

# Hampden *Highlights*

Quarterly Newsletter, Town of Hampden • Issue 20, January 2011

## Renowned Land Use Planner Leads Town Council Workshop

By Matt Arnett



Last month Randall Arendt, a nationally recognized land use planner and author of numerous books and articles including “Rural by Design,” “Envisioning Better Communities,” and “Conservation Design for Subdivisions” (see [www.greenprospects.com](http://www.greenprospects.com) for more references) spent the day in Hampden touring the town, working with the Town’s planning and development team, speaking to the business community, and leading a five-hour workshop for Town Councilors, Planning Board Members, Town staff, and members of numerous town and civic groups on the topic of conservation based planning and development.

Mr. Arendt has been an integral part of numerous successful residential and business development projects throughout New England and in numerous other states. His key focus is upon retaining key features of the natural landscape and preserving major blocks of open space and greenways while accommodating the needs and desires for modern amenities and architecturally attractive development that benefit both the town and landowners who want to profit through the development of their properties.

Mr. Arendt’s designs often feature clustering of home-sights in a way that preserves rural vistas, provides for environmentally sound surface water drainage, provides efficient roadways, and often saves money for the developer while creating highly desired properties and neighborhoods.

With regard to downtown business development, Mr. Arendt emphasizes placing

buildings near the roadway and parking to the rear of the building. He showed many slides of attractive buildings in communities in New England including Maine where buildings provide appealing architectural features while retaining essential functional space forming an appealing

community feeling. Asked about his concepts Mr. Arendt said, “As you walk down the street would you rather stare at a parking lot of cars in front of a boxy building, or have your interest drawn to a pleasing variety of buildings with consistent, yet unique styles and shapes? You can have the more pleasing design with very little difference in cost of construction, but you won’t have it unless you demand it.”

Most of the people with whom I talked were impressed with Mr. Arendt’s concepts and with his ability to assist towns and developers to build subdivisions and community friendly business developments. The Town Council is investigating a continuing relationship with Mr. Arendt as we move forward with our recently adopted Comprehensive Plan. ■



Top: Angler’s Restaurant  
Bottom: Irving Mainway

Photos by Annie Gabbianelli O’Reilly

# Following the Plan... and more

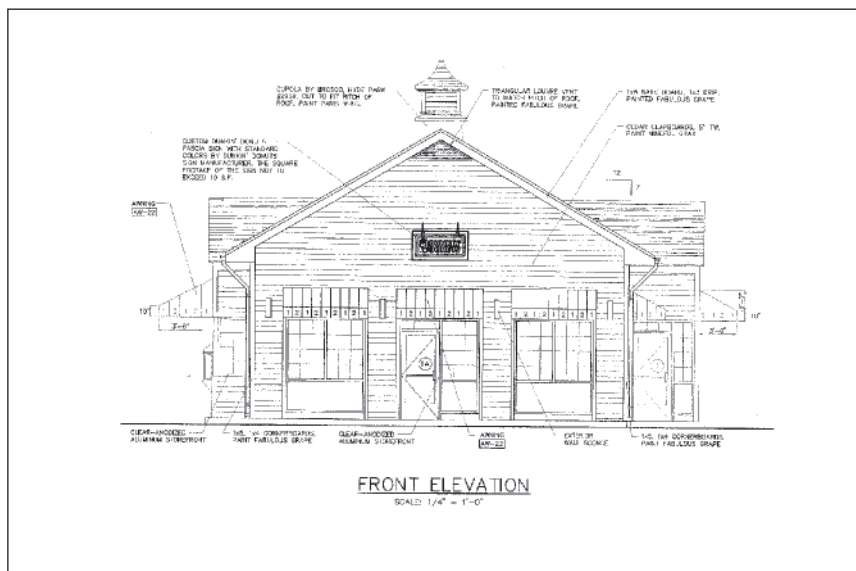
By Annie Gabbianelli O'Reilly

Ground is broken and work underway for a Dunkin Donuts on the site of the former Big Apple near the intersection of Western Ave and Main Road North. The construction was approved in March of 2006 for site plan and design. Because this location falls within a Historical District, the Historical Preservation Commission had to approve the design with a Certificate of Appropriateness. All of these approvals have been in place for the past four years and now with construction underway, Dunkin Donuts is closer to becoming a fixture at a popular location on Main Road.

