

## TOWN COUNCIL MINUTES

**AUGUST 11, 2008**

The regularly scheduled meeting of the Hampden Town Council was held on Monday, August 11, 2008. The meeting was held at the municipal building council chambers and was called to order by Deputy Mayor Colford at 7:00 p.m.

**Attendance: Councilors:** Deputy Mayor Andrew Colford, Matthew Arnett, Thomas Brann, Andre Cushing, Shannon Cox and Edward Murphy. Mayor Rick Briggs was excused.

**Town Manager:** Susan Lessard

**Town Counsel:** Thomas Russell

**Department Heads/Staff:** Town Planner Bob Osborne and Economic & Community Development Specialist Dean Bennett

School Building Committee Members Kathy Walker and Norman Prouty, SAD #22 Superintendent Rick Lyons and School Board Members, Water District Superintendent Cam Torrey and citizens

Mayor Briggs was unable to attend the meeting and had requested an excused absence. Motion by Councilor Cushing, seconded by Councilor Cox to excuse Mayor Briggs – unanimous vote in favor.

### **A. CONSENT AGENDA**

Treasurer's Warrants were circulated for approval and signatures of the Finance Committee. Motion by Councilor Arnett, seconded by Councilor Cox to accept the balance of the Consent Agenda – unanimous vote in favor.

### **B. PUBLIC COMMENTS**

There were none.

### **C. POLICY AGENDA**

#### **1. PUBLIC HEARINGS**

##### **a. ZONING ORDINANCE TEXT AMENDMENT – RESIDENTIAL B DISTRICT – HEIGHT OF INSTITUTIONAL BUILDINGS**

Town Planner Bob Osborne explained that this amendment allows for an increased height for institutional buildings in excess of 35 feet. It would

allow a maximum height of 60 feet with additional setback requirements as a conditional use. The Planning Board and the Council's Charter & Ordinance Committee met jointly on July 23<sup>rd</sup> and both voted to return an "ought to pass" recommendation.

Deputy Mayor Colford explained the procedure for the public hearing and then opened the hearing.

Proponents: Mike Pullen of WBRC Architects presented the proposed site plan layout and concept rendering of the building. He pointed out that only three parts of the building are over 35 feet. He noted that the three-story scheme allows a savings of \$2.2 million and he stated that the State Board of Education favors this plan.

Kathy Walker of 5 Old Coldbrook Road, one of the Town's representatives on the Hampden Academy Building Committee, thanked the Town Manager, the Town Planner, the Planning Board and the Council for expediting this process to allow a taller building. She encouraged the Council to approve the amendment in order to remove any impediments to a taller building.

Nancy Chaiyabhat of 113 Thistle Lane hoped that the Council would support the amendment. She asked for a clear definition of what an institution building is. Manager Lessard explained that that is currently being discussed at the Committee level. At the present time "institutional" has some traditional dictionary uses which the Zoning Ordinance falls back on in the absence of a detailed definition. However, it is the desire of the Planning Board and the Ordinance Committee, immediately following review of this amendment, to also determine an "institutional" definition that would be inserted into the Zoning Ordinance. Manager Lessard clarified that the term "institutional" is not limited to schools.

Tim Pease of 16 Evergreen Drive, a member of the School Board, strongly encouraged the Council to vote in favor of the amendment. He asked everyone in the audience who is in favor of the amendment to stand up. Everyone stood in support. He pointed out that making this a conditional use still gives the Planning Board some power to regulate control of exactly what comes into effect. He feels it strikes the right balance and is appropriate.

Opponents: None

General Questions or Comments: None – The hearing was closed.

Motion by Councilor Arnett, seconded by Councilor Murphy that the proposed text amendment to the Zoning Ordinance be accepted as proposed.

Following considerable discussion, vote on the motion by roll call was 6-0 in favor.

C-1-a



**TO:** Hampden Town Council  
**FROM:** Robert Osborne, Town Planner *RO*  
**SUBJECT:** Draft Zoning Ordinance text amendments for Building Height Limits for Institutional Buildings in the Residential B District.  
**DATE:** July 24, 2008

On July 23, 2008 the full Hampden Planning Board and Town Council Charter and Ordinance Committee reviewed the subject referred Zoning Ordinance amendment. After discussion the two groups recommended a change that would make institutional buildings over 35 feet in height a conditional use in the Residential B District. This was thought to be consistent with a similar provision in the Industrial Park District. They also recommended that references to public school be deleted from the proposed Special District Regulation that would allow institutional buildings in excess of 35 feet in height.

Based on those changes the full Planning Board voted unanimously to recommend "ought to pass" for the proposed zoning text amendment.

