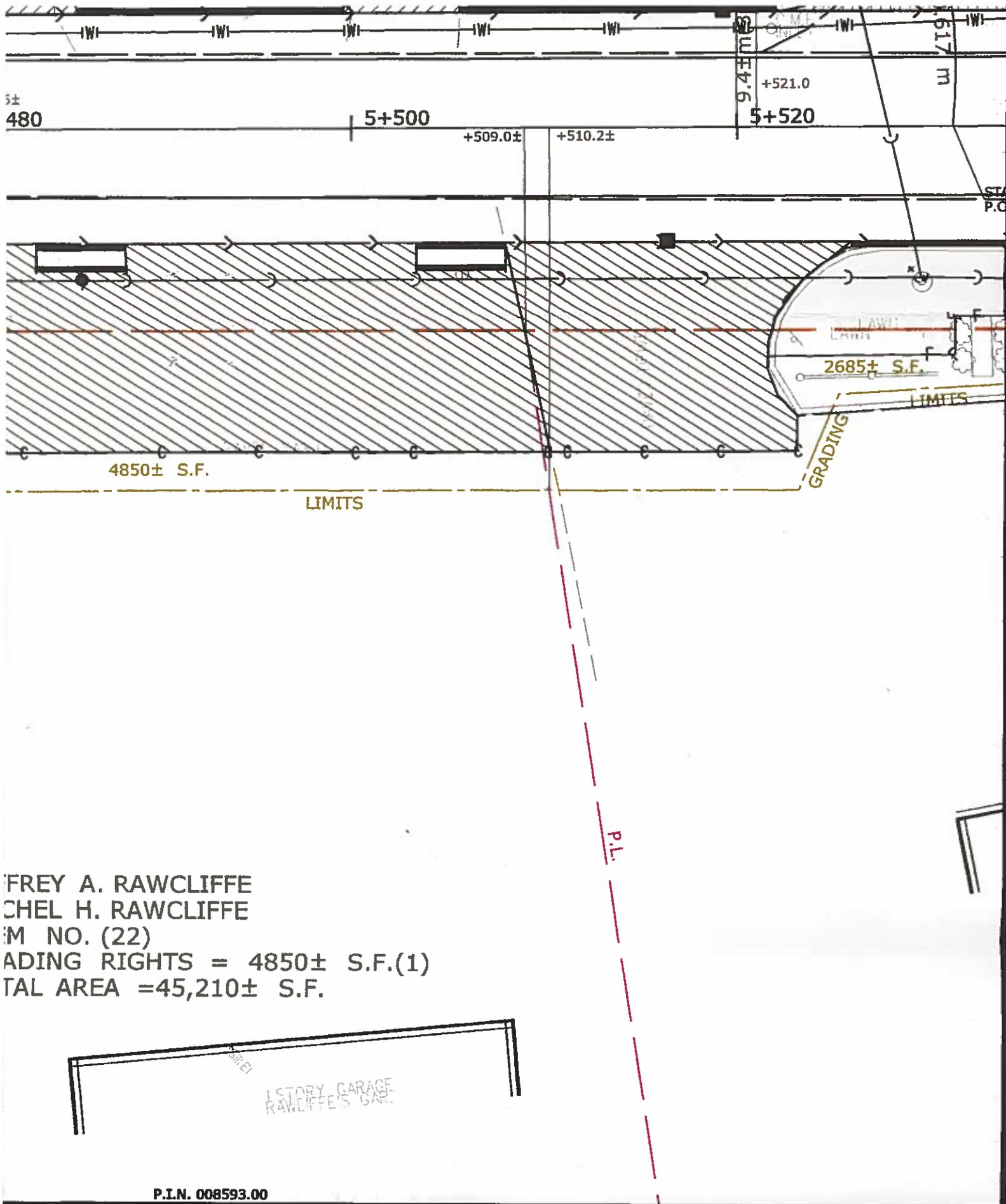
Beginning at an iron pin on the northerly line of said land of the Grantor at Coordinates North 340, 627.49, East 422,972.22, Maine State Coordinate System, East Zone; thence South 31° 39' 41" East for a distance of 756.95 feet to an iron pin; thence continuing on the same course for a distance of 25 feet, more or less, to the high water line on the northerly shore of the Penobscot River; thence in a generally southwesterly direction along said high water line for a distance of 625 feet, more or less, to a point; thence North 44° 46' 45" West for a distance of 80 feet, more or less, to an iron pin; thence continuing along the same course for a distance of 365.28 feet to an iron pin; thence continuing along the same course for a distance of 140 feet, more or less, to the high water line on the southerly shore of Turtle Head Cove; thence in a generally northeasterly direction along the high water line of Turtle Head Cove for a distance of 800 feet, more or less, to a point; thence South 31° 39' 41" East for a distance of 105 feet, more or less, to the point of beginning.

The above-described parcel contains 11.21 acres, and consists of a portion of the land acquired by the City of Bangor from the Sterns Lumber Company by a Deed dated May 25, 1922 and recorded in the Penobscot Registry of Deeds in Volume 950, Page 184, and two parcels of land acquired from Cole Properties, Inc. by deeds to be recorded in said Registry.