Dunkin Donuts, like Anglers Restaurant and Irving all follow the concepts presented by Randall Arendt's design principals with regard to commercial development or rural areas. They are not only consistent with the Comprehensive Plan for the town but reflect the citizens' vision of Hampden's future. Economic Development Director Dean Bennett claims, "Hampden is a community that grows with purpose and direction. The implementation of Arendt's concepts within the land use regulations of the community will result in a more creative and attractive commercial design; greater protection of natural resources; and superior preservation yet utilization of its rural landscapes. The end result being enhanced protection of property values, guideline assurance of appropriate development in both location and

design, and a town that continues to be the "Community of Choice in Central Maine."

In addition, Hampden will soon be home to a branch of Katahdin Trust on Western Avenue, which is being built next to the new Rite Aid, which is next to the Hampden Hannaford replacing the popular Edwards Family Shop N Save. ■



Left: Dunkin Donuts Sketch courtesy Plymouth Engineering

Bottom: Construction site for Katahdin Trust

Photo by Annie Gabbianelli O'Reilly



## FROM THE DESK OF THE MANAGER



Susan Lessard, Town Manager

### TAX DUE DATE –

OOPS! -Tax Due Date for the first half of property taxes was October 6, 2010.

**WINTER IS UPON US –** A reminder to all that although the Town of Hampden does not have a ‘parking ban’ policy, if vehicles are parked on roadsides and impede the ability of the plows to adequately handle the snow, they may be towed if we are unable to locate an owner to move them.

**CLEARING MAILBOXES –** Another reminder about the joys of the winter wonderland of snow... although the Town will repair mailboxes that it hits while plowing snow, we do not shovel out mailboxes. That is an individual homeowner responsibility.

**COMING SOON...THE BUDGET -** The Town Council will begin working on the 2011-2012 budget within the next several months. Stay tuned to the website and Cable Channel 7 for meeting dates – YOUR input is important!



It's time to secure your new Transfer Station Sticker for the new year. You **MUST** have your vehicle registration with you in order to purchase a sticker.



### HAVE YOU LICENSED YOUR DOG???

Maine state law requires all dogs over 6 months of age to be licensed. Dog licenses expire on December 31 each year. **We urge you to license your dog now in order to avoid the state mandated late fee of \$25.00 (in addition to the license fee) which will be imposed upon all dog licenses renewed after January 31.**

The license fee is \$6.00 for spayed or neutered dogs and \$11.00 for male/female dogs. Please bring a current Maine Certificate of Rabies Vaccination and spay or neuter certificate if applicable.

Please contact the Clerk's Office at 862-3034 with any questions. Thank you for your attention to this important matter. Dog licensing ensures rabies vaccination, which protects the health of your pet. ■

**Hampden** *Highlights* is published quarterly by the Town of Hampden, and its success depends upon a community-wide effort. We ask you to please forward news, notes and tips about friends, neighbors, colleagues — or yourselves — to Anne Gabbianelli O'Reilly by emailing: [anne.oreilly@maine.edu](mailto:anne.oreilly@maine.edu), drop off at the Town Office, or mailing to *Hampden Highlights*, Town Office, 106 Western Avenue, Hampden, ME, 04444. You can find *Hampden Highlights* on the Web at [www.hampdenmaine.gov](http://www.hampdenmaine.gov). We welcome your feedback. Edited by: Anne Gabbianelli O'Reilly and Susan Lessard • Layout and design by Val Williams Ireland

# How to Improve Financing of SAD22 through Private Redevelopment of Hampden Academy

By Matt Arnett, Town Councilor



Photo by Annie Gabbianelli O'Reilly

At a late fall meeting of the Town Council and the SAD22 Board of Directors Ad Hoc Hampden Academy Re-use Committee, significant progress was made at defining the interests of the Town and of the School Board with respect to the re-use of Hampden Academy property after high school operations are transferred to the new high school in September, 2012. School District Board members and key administrators stated that their dominate concern is to create a new, additional stream of revenue to help defray the increasing cost of providing a first class education for the students of Hampden, Newburgh and Winterport. They want to find an educational use for the property that will produce a

significant net profit to fund programs, which otherwise would have to be paid through increased property taxes. One possibility, for example, would be the creation of a specialized high school or public/private institute that would be open to students from SAD22 but would aim to recruit a large number of tuition paying students whose tuition payment and, possibly, residential fees would more than cover the cost of operating the specialized school and thus, hopefully, produce a surplus that could be use to offset some of the expenses of the mandated education provided to all students of SAD22.