Based on those changes the Charter and Ordinance Committee voted unanimously to recommend "ought to pass" for the proposed zoning text amendment.

The draft amendment establishes a maximum height limit for institutional buildings in the Residential B district of 60 feet. It follows the precedent established in the Interchange District for the buildings with heights in excess of 35 feet by placing additional setback requirements on front, side and rear yard setback areas. Thus, at the minimum setback line the building can be 35 feet tall, and for each foot taller the building is proposed it must be set back one additional foot.

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, institutional buildings in excess of 35 feet in height, buildings necessary for essential services, animals other than usual household 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)

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)

Adopted by Council 8/11/08

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.
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.

EXAMPLE: A 60 foot tall building is proposed. By subtracting the base district building height from the proposed height the following is the result  $60 - 35 = 25$ .

		<u>Minimum Setbacks: Modified Setback</u>	
<u>Street Yard</u>	-	<u>25 feet</u>	<u>50 feet</u>
<u>Other Yard</u>	-	<u>20 feet</u>	<u>45 feet</u>

b. BOND ISSUE ORDINANCE AUTHORIZING APPROPRIATION AND BORROWING OF FUNDS TO FINANCE VARIOUS SEWER PROJECTS – ROUTE 1-A

Deputy Mayor Colford opened the public hearing.

Proponents – none; Opponents – none; General Questions or Comments – none. The hearing was closed.

Motion by Councilor Brann, seconded by Councilor Cushing to adopt the ordinance and send it to referendum in November – unanimous vote in favor.

**2. NOMINATIONS-APPOINTMENTS-ELECTIONS**

a. NOVEMBER 4, 2008 ELECTION – ABSENTEE BALLOTS

Town Clerk Denise Hodsdon informed the Council that the Legislature passed a law authorizing municipal clerks to prohibit in-person absentee voting the day before the November 4<sup>th</sup> Election, as long as the Clerk gives notice of the intent to do so at least 30 days before the Election. Denise asked for the Council's blessing to prohibit in-person absentee voting on November 3<sup>rd</sup>.

Motion by Councilor Brann, seconded by Councilor Cox to support the Clerk's request to prohibit in-person absentee voting on November 3<sup>rd</sup> – unanimous vote in favor.

**3. UNFINISHED BUSINESS**

a. WATER DISTRICT – REQUEST FOR BIENNIAL JOINT MEETING

Joint meetings between the Council and Water District Trustees were scheduled for October 14, 2008 and May 11, 2009.

b. TAX RATE 2008/2009

Manager Lessard was happy to report that with the final valuation numbers, she is recommending a mil rate of \$15.90, which would be an increase of \$.20 instead of \$.40 as discussed at the last meeting.

Motion by Councilor Brann, seconded by Councilor Arnett to set the mil rate for 2009 at \$15.90 – unanimous vote in favor.

c. TOWN/SCHOOL – MEMORANDUM OF UNDERSTANDING

Manager Lessard reported that she and the Council representatives met with Superintendent Lyons and School Board representatives regarding the Memorandum of Understanding relative to access to the proposed new high school. The latest version of the agreement has been endorsed by the School Board and the agreement needs to be signed by both parties before

TOWN OF HAMPDEN

ORDINANCE AUTHORIZING APPROPRIATION AND BORROWING OF FUNDS TO FINANCE VARIOUS SEWER PROJECTS, INCLUDING THE CONSTRUCTION, RECONSTRUCTION, REPLACEMENT OR REPAIR OF SEWER LINES, MANHOLES AND APPURTENANCES, STORMWATER SEPARATION FACILITIES AND OTHER INFRASTRUCTURE IMPROVEMENTS TO THE TOWN OF HAMPDEN SEWER SYSTEM THROUGH ISSUANCE OF GENERAL OBLIGATION BONDS OR NOTES OF THE TOWN OF HAMPDEN WHICH MAY BE CALLABLE IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$1,850,000.

The Town of Hampden hereby ordains as follows:

Section 1. That pursuant to Section 5772 of Title 30-A, Maine Revised Statutes, as amended, the Charter of the Town and any other applicable authority under Maine law, the Town of Hampden is hereby authorized to borrow a principal amount not to exceed in the aggregate of One Million Eight Hundred Fifty Thousand Dollars (\$1,850,000), said amount to be payable over a period not to exceed thirty (30) years, at such interest rates and on such further terms and conditions as may be approved by the Treasurer and a majority of the Town Council, the proceeds of said loan to be used substantially for various sewer projects, including the construction, reconstruction, replacement or repair of sewer lines, manholes, stormwater separation facilities and other infrastructure improvements to the Town of Hampden Sewer System, said loan to be evidenced by the General Obligation Bond or Bonds of the Town to be executed and delivered on behalf of the Town by the Town Treasurer and countersigned by a majority at least of the Town Council (the "Bond") in a principal amount not to exceed \$1,850,000. The Bond may be subject to call for redemption as determined by the Town Treasurer and majority of the Town Council.

