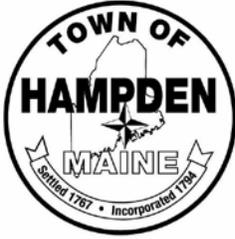




Town of Hampden
Planning and Development Committee
Wednesday March 21, 2018, 6:00 pm
Municipal Building Conference Room
Agenda

1. Approval of February 21, 2018 Minutes
2. Committee Applications: None
3. Updates:
 - A. MRC/Fiberight
 - B. Staff Report
 - C. Update on Planning Department Staffing
4. Old Business: None
5. New Business: None
6. Zoning Considerations/Discussion:
 - A. Update on Planning Board Zoning Workshops and Proposed Amendments
7. Citizens Initiatives
8. Public Comments
9. Committee Member Comments
10. Adjourn



Town of Hampden
Planning and Development Committee
 Wednesday February 21, 2018, 6:00 pm
 Municipal Building Council Chambers
Minutes - Draft

Attending:

Committee/Council

David Ryder - Chair
 Dennis Marble
 Terry McAvoy
 Mark Cormier
 Ivan McPike

Staff

Angus Jennings, Town Manager
 Karen Cullen, Town Planner

Public

Chip Laite, Sargent Corp.

Chairman Ryder called the meeting to order at 6:01 pm.

1. Minutes for the February 14, 2018 meeting – **Motion** to approve as submitted made by Councilor McAvoy; second by Mayor McPike; carried 5/0/0.
2. Committee Applications: None
3. Updates:
 - a. MRC/Fiberight: Construction on the building is continuing with siding going up this week. Manager Jennings noted there is a public hearing in Bangor on Feb. 28th for an application for an amendment to the Juniper Ridge Landfill permit to remove the timeframe for solid waste acceptance at the landfill, currently set at March 31, 2018. After discussion it was left that if any councilors plan to attend to provide testimony they should notify Manager Jennings since Shelby Wright (representing MRC) will be asking whether there will be any representation from Hampden.
 - b. Staff Report: nothing new to report.
4. Old Business: None.
5. New Business: (items taken out of order)
 - a. **Motion** by Mayor McPike to enter into Executive Session pursuant to 1 MRSA Section 405(6)(C) to discuss potential disposition of publicly held property in the Hampden Business Park about which premature disclosure might prejudice the Town's bargaining position; the executive session to include Town Planner Karen Cullen and Sargent Corp representative Chip Laite. Seconded by Councilor McAvoy; motion carried 5/0/0 by roll call vote.

DRAFT

Motion by Mayor McPike to exit executive session, seconded by Councilor McAvoy; motion carried 5/0/0 by roll call vote. Manager Jennings stated the committee exited executive session at 6:46 pm.

Motion by Councilor Marble to refer to Town Council a recommendation to add the open space in the northern most corner of the Hampden Business & Commerce Park to the existing option agreement between the Town of Hampden and Sargent Corporation dated Dec. 1, 2016 to incorporate that open space into Lot 34, thus reducing the amount of open space in the Park; to relocate the right-of-way extending from the cul-de-sac to the boundary with Ammo Park as shown on a plan prepared by CES Inc. dated Feb. 12, 2018 and titled "Proposed Subdivision Amendment, Hampden Business & Commerce Park"; and to eliminate two easements within the Park: the pedestrian easement from Commerce Court to Carey Circle shown on sheet 1 (recorded plan 2014-60), and the trail easement extending across the corner of lot 28 on sheet 2 (recorded plan 2014-61); all conditional upon Planning Board approval of an amendment to the subdivision plan. Seconded by Councilor McAvoy; motion carried 5/0/0.