I am among the Town Councilors who believe the best way to support the educational needs of SAD22 students is to add to the property tax base of Hampden through private redevelopment of the Academy property by the creation of a vital town center including business, commercial and residential uses along with the retention and restoration of the historic 1843 Hampden Academy building, as well as the creation of a town green with pathways to existing trails along the Penobscot River. Fifty-six cents of every dollar of property taxes collected in Hampden is dedicated to the public school system. An attractive town center would make Hampden an even more desirable town in which to own a home or start a business, thus increasing the growth rate of our population and the growth rate of taxable property. The larger the property tax base, the lower the mil rate for taxation can be. As an example, if the fully-developed property added the equivalent of a million dollars an acre to the town's valuation – for the 26 acre parcel – that is \$26,000,000. At the current mil rate, that would generate \$413,400 in revenue and have LOWERED the current mil rate by 71 cents.

These numbers are speculations. The actual numbers could be half of what I have estimated or they could be twice what I estimated, and any savings would be reduced somewhat by the larger 'piece' of SAD #22 budget that Hampden would be responsible for absorbing due to the increase in valuation according to the current school funding formula. Even if they were half, the net possible decrease to the mil rate would be more than 35 cents per thousand. I think this is a much more reliable way to grow revenue, reduce the individual property tax burden, and create long term value, jobs, and a defined 'core' for the Town of Hampden than through seeking a net profit from an educationally purposed redevelopment which would require additional public investment and would carry the risk of not producing any net revenue because its actual cost of operation may exceed its tuition based revenue. I applaud the school board and school administration for seeking additional sources of revenue for the school; I just don't think educationally purposed re-development is the way to go.

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## Editor's note:

The public is encouraged to attend a community Forum January 18, 6 PM, at the HA library where you can share your ideas. Talks resume between the SAD 22 Re-Use Committee and Town representatives January 27.





<http://penobscotpaddles.blogspot.com/>

## Blogging the Penobscot

Many of us have enjoyed an excursion of some sort on the Penobscot River, but for a Hampden couple, the Penobscot and its history is being documented in a blog:  
<http://penobscotpaddles.blogspot.com/>

Anne Powelson writes:

*Mark and I love to kayak, really love to kayak. It's not unusual for us to paddle more than 800 miles in a year. Mostly we kayak close to home on the Penobscot River. It's a beautiful river with many coves to explore. My favorite feature of the Penobscot is its high cliffs, which mean I can paddle in the shade on hot summer days. Plus with a fifteen foot tidal range and an ever varying cast of wildlife, it's always a different river.*

*Last June I started a blog. Initially I thought it would be a handy record of our trips. I was surprised to find it's a way to connect with other paddlers and outdoor enthusiasts. In addition to educating me, it incentivizes me to: explore more places and be more serious about kayak safety. In addition, it keeps me reaching out to learn more about blogging and the Penobscot River.*

*Most of the summer and early fall postings are trips to various places from Birch Stream to Lubec. Recently there have been more stories from the Penobscot River; a message in a bottle, beautiful reflection shots, and a deer crossing to Orrington to name a few. A handy index at the top of the blog site lists all postings and categories. The current postings are postcards from Hampden, but mostly the site is just a scrapbook of various paddling adventures on salt and fresh water in the local area. ■*

## Hampden's Legislative Leaders

*By Annie Gabbianelli O'Reilly*

With a change in leadership in Augusta comes the advancement of both Senator Debra Plowman and Representative Andre Cushing. Following November's election positioning Republicans in the majority, Plowman was elected Assistant Majority Leader of the Senate and Cushing was elected Assistant Majority Leader of the House. Cushing says, "It has always been an honor to represent Hampden, and it is a double honor to be a member of leadership along with my good friend Senator Plowman."



Debra Plowman



Andre Cushing

Living in the same town, these lawmakers share many of the same visions. Plowman says, "Maine is at a crossroads economically and historically, and I'm excited to be part of the team that will move Maine in the right direction: towards prosperity. This won't happen overnight but we will move Maine from the bottom of the Forbe's list up and over other states as we remedy our weaknesses and capitalize on our strengths." ■

# So...What has the Town Council Been Doing in 2010?

*By Sue Lessard, Town Manager*

2010 was once again a busy and productive year. From January through December, the Council has dealt with the following items. While this list is only a few pages long, many items on it required extensive Council Committee work prior to final action and items such as the town budget took many months to complete.