There is also conveyed the right of the Grantee to have access to the subject premises by way of the existing paved roadway to the premises from Route 1A, to allow the use of said roadway by the public for access to the property herein conveyed, and to maintain, repair, improve, or otherwise use the roadway in common with the Grantor and with Cole Properties, Inc.

There is also conveyed any rights that the Grantor may have to the area below the high water mark of the Penobscot River and Turtle Head Cove adjacent to the property herein conveyed.

Said parcel is conveyed on the condition that it be used for the development and operation of public recreational boating facilities, the construction of said facilities to begin within a period of 24 months from the date of this deed. It is agreed if the construction of said facilities is not commenced within said 24 months, and after thirty (30) days' written notice thereof to the Grantee, said property shall revert to and become the property of the Grantor, its successors and assigns forever.



FREY A. RAWCLIFFE
 CHEL H. RAWCLIFFE
 M NO. (22)
 GRADING RIGHTS = 4850± S.F.(1)
 TOTAL AREA = 45,210± S.F.



P.I.N. 008593.00

**STATE OF MAINE
 DEPARTMENT OF TRANSPORTATION
 16 STATE HOUSE STATION - AUGUSTA, ME 04333-0016
 RIGHT OF WAY MAP**

**STATE AID HIGHWAY NO. 10 (U.S. RTE. 1A & 9)
 HAMPDEN PENOBSCOT COUNTY
 FEDERAL AID PROJECT NO. STP-8593(00)X**

DATE: AUGUST 2003

SCALE: 1" = 250'

SHEET NO. 3 OF 10 SHEETS

D.O.T. FILE NO. 10 - 413

DAVID A. COLE

COMMISSIONER

JOHN E. DORITY

CHIEF ENGINEER

22



Angus Jennings <townmanager@hampdenmaine.gov>

Re: 10973 MRC/Fiberight

5-a, 5-b

1 message

Sean Currier <publicworks@hampdenmaine.gov>

Wed, Apr 20, 2016 at 2:35 PM

To: Sean Thies <sthies@ces-maine.com>, Nate Gustafson <ngustafson@ces-maine.com>

Cc: Angus Jennings <townmanager@hampdenmaine.gov>, Dean Bennett <economicdevelopment@hampdenmaine.gov>

Sean, The industrial rate setting process is in our Sewer Ordinance, Section 10.3 and is shown below. The rates shall be set by the Town Council per Town Manager and Public Works Director's recommendations. After all pertinent information for the sewer system is submitted, it will be researched and placed on the agenda for the Infrastructure committee to discuss and then recommend to the Council for approval. Please see below.

Sincerely,

Sean

Town of Hampden Maine
Sewer Ordinance

Section 10.3. Special Charge for Industrial Organizations: A Special Sewer Service Charge shall be assigned to any industrial firm or organization, the strength or other characteristic of whose waste varies significantly from that of normal domestic sewage. In general, such charges will be based on equitable prorating of costs for conveying and treating such waste, taking into account, but not necessarily limited to, the effect of volume, BOD, suspended solids, settleable solids, chlorine demand, toxicity, and pH. Pretreatment by the industry may also be a requirement if necessary to make the waste compatible with flow in the sewer system. The Town Council, after appropriate study, and advice from the Town Manager, shall assign a Special Sewer Charge to the industrial firm by separate agreement with said firm. The applicable portions of the preceding sections, as well as the equitable rights of the public, shall be the basis for such an arrangement.

10.3.1. Additional Special Charge: In addition to the Special Sewer Service Charge, which is concerned solely with the cost to the Town for debt service, capital expenditures, operation and maintenance of the public sewage works, there shall be a special charge to nongovernmental users of the public sewage works in accordance with the Town of Hampden Fees Ordinance identified in the Standard Industrial Classification Manual, 1972, prepared by the Federal Government Office of Management and Budget, as amended and supplemented, under the following divisions:

- Division A - Agriculture, Forestry and Fishing
- Division B - Mining
- Division D - Manufacturing
- Division E - Transportation, Communications, Electric, Gas and Sanitary Services
- Division I - Services

Section 10.4. Reserved Right to Charge Sewer Service Charge: The Town Council reserves the right from time-to-time to change Sewer Service Charges originally or previously assigned to any property owner.

Sean Currier

Public Works Director
Town of Hampden
106 Western Avenue
Hampden, ME 04444
[\(207\)862-3337](tel:(207)862-3337)

On Tue, Apr 19, 2016 at 3:54 PM, Sean Thies <sthies@ces-maine.com> wrote:

Sean,

We just need a ballpark cost for now, nothing that they'll hold you to. Thanks

Sean Thies, P.E. ♦ Senior Project Manager

P [207.989.4824](tel:207.989.4824) | F [207.989.4881](tel:207.989.4881) | C [207.341.0588](tel:207.341.0588)

CES_{INC}

Engineers ♦ Environmental Scientists ♦ Surveyors

465 South Main St., P.O. Box 639, Brewer, Maine 04412 | www.ces-maine.com

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From: Nate Gustafson

Sent: Tuesday, April 19, 2016 3:52 PM

To: Sean Currier - Town of Hampden (publicworks@hampdenmaine.gov) <publicworks@hampdenmaine.gov>