- b. Review of Exclusive Authorization to Sell with Epstein Commercial Real Estate, for lots within the Hampden Business Park. Manager Jennings said he had spoken with Herb Sargent several weeks ago and the result of that discussion is a recommendation to allow the existing agreement between the Town and Epstein to lapse and Sargent Corporation to handle this themselves, since the option agreement between the Town and Sargent is in place and there's no good reason for the town to be involved in the real estate marketing or sales aspects. He noted this will include the six lots the Town owns that are not part of the option agreement with Sargent, since the proceeds from the sale of those lots will go to Sargent anyway. The consensus of the committee was to let the current agreement with Epstein lapse, and no action is necessary.
6. Zoning Considerations/Discussion: Planner Cullen said the Planning Board met for 2.5 hours last night and reviewed the site plan review and conditional use sections in Article 4; after a thorough review they are happy with the proposed changes which are extensive and will make applications easier for people. She noted the proposed language creates a three tier system where very small proposals will go to the CEO for review and approval, moderate proposals will go to a new Staff Review Committee, and all new development (on vacant land) and large modifications to existing sites will go to the Planning Board. Planner Cullen also handed out a draft brochure and said this is the first of 6 or so to be created over the next few weeks. She expects these to be published right after the next Planning Board workshop, scheduled for March 20.
7. Citizen Initiatives: None.
8. Public Comments: None.
9. Committee Member Comments: None.
10. Adjournment: Motion to adjourn the meeting at 6:50 pm made by Councilor McAvoy, seconded by Councilor Cormier; motion carried 5/0/0.

■ 395 State Street
■ Ellsworth, ME 04605
■ www.mrcmaine.org



866-254-3507
207-664-1700 ■ Voice
207-664-2099 ■ Fax
glounder@mrcmaine.org ■ E-Mail

MEMORANDUM

TO: Equity Charter Municipalities
FROM: Greg Louder, Executive Director, MRC
RE: Put Option Payments
DATE: 2 March 2018

The MRC is pleased to inform you that the sale of the ownership interests of the Equity Charter Municipalities closed on February 28, 2018. Please find enclosed a check for your share of the \$1,500,000 Put Option Value. A list of the amounts being sent the Equity Charter Municipalities is provided as Schedule 2.

These funds represent a one-time payment in accordance with the terms of the buyback agreement, known as the Put Option, which were agreed upon by the MRC and PERC as part of a larger settlement agreement.

Feel free to contact Greg Louder at 664-1700 with any questions.

Schedule 2			
Value of the Put Option for each Equity Charter Municipality			
Equity Charter Municipality	Payment	Equity Charter Municipality	Payment
Albion	6,770.79	Midcoast SWD	72,443.15
Alton	3,160.70	Mid-Maine SWD	42,862.85
Atkinson	981.76	Milford	10,519.17
Baileyville	11,058.60	Millinocket	27,395.42
Bangor	254,149.36	Milo	11,559.48
Bar Harbor	49,880.61	Monson	1,909.28
Blue Hill	20,669.64	Mt. Desert	16,502.29
Boothbay RRDD	42,450.02	Newburg	4,721.33
Bradley	4,013.22	Old Town	45,409.95
Brewer	75,601.20	Orland	4,672.14
Brooks	2,114.17	Orono	38,919.28
Brownville	6,772.14	Otis	1,961.41
Bucksport	23,891.71	Owls Head	8,586.13
Burnham	4,866.33	Palmyra	5,622.22
Carmel	7,866.99	Parkman	1,511.03
Central Penobscot	13,141.32	Penobscot Co.	7,812.97
China	17,165.95	Pleasant River SWD	11,840.36
Clifton	2,790.36	Plymouth	4,474.01
Clinton	22,989.00	Reed Pt	855.22
Cushing	5,475.50	Rockland	49,990.22
Dedham	3,839.72	Sangerville	4,155.04
Dover-Foxcroft	17,426.73	Searsport	12,198.12
Eddington	8,170.61	Stetson	3,208.25
Enfield	6,862.65	S. Thomaston	6,615.40
Fairfield	24,012.14	Steuben	4,497.81
Friendship	4,110.08	Stonington	7,599.27
Glenburn	14,696.02	Surry	10,330.93
Gouldsboro	7,331.26	SW Harbor	19,928.94
Greenbush	4,752.07	Thomaston	17,180.94
Guilford	12,436.56	Thorndike	2,545.81
Hampden	29,838.67	Tremont	9,254.60
Hancock	5,303.20	Trenton	10,753.22
Hermon	-	Troy	1,981.87
Holden	8,083.92	Union River SWD	2,874.35
Jackson	951.32	Unity	6,649.48
Lamoine	4,879.32	Vassalboro	13,514.13
Lee	3,556.55	Veazie	6,829.03
Levant	7,643.23	Verona	2,619.39
Lincoln	35,238.02	Waldoboro	18,110.41
Lucerne	1,964.82	Waterville	89,136.67
Mariaville	1,125.88	Winslow	27,589.79
Mars Hill	8,880.25	West Gardiner	10,923.66
Mattawamkeag	3,743.15	Winthrop	27,095.79
			1,475,816.35