- Revamped fees for the Library
- Elected a Mayor and Deputy Mayor and made Committee Assignments
- Assisted in the selection of a new Town Assessor
- Amended the Public Ways Ordinance
- Amended the Zoning Ordinance re: Animal Definitions
- Appointed a School Board Member to fill a vacancy
- Revised the Shoreland Zoning Ordinance
- Adopted a Streetlight Request Policy
- Amended the Zoning Ordinance regarding Conditional Uses in the Commercial Services District
- Adopted the Comprehensive Plan after many meetings, hearings, and approval by the State Planning Office
- Amended the Zoning Ordinance regarding the definition of Institutional Building
- Made an Arbor Day Proclamation and received Tree City USA status for the 3rd year
- Participated in the Regional Spring Clean-up Project
- Granted the Town Manager a new contract
- Completed the Mayo Road Reconstruction project
- Sold two lots in the Business Park
- Accepted a grant for replacement of boilers at the Municipal Building
- Approved the BEAR program
- Began discussions of a Dog Park for Hampden
- Authorized expenditures for capital equipment for Police, Fire, Public Works Departments including a new cruiser purchase, purchase of a replacement loader and truck for public works and a power stretcher for the public safety department
- Received a grant of \$5,000 from Hannaford for Fire Equipment
- Paved 8 miles of roadways in Hampden
- Funded a contribution to the Destination Imagination Team
- Recognized Brian & Cindy Carlisle and Justin Russell for their contributions to the Library programs
- Submitted a grant application for sidewalk construction on Western Avenue
- Amended the Zoning Ordinance regarding Rural District Uses

*continued*

Worked on a Marina land swap with Hamlin Marine  
 Provided testimony for the BAT fare increase proposal from the City of Bangor  
 Approved a Forest Management Plan for Dorothea Dix Park  
 Saw the final closure of the Pine Tree Landfill completed. The last construction vehicle left the property on 12/20/2010.  
 Reviewed and approved a budget for fiscal year 2010/2011 that allowed the mil rate to remain the same as the prior year.  
 Sponsored a workshop with a nationally recognized conservation planner for Hampden Council and Committee members regarding Comprehensive Plan implementation.  
 Adopted a six month moratorium for marijuana cultivation and dispensing activities  
 Added Harmony Hall and the Garden Club to the list of Outside Agency funding considerations  
 Assisted Goodwill Riders Snowmobile Club with roof replacement of the old fire station on outer Western Avenue.  
 Sold two old Fire Trucks once the new truck was received  
 Adopted a PACE Ordinance to allow residents to take advantage of funding available for energy improvements through Efficiency Maine.  
 Collaborated with Winterport and Newburgh in regard to concerns over the re-use of the soon-to-be former Hampden Academy site.  
 Approved granting of wetland mitigation property for the new School project in return for \$50,000 in trail development funding  
 Published four quarterly newsletters  
 Approved an upgrade to digital for Cable television equipment for the Town  
 Hosted a Candidate's forum for all candidates for local offices as well as those for State Offices for Senate District 33 and House District 39  
 Created an Economic Development video featuring the Angler's Restaurant project  
 Accepted Urban/Rural Transportation Improvement Funds from MDOT  
 Adopted a vision statement for Dorothea Dix Park  
 Issued a resolve supporting extension of the Pilot Truck Weight Increase Project  
 Adopted updates to the General Assistance Ordinance Appendices  
 Approved four quarters of Sewer Commitments  
 Authorized participation in Landowner Appreciation Day  
 Assisted the Hampden Garden Club with submission of a Historic Preservation Grant  
 Issued a Games of Chance permission letter for the VFW  
 Issued a Games of Chance permission letter for the Kiwanis  
 Granted a Sewer Easement to Gary Mock for location of a private line on Elm Street West  
 Accepted a sewer manhole on the property of Katahdin Trust that will serve both that business and Rite Aid.  
 Introduced Amendments to the Day Care Provisions of the Zoning Ordinance for Public Hearing  
 Approved 20 victualer's licenses for local businesses  
 Approved 5 liquor license applications ■