Cc: Sean Thies <sthies@ces-maine.com>

Subject: 10973 MRC/Fiberight

Sean-

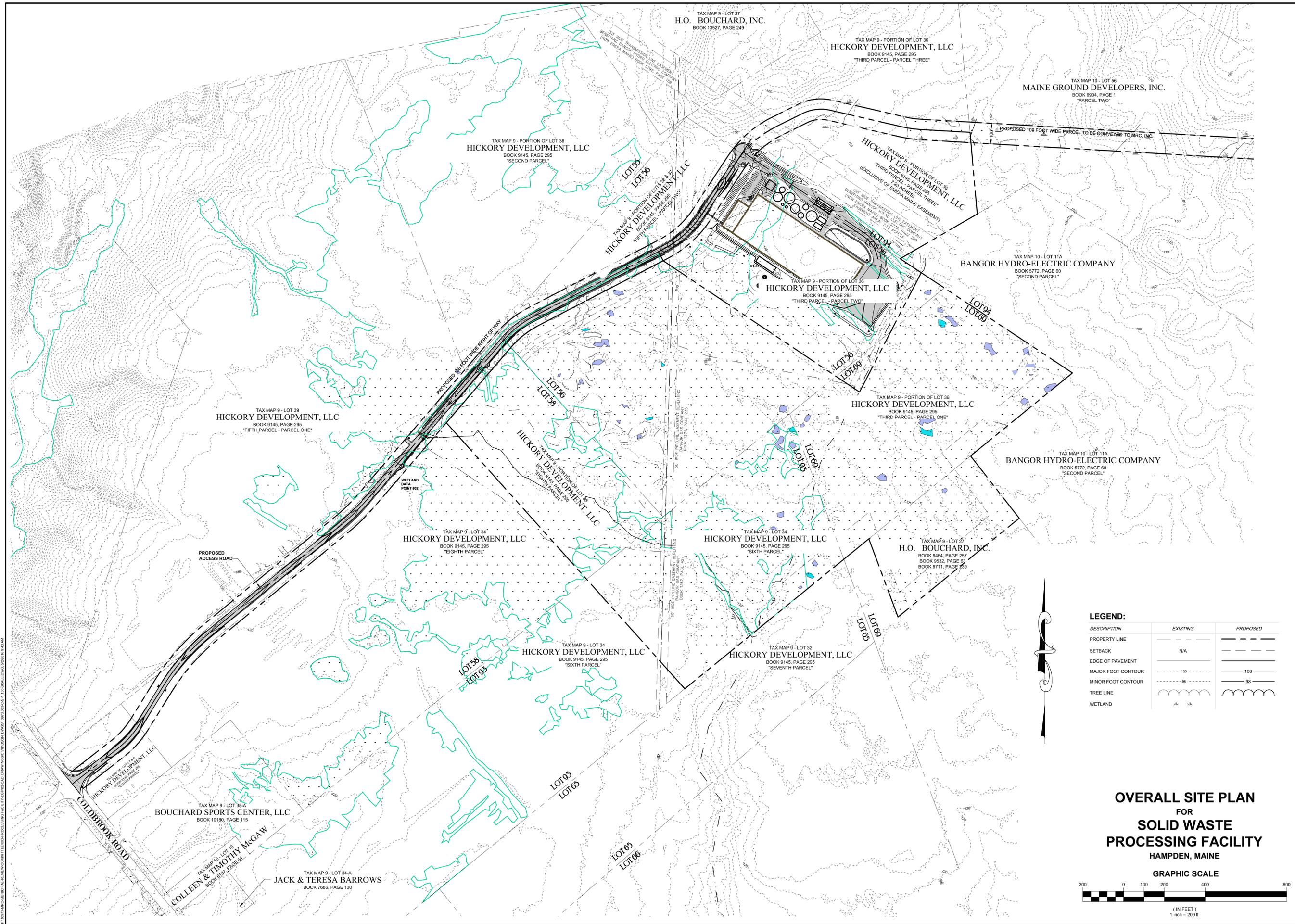
Thanks for getting back to me regarding the MRC/Fiberight access road pump station. Fiberight is trying to refine their operating budget and would like to know what their rate for wastewater disposal is going to be. They are estimating an average discharge of 150,000 gallons/day from the facility. Please let me know what their rate will be. Thanks.

Nate Gustafson, P.E. ♦ Project Engineer

P [207.989.4824](tel:207.989.4824) | F [207.989.4881](tel:207.989.4881) | C [207.692.3182](tel:207.692.3182)

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Waldville
44 Main Street
Waldville, ME
F. 207-680-2302
F. 207-795-8412
F. 207-686-6264
F. 207-686-6414

Brewer
465 South Main Street
Brewer, ME
F. 207-589-4824
F. 207-589-4821
F. 207-589-4821

Presque Isle
560 Main Street
Presque Isle, ME
F. 207-795-8412
F. 207-686-6264
F. 207-686-6414

Levon
1365 State Hwy 102
Levon, ME
F. 207-288-0588
F. 207-288-0588



PROJECT TITLE
**MRC / FIBERIGHT SOLID WASTE PROCESSING FACILITY
HAMPDEN, MAINE**

SHEET TITLE
OVERALL SITE PLAN

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
01	2016-04-08	UPDATED BOUNDARY INFORMATION	BLO	2016-04-08	SMT	