Sale of Equity in PERC Complete

On February 28, 2018, the sale of MRC member equity shares in the PERC facility closed. On Friday, March 2, 2018, the MRC mailed payments to 85 Equity Charter Members (ECM) based on their pro-rata ownership interest in PERC. The \$1,500,000 Put Option Value was a one-time payment negotiated at the time of a larger settlement that PERC would pay to buy back all of the ownership interest in the plant held by the ECM. A list of the amounts sent to the ECMs is available [here](#).

The MRC would like to thank all of the ECMs for their care and consideration of timely exercising the Put Option. This represents a significant milestone in the successful wrapping up of the current disposal contracts with PERC.

If you have any questions, please visit our website at www.mrcmaine.org, contact contact Greg Louder at (207) 664-1700 or glouder@mrcmaine.org or contact a [MRC Board Member](#).

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From Concept to Construction

Fiberight's new Maine waste-to-energy plant has persevered development challenges, and will soon turn the waste of over 100 communities into biogas and compost.

By Patrick C. Miller | March 05, 2018

Later this year, a new waste-to-energy plant built by Fiberight LLC in Hampden, Maine, will begin processing trash from 115 communities in the state, marking a milestone in the conversion of municipal solid waste (MSW) into a renewable biofuel source.

If all goes as planned, Fiberight's new facility will be completed in May and optimized by year's end, converting more than 180,000 tons of MSW into biogas and other new products. The company expects just 20 percent of the waste to go to landfills, saving the communities involved more than \$2 million a year.

The participating Maine municipalities are part of a nonprofit joint venture group known as the Municipal Review Committee (MRC). Formed in 1991, the organization's goal is to ensure long-term, affordable and environmentally sound waste disposal service for its members. In February 2015, the MRC board of directors approved an agreement with Fiberight to plan for the development of a new waste-to-energy facility near Hampden.

"Getting a project across from the conceptual stage to actually financing to construction is a huge effort," says Michael Burns, who heads Novozymes' biorefining business development for the Americas. "It's obviously a very important step for the industry."



Stuart-Paul

Novozymes' Biotech Platform

Burns works out of Novozymes corporate U.S. headquarters in Franklinton, North Carolina. He specializes in the use of a biotechnology platform that breaks down pulp through hydrolysis—a process that will be used in Fiberight's new plant. "We have technologies that can help in other parts of the facility," he adds. "We also have a second-generation yeast technology that can help turn the broken-down biomass—after it's been hydrolyzed—into refined products."

Novozymes has been a strategic partner with Fiberight—headquartered in Bethesda, Maryland—since 2009. Burns has been working with company CEO Craig Stuart-Paul and Steve Davey, its chief operating officer, on the Maine project for more than two years. He commends Fiberight's team with getting the plant to the construction stage and for planning the operations beyond. "All plants are unique in their own way," Burns notes. "One thing that stands out about this plant—from our perspective—is that it is a new feedstock in a new region, meaning it's for solid waste. That's exciting to the space. It obviously gives a broader outlook to our technology platform. They have some unique challenges, but nothing that others haven't also faced."

Stuart-Paul emphasizes that most of his team's experience is in the waste industry. "We're much more a waste company than we are a biomass company," he says. "With biomass, you're contracting with farmers or contracting with entities. With waste, you have a whole series of permitting and contract requirements that are very specific to waste. So the pathway to biomass—MSW or waste solutions—are very much a niche with a very discreet and distinct set of requirements."

Incineration Alternative

Construction on Fiberight's \$70 million, 144,000-square-foot plant started last summer. For 115 MRC members, it will replace a waste incinerator in Orrington, Maine, built in 1988 and operated by the Penobscot Energy Recovery Co. Under a 30-year contract, it served 187 Maine communities in eastern, northern, central and mid-coast Maine, generating electricity from MSW. "The incinerator was coming to an end of its useful life," Davey says. "More importantly, PERC had a power purchase agreement which was expiring. At that point, without the subsidy, the cost for disposal was expected to go way up."