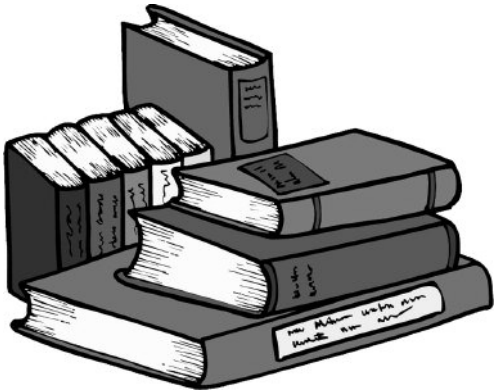
## The Edythe Dyer Library Endowment Fund What Is It and Why We Need It

People love libraries because they are free; borrow whatever you want and as long as you return everything, you pay nothing.

What a wonderful concept! But, we all know that nothing is really free. While the Edythe Dyer Library gladly accepts donations of materials to put into our circulation, the truth is that we buy most items that we lend. We purchase current bestsellers even before they are in stores, and in many cases, we buy multiple copies. Where does the money come from? The simple answer is that the library is a department of the town of Hampden and is funded by property taxes. Our town budget keeps the lights on, pays for office supplies, circulating materials, programming, and staff salaries. However, shortly after the library opened in 1983, the Board of Trustees recognized that additional monies would be needed to supplement the municipal budget. To that end, in early

1989 they established the Edythe L. Dyer Community Library Endowment Fund and five months later the \$200,000.00 goal was reached and exceeded. Those original donor's names are listed on the "Campaigning for Generations" donor board in the library. The Fund is managed by an investment company, and the library is able to use about \$12,000.00 per year to pay for circulating materials and programs, such as magicians, storytellers and musicians.

In 2000, the trustees decided to hold an annual Endowment Reception designed to request contributions to enable the fund to grow while still allowing withdrawals for library purchases. This year's contributions totaled \$4560.00! If you made a contribution, please accept our sincere thanks. We are grateful for your support of the library past, present, and future. ■



## Library Offerings

The Friends of Edythe Dyer Library continue to grow and expand the scope of offerings. If you've been to the Library lately, you may have seen the new book bags being offered - great for toting books back and forth. We are always looking for new members to join us and help in providing library services to the residents of Hampden. We are a fun group of volunteers and help the library in a variety of ways from running the bookshop, delivering books, advertising, and identifying grant opportunities. Feel free to leave your name at the circulation desk to be contacted, or join us Tuesday mornings in the basement. ■

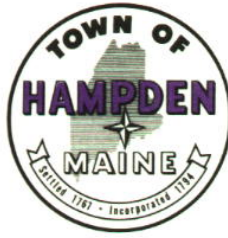
## Grant for the Library!

If you use the library regularly, you know that the circulation area can be quite cramped. The desk was built before the library had computers, printers and copiers, and while it has served us well, the time has come for a more ergonomic workspace. The library director wrote a successful grant application to pay for a new circulation desk and carpeting. As Lynda Casteris-El-Hajj, an interior designer from WBRC-AE, walked through the library, she realized that more space would be ideal. She envisioned a more extensive project, which is still within the grant budget. That project involves filling the pool that is under the Community Room so that children's materials can be moved into that room, which is wonderful because the children's librarian's office is right there to easily help young readers. Some shelving from the current circulation room will also be moved to provide more room in the circulation area. So ultimately, the children's room and the community room will exchange uses and names, and the circulation room will get much needed space, a new desk and carpeting. We are hopeful that there will be very little disruption in service. Check the library's webpage or Facebook page for updates and photos. Visit the library to see the progress at work, or stay tuned to Hampden Highlights for updates. ■





**Town of Hampden**  
106 Western Avenue  
Hampden, Maine 04444



Phone: (207) 862-3034  
Fax: (207) 862-5067  
email: [info@hampdenmaine.gov](mailto:info@hampdenmaine.gov)