SCALE: 1"=200'

DATE: 2016-04-08

DRAWN BY: BLO CHECKED BY: SMT

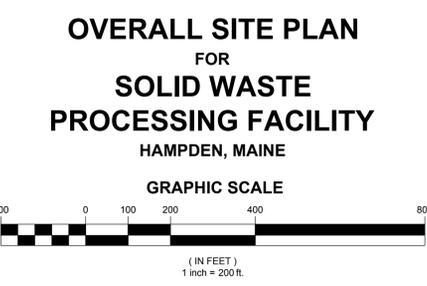
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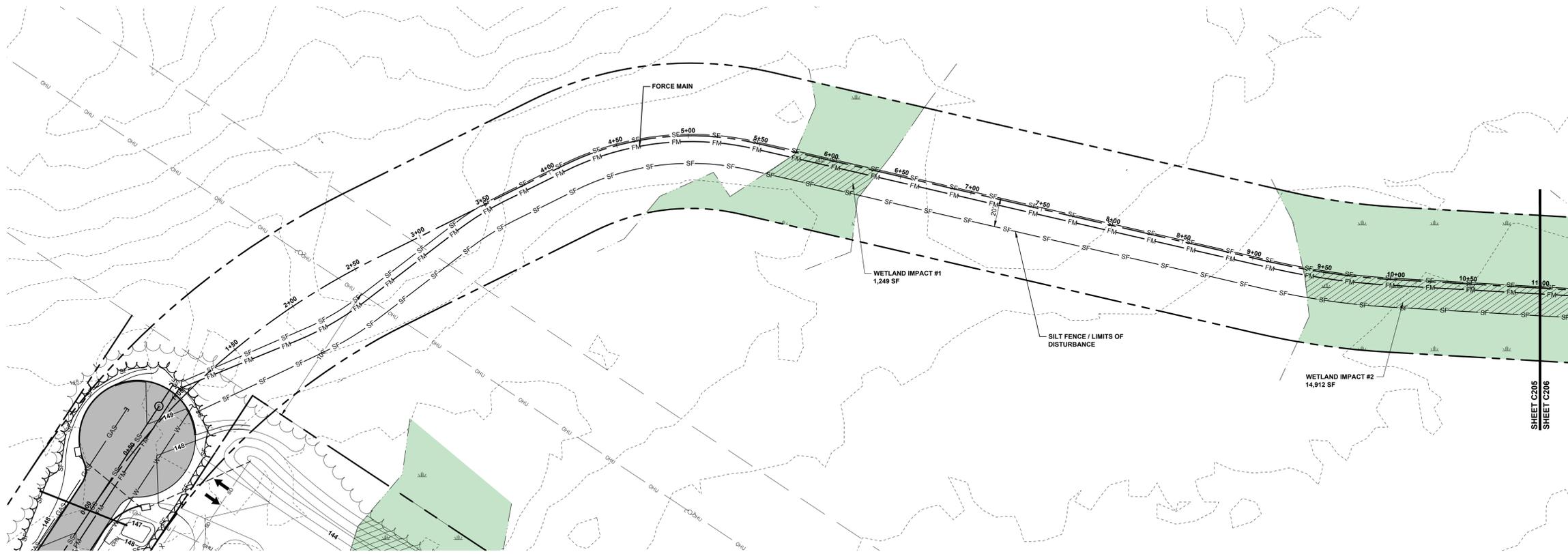
JOB NUMBER: 10673-003

DRAWING NUMBER: **C101**

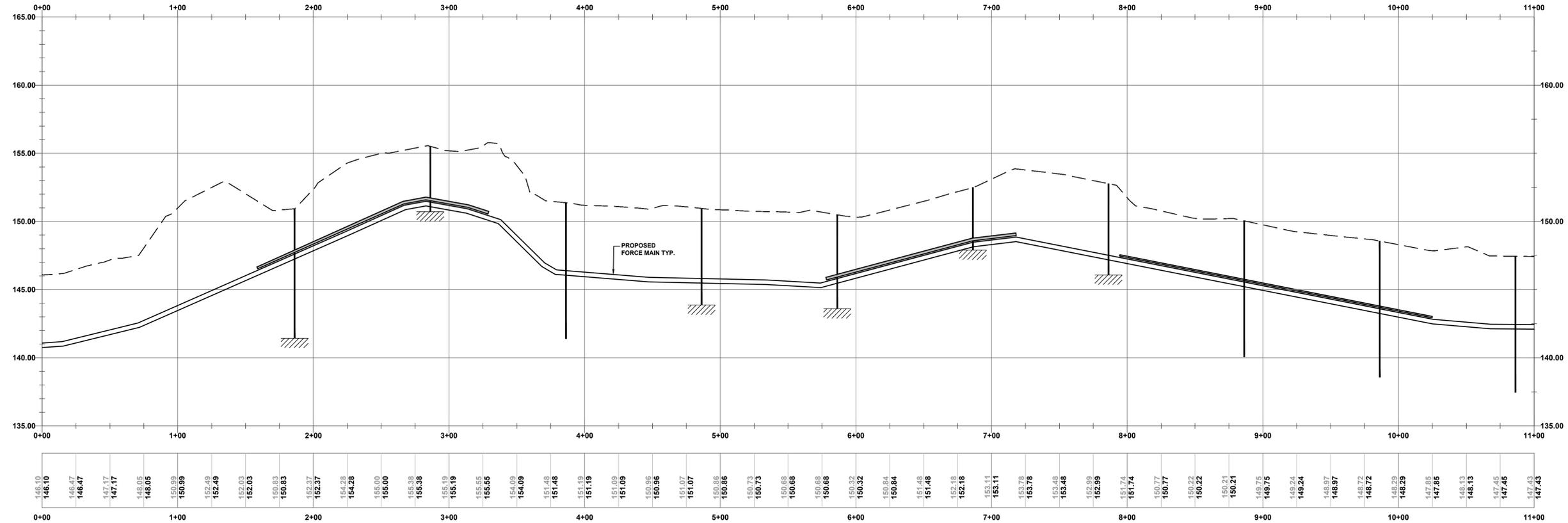
LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
SETBACK	N/A	---
EDGE OF PAVEMENT	---	---
MAJOR FOOT CONTOUR	--- 100 ---	--- 100 ---
MINOR FOOT CONTOUR	--- 98 ---	--- 98 ---
TREE LINE	~ ~ ~	~ ~ ~
WETLAND		