Knowing its contract with PERC expired in 2018, MRC began looking for other options, including continuing with PERC. In 2013, MRC announced its intention to work with Fiberight, after it responded to the committee's request for expression of interest. Fiberight's proposal—which uses the company's proprietary biotechnology—was peer-reviewed by the University of Maine Engineering Department.

A report issued by the department's evaluation team in early 2015 concluded: "Fiberight's processing technology is sound and capable of converting the insoluble portion of MSW organics to a simple sugar solution." The university also noted that at Fiberight's pilot plant in Lawrenceville, Virginia—in operation since 2012—the company had "successfully used sugar solutions from both the insoluble and soluble portion of MSW to produce biogas through anaerobic digestion."

Fiberight relies on a targeted fuel extraction process, which the company says cost-effectively and efficiently converts MSW into cellulosic biofuel. The system separates, cleans and processes organic and hydrocarbon

fractions of the waste stream. The recyclable fraction is sold as feedstock to end markets to make new products. The organic fraction is converted into renewable fuels. “The way I describe it is homogeneity from entropy,” Stuart-Paul says. “You have a very highly entropic mix and it changes on a minute-to-minute basis. What we do is create a series of clean, homogenous outputs that are then ideal for a further process. Our output treatment is most of what we do because there’s no way you can take just mixed organics and hope to make something of value from them. By the time we’re done with the cellulosic feedstock, it is a very good feedstock—very clean and ideal for enzymatic hydrolysis.

“The intent at the end of the day is that it will find its way into the pipeline to be used as CNG (compressed natural gas) for transportation so we can realize the RIN (renewable identification number),” he continues. “We want to make sure it’s clean enough. We’re going to be starting off by using biogas for plant energy, build on that with our own transportation fleet and then we’ll send it to a broader market.”

Fiberight’s Sales Pitch

After MRC’s board of directors approved a development agreement with Fiberight in February 2015, the next challenge was getting enough communities to commit to waste disposal contracts to use the Fiberight plant. As Stuart-Paul explains, the company had to prove to the communities and other stakeholders that it could process their MSW. “The waste is a lot more than just biomass, of course,” he says. “It’s the plastics, metals and other such things. You can’t just say, ‘Sorry, we can’t take it today.’ What are the people with the waste going to do with it? With traditional biomass, if you can’t sell it, you just plow it back into the ground. Trash is different.”

Stuart-Paul says this is why Fiberight spent years developing a process and combining systems that helped convince MRC and potential investors that its technology wasn’t only viable, but also reliable. “It gets to the point where the people with the waste trust that—under all circumstances—you can deal with it,” he explains. “In addition to the technical part, we have backups after backup that, if something happens, there is always a pathway to dispose of the waste. We have the obligation and the technical expertise to process the feedstock.”

Fiberight’s approach appealed to many of the decisionmakers of MRC’s member communities. “There was a process where communities made a decision about where to take their waste,” Davey says. “Some opted to stay with the incumbent (PERC). Some opted—probably for geographical reasons—to follow a third option. Most of the communities opted to go with MRC’s recommendation, which was the Fiberight plan.”

As Davey explains, MRC delivered the preponderance of contractive waste Fiberight needed to make the project investable. He says the company then secured additional commercial waste contracts for some of the products it recovers and sells—takeoff agreements that made the project even more attractive to investors.

Fiberight announced in early January that it had received financing—\$45 million of which came from a tax-exempt bond issue from the Finance Authority of Maine and \$25 million from private equity.

A Proven System

Stuart-Paul says the front end of the facility—the waste processing plant—is proven throughout Europe in mechanical-biological treatment plants using anaerobic digestion to produce energy from waste. “Our additional part, the pulping, is well proven for waste in Europe and in China,” he says. “What we’ve done is create a clean biomass using proven technology. Working with Novozymes, we take the clean biomass, dehydrolyze it and create sugars. We’ve worked with Novozymes for seven years on optimizing hydrolysis.”

Burns believes Fiberight understands the risks and has mitigated them where possible, while lowering costs where needed. “The important thing is that they’re building a robust platform,” he says. “As they get more operating hours and more understanding of the process, they’ll be able to drive the cost down further, and work with our team to help provide value on the biotechnology side.”