**TOWN OF HAMPDEN  
TOWN COUNCIL CONTACT INFORMATION  
2011**

<b><u>COUNCILOR</u></b>	<b><u>DISTRICT</u></b>	<b><u>ADDRESS(ES)</u></b>	<b><u>PHONE(S)</u></b>
Janet M. Hughes	I	34 Old County Road <a href="mailto:hughestowncouncil@gmail.com">hughestowncouncil@gmail.com</a>	947-5273 (H) 942-4606 (W)
Thomas B. Brann	II	262 Western Avenue <a href="mailto:tombrann@tds.net">tombrann@tds.net</a>	862-4954 (H) 581-2836 (W)
Jean H. Lawlis	III	55 Kincaid Road <a href="mailto:lawlistowncouncil@gmail.com">lawlistowncouncil@gmail.com</a>	862-4080 (H)
William W. Shakespeare	IV	1060 Western Avenue <a href="mailto:wmsakespeare@hotmail.com">wmsakespeare@hotmail.com</a>	862-4375 (H&W)
Andre E. Cushing, III	At Large	P.O. Box 687 <a href="mailto:andrec@roadrunner.com">andrec@roadrunner.com</a>	449-1358 (H)
Matthew D. Arnett	At Large	25 Deer Hill Lane <a href="mailto:arnetttowncouncil@gmail.com">arnetttowncouncil@gmail.com</a>	404-9144 (H) 249-5511 (Cell)
Kristen L. Hornbrook	At Large	<a href="mailto:hornbrooktowncouncil@gmail.com">hornbrooktowncouncil@gmail.com</a>	991-2889 (cell) 862-2889 (H)



# Christmas Tree Lighting / Party



Hampden's Annual Christmas Tree Lighting and Party courtesy of Kiwanis was appreciated by young and old. ■

Photos by Leah Gove

## Attention Foresters, Arborists, Ecologists, and All Other Tree Admirers:



Photo by Annie Gabbianelli O'Reilly

The Hampden Tree Board currently has vacancies in membership and seeks to fill positions on the board. Members serve a three year term. The Tree Board meets once a month to discuss tree-related projects and planning for public trees in town, including activities to maintain the town's national Arbor Day Foundation Tree City USA status. Public trees include those on town-owned lots or within town road rights-of-way. The Tree Ordinance, available on the town website, as well as the Tree Board section of the website, provides further detail, direction, and background information about the Board. For more information or to apply to be on the Board, please contact Gretchen Heldmann at the town office at 862-4500 or [GISIT@hampdenmaine.gov](mailto:GISIT@hampdenmaine.gov). ■



Photo by Annie Gabbianelli O'Reilly

## Ice Skating Anyone?

By Annie Gabbianelli O'Reilly

In a week or so the town's ice rink should be ready for some action. It's the 5th year the Recreation Department has created the space located by the Lura Hoit Pool. The rink is 100ft X 80ft and is dependent now on Mother Nature being cooperative. You are welcome to lace up your skates and enjoy the fresh air from sunrise until 10 pm. All skating is free and the area is well lit for skating under the lights at night. If you're into to skating as a sport, sticks and pucks are allowed on at the rink Tuesday and Thursday evenings. Kurt Mathies, recreation director, is excited about the winter weather so far. "Hopefully the weather cooperates with us. Last year's warm temperatures and lack of snow made building the rink impossible. Two years ago we had a beautiful sheet of ice for 2 1/2 months and hope for that this year." Volunteers are always needed to help remove snow after a storm. You can sign up and get more information by calling the Recreation Department at 862-6451. ■

TOWN OF HAMPDEN  
106 WESTERN AVENUE  
HAMPDEN, ME 04444

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## Blanketing the Pink Garden

*By Kathy Cole*

**W**hile the snow covers the ground, great things are growing underneath. It's Hampden's Pink Garden designed to raise awareness of breast cancer. This donated garden was planted by town employees this past fall.

You can get in on the Pink come spring, as any donations of pink flowers, annual or perennials, as well as cash donations to purchase and replenish, are welcome. All monies received over and above the costs will be donated by Team Denise to Race for the Cure on the Bangor waterfront in September 2011. ■

## Lura Hoit Memorial Pool

*By Darcey Peakall*



T-shirt design

**F**or 15 years, the Lura Hoit Memorial Pool has been serving the fun and fitness needs of its surrounding communities. A recent fundraising effort to raise needed monies for facility upkeep, upgrades, and simple continuation was successful. Many gift certificates from area eateries were donated along with a town soccer camp registration fee. Also, a financial consultation meeting, movies, theatre tickets, a Maine-themed print by a Hampden artist, and much more were among the prizes.

Tee shirts are still on sale in celebration of the 15 years of operation. You can have yours in white or purple for just \$10.00. ■