PLAN - STA: 0+00 TO 11+00
SCALE: 1"=40'



PROFILE - STA: 0+00 TO 11+00
SCALE: H: 1"=40'
V: 1"=4'

IMPACT AREA	IMPACT (SF)
1	1,249
2	14,912
3	4,089
4	1,221
5	1,287
6	1,933
TOTAL	24,691

Presque Isle
44 Main Street
Presque Isle, ME
F. 207-766-2202
F. 207-766-8412
F. 207-766-8414

Brewer
465 South Main Street
Brewer, ME
F. 207-588-4824
F. 207-588-4881

Warren
61 Doble Street
PO Box 887
Bar Harbor, ME
T. 207-255-3270
F. 207-255-8387

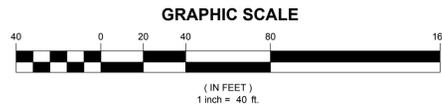
Warrenville
1365 State Hwy 102
Leviston, ME
F. 207-288-0588
F. 207-795-6129



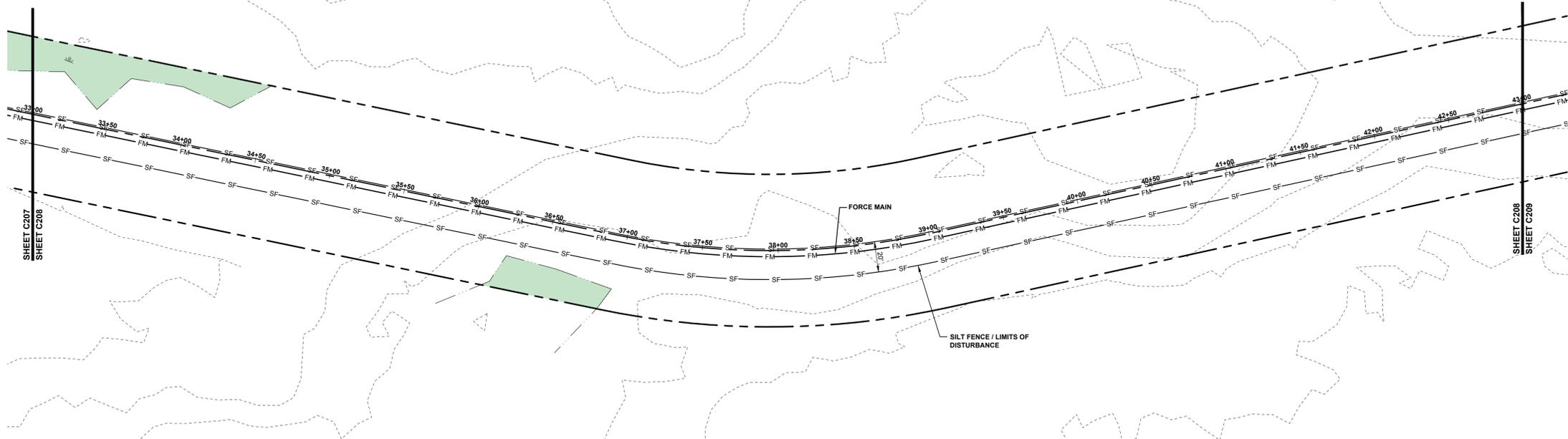
**UTILITY CORRIDOR
PLAN AND PROFILE
STA: 0+00 TO 11+00**