In July 2016, the Maine Department of Environmental Protection issued the permits necessary to construct the Fiberight plant. However, PERC and other groups filed an appeal with the Maine Superior Court. “It was seven months of legal wrangling,” Davey recalls. “It really did create a delay, because if you’re thinking about making an investment in a project, you can’t unless there are clear permits available. It put our financing on hold, which made things a little uncomfortable for the communities that had decided to back the project.”

Despite this, construction on a road and other infrastructure needed for the project began in fall 2016. In March 2017, a Maine appeals court upheld DEP’s decision to issue the permits—a major boost to obtaining project financing. “The biggest lesson we learned was the timing of it all,” Stuart-Paul says. “It all came together pretty much at the right time. The trick was to get the financing community engaged at the same time we were developing the project. Diligence from the investors is an expensive thing. They’ll do it and they’ll take the risk—provided they’re confident you can get to a financial closing. You have to satisfy them that you’re well down the pathway to having the permits approved and the contracts in place.”

Construction gets Underway

Construction began in August last year, although the official groundbreaking for the plant was in October. Building construction has been slowed by a harsh winter in Maine, but Stuart-Paul expects it to be complete by March—weather permitting. “The equipment starts rolling in in April,” he says. “We should be commissioning it in the summertime—certainly the front end. Then all the systems should be in place, optimized and at full capacity by the end of the year. This is actively in construction. We’re not thinking about it. We’re doing it.”

When the Fiberight plant is completed and operating commercially, Stuart-Paul says one of the most significant advantages it will provide to the MRC communities is lower tipping fees, which are less than what the waste incinerator would have charged. In addition, in an environmentally conscious area of Maine concerned about CO₂ emissions and the recovery of organic materials, he notes that Fiberight’s facility provides a recycling and recovery rate near 80 percent. “The other thing is that we’ll be producing gas,” Stuart-Paul adds. “Maine has a habit of running out of gas in the wintertime. We’ll be putting 50 million Btu a day into the gas grid. You take a combination of CNG trucks, our own demand and then excess gas, we can have a material impact to the energy supply side in that marketplace.”

Davey says the towns aren’t putting any of their money at risk; they’re simply committing to allow Fiberight to process their waste for a market rate. Fiberight’s expectation is that as the plant operates, meets its goals, services its debts and funds the private equity used for construction, it will become more profitable. “We’ll be

able to kick rebates back to these communities, giving them a net reduction in the cost to process their waste,” he explains. “The more we repurpose and reuse, the more profitable the plant is because we avoid disposal costs and better serve the communities.”

It’s taken years, but Fiberight can at last see the end of the road to a completed plant that meets the needs of dozens of Maine communities in an efficient, economical and environmentally responsible manner. “We’ve been confident in our technology for years,” adds Stuart-Paul. “The biggest part is the due diligence, the financing and getting all the contracts in place. It’s just so many moving parts in order to get to a financeable project. It takes time and a whole heck of a lot of effort. We had the knowledge base to do it in an orderly fashion. We pulled it off.”

Author: Patrick C. Miller
Staff Writer, Biomass Magazine
pmiller@bbiinternational.com
701-738-4923

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**BI-WEEKLY CONFERENCE CALL
MRC & Fiberight Facility
March 05, 2018**

Attendees:

- | | |
|---|--|
| <ul style="list-style-type: none"> ◆ Alan Iantosca, Patrick Emerson ◆ Victoria Eleftheriou, Lou Pizzuti, Lynn Muzzey ◆ Angus Jennings ◆ Denis St. Peter | Fiberight
Maine DEP
Town of Hampden
CES, Inc. |
|---|--|

Discussion Notes:

1. **Meeting Minutes** – No Comments on previous meeting minutes.

2. **Construction Progress** – Alan gave an update on the current construction progress. Cianbro to provide detailed schedule to Alan today or tomorrow, and Alan will forward a summary to DEP and Town as soon as reviewed. JM Brown is working on completing the building shell. NS Giles has been preparing their plan to perform the equipment foundation and slab. A purchase order has been issued for equipment. Equipment installation will be modularized to extent possible for time savings. Odor control system package has been prepared.