Section 2. That in anticipation of the receipt of the Bond proceeds for the Project, pursuant to the Charter of the Town and Section 5772 of Title 30-A of the Maine Revised Statutes, as amended, and any other applicable authority under the laws of the State of Maine, the Town of Hampden is hereby authorized to borrow from a lending institution approved by the Town Treasurer and a majority at least of the Town Council a principal amount not to exceed One Million Eight Hundred Fifty Thousand Dollars (\$1,850,000) and in evidence thereof to execute and deliver one or more General Obligation Bond Anticipation Notes (the "Note") of the Town for a period not to exceed one year and to bear interest at such rate and said note to be subject to such further terms and conditions as the Town Treasurer and a majority at least of the Town Council shall approve, and said Note, together with interest thereon, to be a general obligation of the Town, and intended to be repaid from the Bond, said Note to be executed and delivered on behalf of the Town by the Town Treasurer and countersigned by a majority at least of the Town Council, and such Note may be refunded from time to time for a period not to

*Adopted and Sent to Referendum by Council 8/11/08*

exceed an aggregate of three years, with proceeds to be used to provide temporary funds to accomplish the Project.

Section 3. That the Town Treasurer, Mayor or other officers designated by the Town Council be and each of them hereby is authorized to execute such documents and do all things necessary or convenient in order to issue the Bond or Note or any part authorized to execute and deliver such loan applications as may be necessary or appropriate to the Maine Municipal Bond Bank, or other lender. The Treasurer, Mayor, or other officers designated by the Town Council are further authorized to execute any and all loan agreements or resolutions required by Maine Municipal Bond Bank or other lender, in such form as may be required by the lender.

Section 4. That the Town Clerk shall distribute a copy of this ordinance to each Council member and to the Town Manager, and shall file a reasonable number of copies of this ordinance in the office of the Town Clerk and shall post a copy of this ordinance together with a Notice of Public Hearing at the following public places: Municipal Building, Post Office, Dyer Library, Hampden Transfer Station, McK's Variety, Pizza Gourmet and R & K Variety, as well as such other places as may be directed by the Town Manager.

Section 5. That a Public Hearing be held at 7:00 p.m. in the Hampden Municipal Building in Hampden, Maine on August 11, 2008, for the purpose of taking testimony and comments from the public with respect to the proposed issuance of the Bond, and that notice of the public hearing be given by the Town Clerk by publishing a summary of this ordinance and a place where copies of the complete ordinance have been filed and times available for inspection in the Bangor Daily News on or before July 26, 2008, together with a notice setting forth the time and place for the public hearing, and for the consideration of the proposed ordinance by the Town Council at a meeting to be held on August 11, 2008, immediately following the public hearing.

Section 6. That all actions heretofore taken by the Town Council of the Town of Hampden relating to the selling of the Town's General Obligation Bond and Note authorized hereby be and they hereby are ratified, approved and confirmed.

Section 7. That pursuant to the requirements of the Internal Revenue Code of 1986, as amended, the Town designates the Bond and the Note to be "qualified tax exempt obligations" of the Town; and that the Town shall not issue in 2008 an aggregate total amount of qualified tax exempt obligations in excess of \$10,000,000. Further, the Town does not reasonably expect to issue qualified tax exempt obligations in an amount in excess of \$5,000,000 during 2008.

Section 8. That the Town shall take any and all actions required under the Internal Revenue Code of 1986, as amended, to maintain the tax exempt status of the interest on the Bond and Note, and to maintain the status of the Bond and the Note as "qualified tax exempt obligations" of the Town, and that the Bond and the Note may be subject to such further terms and conditions as may be agreed to by a majority at least of the Councilors and the Treasurer of the Town to carry into effect the full intent of this ordinance.

Section 9. That the Town Council is hereby authorized to retain bond counsel for the Town to advise the Town with respect to the issuance and sale of the Bond and the Note, and to prepare documents and render opinions as may be necessary or convenient for that purpose.

Section 10. That the Town Council and officials of the Town are hereby authorized to execute all documents and certificates, and to take all action, including affixing the seal of the Town, as may be necessary or convenient to carry out the full intent of this ordinance, and to accomplish the Project and issue the Bond and the Note, including approval and signing of contracts and other agreements obligating the Town.