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

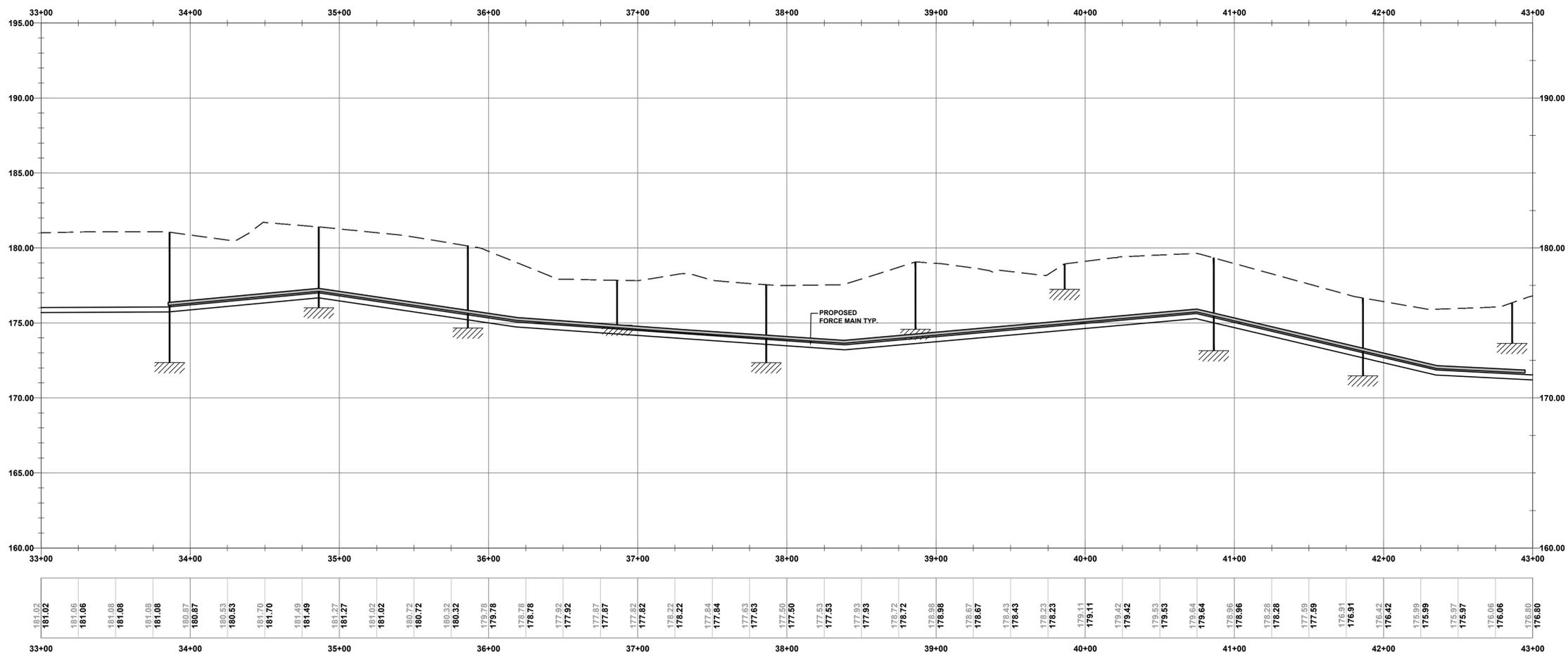
SCALE: 1"=40'
DATE: 2015-10-20
DRAWN BY: WAB, CHECKED BY: ACH
DESIGNED BY: ACH, APPROVED BY: SMT
JOB NUMBER: 10973.002
DRAWING NUMBER: **C205**



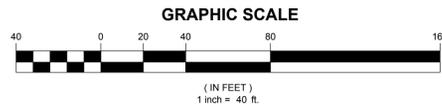
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PLAN - STA: 33+00 TO 43+00
SCALE: 1"=40'



PROFILE - STA: 33+00 TO 43+00
SCALE: H: 1"=40'
V: 1"=4'



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Brewer, ME
F. 207-588-4824
F. 207-589-4881

Levonon
1346 State Hwy 102
Levonon, ME
F. 207-255-3270
F. 207-255-8387

PROJECT FILE
**MRC ACCESS ROAD
HAMPDEN, MAINE**

SHEET FILE
**UTILITY CORRIDOR
PLAN AND PROFILE
STA: 33+00 TO 43+00**

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

SCALE: 1"=40'