3. **Condition Compliance Application MRF equipment foundation and slab** – Clarification was provided related to the previously submitted condition compliance application. The application is for the MRF equipment foundation and slab. A separate condition compliance application will be submitted for the MRF equipment. Lou asked for a letter as previously submitted.

4. **Condition Compliance for Monthly Reporting** – DEP mentioned the monthly reporting requirement will start for the month of April. A discussion about establishing a format ahead of time may be a good to get DEP's approval prior to submitting actual monthly report.

5. **Monthly Visit** – The monthly site visit was canceled and replaced with a conference call.

6. **Air License Amendment** - Lynn asked for an update on the air license amendment. Alan stated Fiberight received information on the package boilers but had been evaluating a one or two boiler option. Fiberight will get CES information today soon, and CES will provide the air bureau with a timeframe as soon as the final boiler configuration is established. Lynn reminded that the amendment will need to balance emissions to stay below thresholds.



Town of Hampden
Land & Building Services

Memorandum

To: Planning & Development Committee
From: Karen M. Cullen, AICP, Town Planner *KMC*
Date: March 19, 2018
RE: Correspondence, Economic Development Events

We have recently received correspondence from a couple of entities that we wanted to share with you. The first is from the Bangor Region Chamber of Commerce, they are working on their annual "spotlight" magazine and are gearing up for their Business Expo on May 23 from 4:30 to 7:30 at the Cross Insurance Center in Bangor. Some of you may be interested in attending this event.

We have also received an email from the Maine Development Foundation regarding recruitment for the 2018-2019 Leadership Maine class. There is a meeting on this at the Bangor Savings Bank in Bangor from 7:30 to 9:00 am on Wed April 4, if anyone is interested in learning more about this program.



Town of Hampden
RECEIVED

MAR 06 2018

Office of the
Town Manager

Hello Chamber Member!

I hope you're doing well.

I wanted to write to let you know that we've started working on our Annual "Spotlight" Membership & Resource Guide Magazine and we also have our Annual Business Expo After Hours upcoming on May 23rd, 2018!

Enclosed are the details of both of these for you. You will see a slight change in the Spotlight magazine prices this year, as we are bundling our 2018 Annual Report for an optional combined buy.

The distribution model for the Membership & Resource Guide Magazine is also the same as last year, it's; handed out at the Biz Expo, inserted in the Bangor Daily News (about 14,000 copies), handed out to all New Members and available at travel & tourism locations throughout Maine.

We will also be holding our 2018 Biz Expo in an "After Hours" format again this year, designed to increase attendance from the business community as well as the general public. Event times are listed in the included flyer.

Please let us know how you'd like to participate in each of these at your earliest convenience and feel free to reach out with questions, as always.

Thanks very much for your continued support of the Bangor Region Chamber of Commerce!

Most Sincerely,

A handwritten signature in blue ink that reads "Brian H. Cotlar".

Brian H. Cotlar

Director of Membership & Sales

brian@bangorregion.com

Member Spotlight

2018 MEMBERSHIP & RESOURCE GUIDE

Learn more about our region and connect with hundreds of businesses and organizations that sustain our local economy and make this a fantastic place to live and work. This annual guide is an excellent resource for those relocating to our community. Inserted into 15,000+ local editions of the Bangor Daily News, provided at our Business Expo in May and stocked at Info Centers along the I-95 corridor.



Ad Reservation & Creative
Deadline: Friday, April 6
Published: Friday, May 25

Annual Report

2019 PREVIEW | 2018 REVIEW

Printed in January, this edition is handed out to attendees AT our Annual Breakfast and Annual Dinner and also inserted into 15,000+ local copies of the Bangor Daily News. Our Annual Report contains: Annual Award winner Profiles; President's Message; Program Updates and Member List.

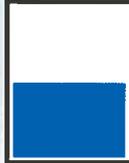


Ad Reservation & Creative
Deadline: Thurs., Nov. 21
Published: Saturday, Jan. 26

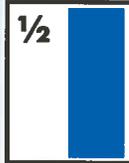
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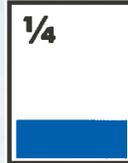
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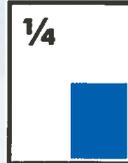
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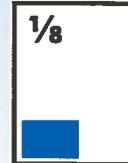
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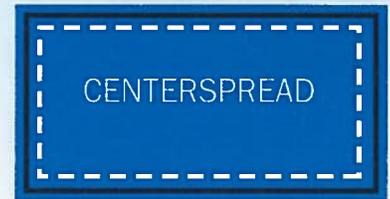
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(Horizontal)



3.667" x 5"
(Vertical)



3.667" x 2.4"
(Horizontal)



CENTERSPREAD
11.5" x 17.5" (With bleed)
11" x 17" (Trim)
7.5" x 16" (Live Area)
(Staples in Middle)

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TRIM - The edge of the printed page after bleed has been cut off.