Section 11. That pursuant to Section 902 of the Town Charter, this ordinance shall go into effect only upon approval by the voters of the Town of Hampden. Be it further ordained that a referendum of the Town of Hampden be held to decide this question on November 4, 2008, on the ballot question pursuant to the Town Charter and the laws of Maine. The ballot question shall be substantially as follows:

TOWN OF HAMPDEN  
BALLOT QUESTION NO. 1

Ordinance authorizing appropriation and borrowing of funds to finance various sewer projects, including the construction, reconstruction, replacement or repair of sewer lines, manholes and appurtenances, stormwater separation facilities and other infrastructure improvements to the Town of Hampden Sewer System through issuance of general obligation bonds or notes of the Town of Hampden which may be callable in the principal amount not to exceed \$1,850,000.

Shall the above described ordinance be adopted and the municipal officers have the authority to issue general obligation bonds or notes of the Town and accomplish the Project as described above and in the ordinance?

Yes

No

Financial Statement

TOWN OF HAMPDEN

1. Total Town Indebtedness

A. Bonds outstanding and unpaid: \$ 8,727,585.00

B. Bonds authorized and unissued: \$ 0.00

C. Bonds to be issued if this question is approved: \$ 1,850,000

TOTAL: \$ 10,577,585.00

2. Costs

At an estimated maximum interest rate of 4 %, the estimated costs of this bond issue will be: \$1,359,570.00 over a 30 Year term.

Principal: \$ 1,850,000.00

Interest: \$ 1,359,570.00

Total Debt Service: \$ 3,209,570.00

3. Validity

The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service or the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

  
\_\_\_\_\_  
Susan M. Lessard  
Treasurer, Town of Hampden

the State will issue the deed to the parcel. Superintendent Lyons said he hoped he could get together with Manager Lessard within the next 5 to 7 business days to bring those sentiments to fruition.

#### **4. NEW BUSINESS**

##### **a. REQUEST FOR TOLLING & STANDSTILL AGREEMENTS RELATED TO PENOBSCOT RIVER MERCURY CONTAMINATION**

Manager Lessard explained that this relates to the HoltraChem cleanup of mercury contamination in the Penobscot River. Subsequent to the State of Maine putting forth a requirement that they move to Phase 2 of the cleanup, Mallinckrodt, LLC, the company that would be responsible, engaged a law firm who has distributed letters to virtually every entity with an outlet on the Penobscot River that may have contributed to the contamination. Attorney Russell has reviewed the proposed agreement on behalf of the Town of Orono and has consulted with attorneys who are representing other recipients of the agreement. They have three issues with the agreement and those issues have been communicated to the attorneys for Mallinckrodt. Attorney Russell is awaiting response from the Mallinckrodt attorneys and if those issues are addressed, he would be prepared to recommend signing the agreement.

Motion by Councilor Cushing, seconded by Councilor Cox to table this item pending further clarification from representatives of the parties involved – unanimous vote in favor.

##### **b. URBAN/RURAL INITIATIVE PROGRAM - MDOT**

Manager Lessard explained that this is the annual acceptance and certification that the URIP funds will be used only for improvements of public roads. This year's amount is \$84,964.00 and Manager Lessard requested that the Council authorize her to sign the certification accepting this money on behalf of the Town. Councilor Arnett so moved; Councilor Cox seconded the motion and vote was unanimously in favor.

##### **c. COMMITMENT OF SEWER USER RATES**

This is the commitment for the quarterly sewer billing. Motion by Councilor Cushing, seconded by Councilor Arnett to sign the Certificate of Commitment – unanimous vote in favor.

##### **d. APPLICATIONS FOR RENEWAL OF OUTDOOR WOOD-BURNING FURNACE LICENSES**

###### **1. BRIAN MUSHROW**

Motion by Councilor Cushing, seconded by Councilor Cox to approve the application – unanimous vote in favor.

2. GARY THIBODEAU

Motion by Councilor Cushing, seconded by Councilor Cox to approve the application – unanimous vote in favor.

3. RICHARD GOLDING

Motion by Councilor Cushing, seconded by Councilor Cox to approve the application – unanimous vote in favor.

e. EXECUTIVE SESSION – COUNCIL – ECONOMIC DEVELOPMENT

This item was moved to the end of the meeting. Councilor Brann requested the Executive Session in order to discuss economic development assignments for our Community & Economic Development Specialist that involve individual landowner contact. He explained that the nature of the executive session would be a strategy meeting to discuss negotiating the purchase of additional land for the Town at an undesignated location.