DATE: 2015-10-20

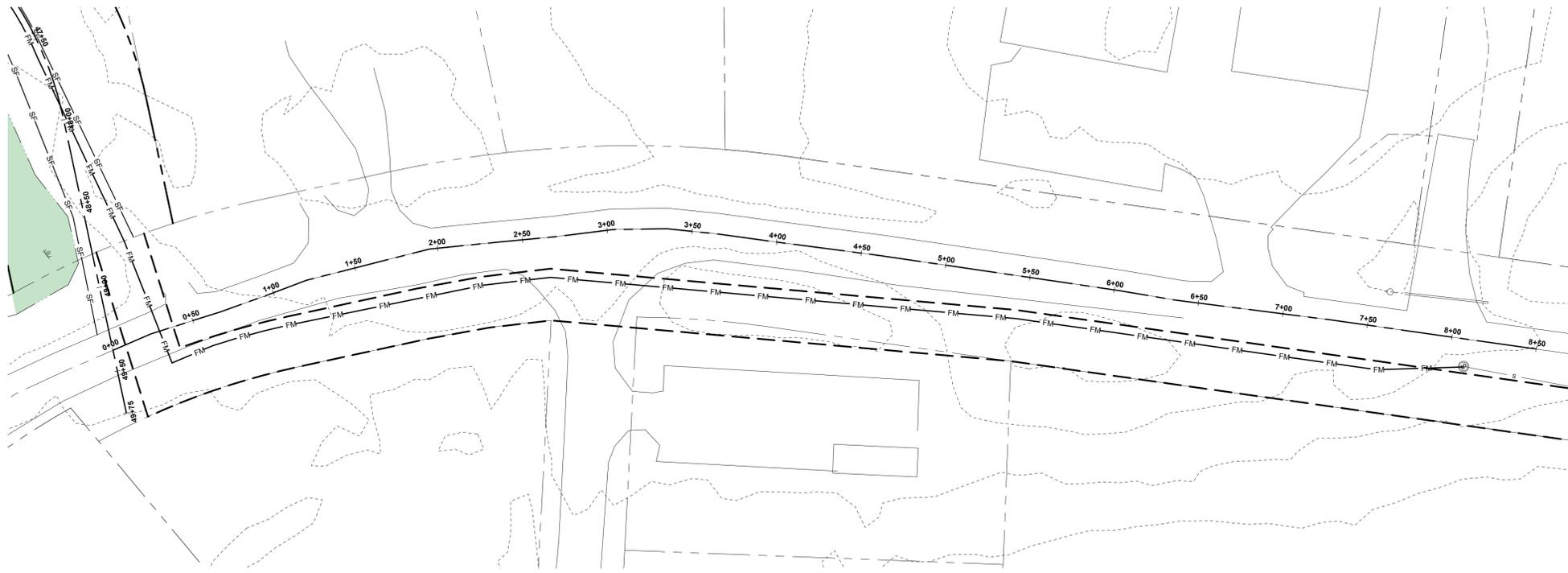
DRAWN BY: WAB CHECKED BY: ACH

DESIGNED BY: ACH APPROVED BY: SMT

XBR NUMBER: 10973.002

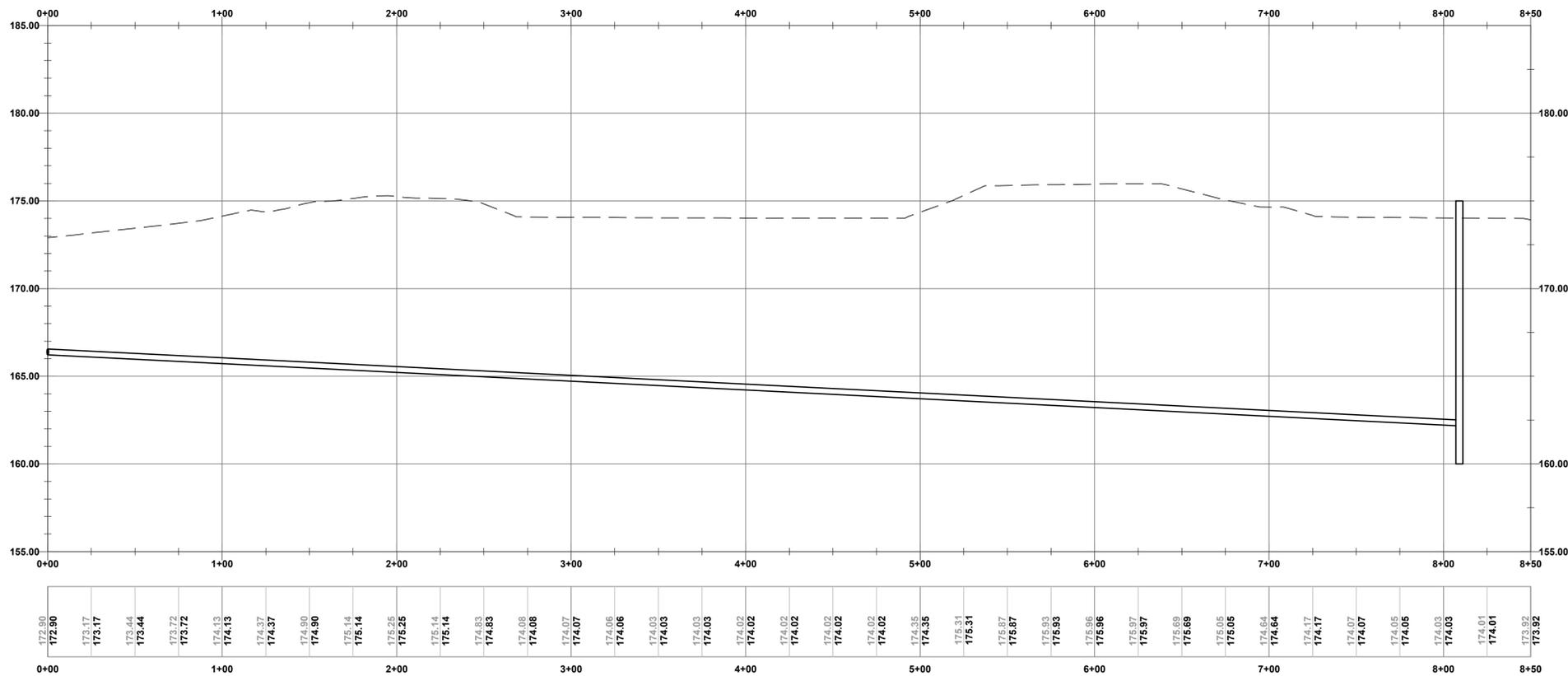
DRAWING NUMBER: **C208**

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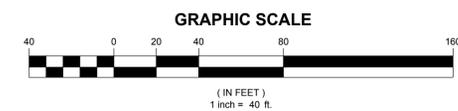
PLAN - STA: 0+00 TO 8+50