Motion by Councilor Brann, seconded by Councilor Murphy to enter Executive Session pursuant to 1 M.R.S.A. §405(6)(C), to include the Council, Town Attorney, Town Manager and Economic & Community Development Specialist Dean Bennett. Vote on the motion was 5-0 in favor; Councilor Arnett abstained.

Motion by Councilor Cushing, seconded by Councilor Arnett to re-enter regular session at 9:17 pm – unanimous vote in favor. No action was taken on this item.

**D. COMMITTEE REPORTS**

Councilor Cox reported that the Community Services Committee met last week and will be coming back to the Council with additional information and request in terms of some of the work that is coming out of that committee. The focus of the last meeting was working with the Friends of Dorothea Dix group to continue discussion with Prentiss & Carlisle about the work to be done at the park. The next meeting will be on August 19<sup>th</sup> at 6:00 pm.

Councilor Cushing reported that the Economic Development Committee met and discussed several issues. The Committee also heard an update from a representative of Hodgdon Yachts as to where their project stands. Councilor Cushing said one of the things that has come up is a request to clarify at the Council level what some of the Committee's goals are. Economic Development Specialist Dean Bennett, working with the Economic Development Consultant Bion Foster, constantly run into questions in regard to priorities for the Town and it would be helpful for the Council to assess the goals for Economic Development.

Councilor Cushing further reported that the Committee on Committees will meet at August 14<sup>th</sup> at noon.

Councilor Arnett reported that the Charter & Ordinance Committee did not meet this evening, but will meet again at 5:45 pm on August 18<sup>th</sup>.

Councilor Arnett also reported that the Communications Committee has decided to move the newsletter editor's role from a volunteer activity to a part-time paid position and Annie Gabbianelli O'Reilly has been hired for that position. The next meeting will be at 7:00 pm on August 20<sup>th</sup>.

Councilor Brann reported that the Comprehensive Planning Committee will meet on August 19<sup>th</sup> following the Community Services Committee meeting. The Finance Committee will meet on August 14<sup>th</sup> at 7:00 pm.

Councilor Colford reported that the Public Safety Committee met with Public Safety Director Joe Rogers relative to the new tanker truck. They discussed specifications for the new truck and financing options. They will be bringing different options back to the Council in the near future.

#### **E. MANAGER'S REPORT**

A copy of the Manager's Report is attached.

#### **F. COUNCILOR'S COMMENTS**

Councilor Cox complimented everyone who worked on the most recent newsletter. She commented that it is a wonderful asset to the community. She asked the Council to give some serious consideration to scheduling a community forum around the heating fuel crisis that may be coming this winter.

Councilor Cushing suggested that if the Council does hold a public forum, it would be a good idea to hold it in the Council Chambers so it could be taped and re-broadcast on Cable TV Channel 7.

#### **G. ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:18 p.m.



Denise Hodsdon  
Town Clerk

MANAGERS REPORT  
August 11, 2008

Newsletter - the newest edition of the newsletter has been sent to the post office for delivery and is posted on the town website. Thanks to Annie O'Reilly who is acting as our new editor.

Tax Liens - Tax liens on unpaid 2007/08 property taxes will be placed on Wednesday, August 13<sup>th</sup>. I am happy to report that despite economic conditions, the number of liens being placed is currently ten fewer than were placed last year. Last year we placed 83 tax liens. This year's count, with two days remaining before placement is 73.

Employee Barbecue - A reminder that the employee barbecue is tomorrow, August 12<sup>th</sup> at 5:00 p.m. If the weather is good it will be adjacent to the Pool, if not, it will be held in the Community Room at the Town Office.

September 23<sup>rd</sup> - The School Referendum vote will be held from 8 a.m. until 8 p.m. on Tuesday, September 23<sup>rd</sup> in the Community Room of the Town Office.

Nomination Papers- Nomination papers are now available for all four district council seats for 3 year terms. They must be returned by 4:30 p.m. on September 5, 2008. SAD #22 nomination papers are available for 3 seats for 3 year terms and 1 seat for a 1 year term. The Hampden Water District has one seat available for a five year term.

Children's Day - A reminder to all that Saturday, August 16<sup>th</sup> is Children's Day. The Town Office is entering a float in the parade for the first time in many years. We encourage everyone to come out and join the festivities this year.

Debit Cards - Debit Card transactions have been underway for a couple of weeks now and the process appears to be working smoothly. It has been well received although we have had several customers who were unhappy that that the customer must pay us the fee that the town incurs for the transactions.

Pine Tree Retirement - It is with sadness that I am reporting that Marty Drew is retiring from Casella Waste. His last official day is August 31, 2008, although he will continue in an advisory capacity with the company for some time following that date.