SCALE: 1"=40'



PROFILE - STA: 0+00 TO 8+50

SCALE: H: 1"=40'
V: 1"=4'



Waterbury
44 Main Street
Waterbury, ME
F. 207-980-2202

Presque Isle
509 Main Street
Presque Isle, ME
F. 207-795-8412

Brewer
465 South Main Street
Brewer, ME
F. 207-589-4824

North Berwick
611 Doble Street
PO Box 897
North Berwick, ME
T. 207-255-3270

Bar Harbor
1346 State Hwy 102
Bar Harbor, ME
F. 207-288-0588

Leveson, ME
140 Main Street
Leveson, ME
F. 207-795-6129



PROJECT TITLE
**MRC ACCESS ROAD
HAMPDEN, MAINE**

SHEET TITLE
**AMMO ROAD
PLAN AND PROFILE
STA: 0+00 TO 8+50**

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

SCALE: 1"=40'
DATE: 2016-02-16
DRAWN BY: WAB, CHECKED BY: ACH
DESIGNED BY: ACH, APPROVED BY: SMT
JOB NUMBER: 10973.002
DRAWING NUMBER:

C210

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Angus Jennings <townmanager@hampdenmaine.gov>

Town of Hampden and Mainebiz

1 message

5-c**Ken Hanson** <khanson@mainebiz.biz>

Tue, May 24, 2016 at 1:55 PM

To: townmanager@hampdenmaine.gov

Hi Angus:

Thanks so much for your time on the phone this morning. I look forward to working with you!

As discussed, we are putting the finishing touches on the first of our two annual resource guides...the 2016 *Fact Book: Doing Business in Maine* – and it's sure to be a big hit!

Within this special annual edition we are providing Maine's cities, towns and regions an opportunity to showcase the economic development opportunities you offer through a unique section of Economic Development Profiles. These are full-page story profiles written by MaineBiz, under your direction, with color photography you would supply.

Attached please find additional benefits and details.

Space reservation deadline is May 27th. No worries though, we can provide an you extension until Wednesday June 1

As also discussed, the past two years Town of Hampden was a Sponsor of the our second annual resource guide, the *Mainebiz Book of Lists*. The primary benefits of this sponsorship are a full page ad and sponsor logo on the cover. The marketing fee for these sponsorships was \$4,495 each year. The *Books of Lists* is mailed to MaineBiz subscribers in December.With the newly created Economic Development profiles within *Fact Book: Doing Business in Maine*, it is our recommendation that this year Town of Hampden use an Economic Development Profile as the best way to reach the MaineBiz audience. In addition to regular MaineBiz subscribers, the *Fact Book: Doing Business in Maine* will also be distributed to targeted distribution outside of Maine for companies who may consider relocating or expanding in our state. The fee for this opportunity is \$2,250, invoiced in July, after the issues comes out.

Please let me know if you have any questions or need additional information. I'm happy to come see you if that would be helpful.

Thanks so much Angus, I look forward to hearing from you,

Ken Hanson
Senior Accounts Manager**Mainebiz**Office: [207.761.8379](tel:207.761.8379) ext. 334Mobile: [407.694.8434](tel:407.694.8434)www.mainebiz.biz48 Free Street
Portland ME 04101**Mainebiz Fact Book 2016 EDC Profiles.pdf**

1408K

Economic Development

A special advertising section in *Fact Book: Doing Business in Maine*

Coming July 4, 2016

In *Fact Book: Doing Business in Maine*, Mainebiz is providing Maine's cities, towns and regions an opportunity to showcase the economic development opportunities they offer via a special section of economic development profiles.

Mainebiz has designed a templated page for economic development organizations to generate attention, tell their stories of success, and promote the benefits of doing business with them. The economic development profiles will be combined into a special section in *Fact Book: Doing Business in Maine*, and will run alphabetically by city/town/region name.

Here's how it works:

A writer will be assigned to work with your designated representative. You can provide your written story, or the writer will conduct an interview and write it for you. In either case, the writer will edit your profile, and you get final approval.

You'll see a PDF proof of the final profile, with the story and photos as they will appear in the publication and you can use that to make reprints or upload to your website.

Fact Book: Doing Business in Maine will be published in print and as a digital edition. You'll receive 50 copies of the publication, and a link to the digital edition

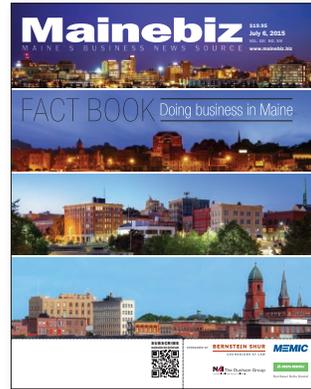
WORD COUNT: 600–650 words for the 1-page profile

PHOTOS: You will supply us with high resolution photos to illustrate your story (at least one but no more than two, and you can substitute chart or graph in place of the photo).

Ad deadline: **Published on:**
May 27 **July 4**

For information contact:

Donna Brassard
207.761.8379 x327 / donnab@mainebiz.biz



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