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Back Cover (Full Page)	\$2,800	\$2,100	\$1,680
Inside Front Cover (Full Page)	\$2,800	\$2,100	\$1,680
Center Spread (Two Full facing pages)	\$3,800	\$2,850	\$2,280
Full Page	\$2,500	\$1,875	\$1,500
Half Page (H)	\$1,650	\$1,238	\$990
Half Page (V)	\$1,650	\$1,238	\$990
Quarter Page (H)	\$875	\$656	\$525
Quarter Page (V)	\$875	\$656	\$525
Eighth Page	\$450	\$338	\$270

SUBMISSION OF AD MATERIAL

Provided to the BRCC by e-mail or memory stick. If file is more than 3MB, please send via DROPBOX. Resolution must be no less than 300 dpi and 150 line screen at size printed. All ads are full color. Use CYMK color settings. Ad resizing may incur a fee.

TERMS

All ads are subject to space availability and are on a first-come, first served basis. The BRCC may refuse to accept any advertising from members who are delinquent in their payments to BRCC. All advertisers will be invoiced for their ad insertion after said publication date unless other arrangements are made between advertiser and The Chamber. The BRCC approves all ads and reserves the right to edit, limit or reject any advertising or copy that it deems offensive or is in conflict with the mission of the publication and BRCC. The BRCC assumes no liability for products or services advertised in the newsletter. An agreement to advertise does not constitute an endorsement by BRCC.

EXHIBITOR

BANGOR REGION
Business
EXPO
AFTER HOURS 2018

Presenting Sponsor **People's United Bank**
Member FDIC

Wednesday, May 23rd, 2018

Member and Non-Member Business Networking Event

1:30-3:30PM Exhibitor Set-Up

3:30-4:30PM Exhibitor Rally

Programming and Prizes for just the B2B Exhibitors.

4:30-7PM - Business Expo After Hours

Enjoy connecting with fellow business executives in a lively environment filled with music, networking, prizes, hors d'oeuvres and a cash bar. Members and Non-Members are encouraged to attend as well as other invited guests from neighboring Chambers of Commerce. Whether you are interested in promoting your business as a booth exhibitor or just attending the expo, this is sure to be an event you won't want to miss!

EXHIBITOR
RALLY
**LIVE FACEBOOK
COVERAGE,**
B2B PROGRAMMING
& PRIZES

7-8PM - Breakdown

7:30-9PM - Exhibitor Appreciation Event (Location TBA)

SECURE YOUR BOOTH TODAY!

bangorregion.com

Our phone number is 947-0307.


BANGOR REGION
CHAMBER OF COMMERCE

For more information about Business Expo After Hours 2018 Sponsorship, contact Brian Cotlar at 947-0307 or brian@bangorregion.com



Angus Jennings <townmanager@hampdenmaine.gov>

Recruitment Underway for Leadership Maine's 25th Anniversary Year

1 message

MDF CEO <mdf-ceo@mdf.org>

Fri, Mar 2, 2018 at 9:53 AM

To: Friends of Maine Development Foundation <MDF-CEO@mdf.org>

MAINE DEVELOPMENT FOUNDATION



Recruitment Underway for Leadership Maine's 25th Anniversary Year!

Dear Friend of MDF,

At Maine Development Foundation, we believe that if you bring together Maine leaders, equip them with leadership skills, immerse them in the Maine economy, excite them about the future and empower them to take action – they will move mountains. Leadership Maine does just that.

2018 is a special year for the program – we are celebrating our 25th Anniversary year of bringing diverse groups of proven professionals together for powerful, experiential development!

If you are someone who wants to make Maine a better place to live and work and are committed to action – this is the program for you. Or if you know a friend, colleague or employee who demonstrates the capacity and passion to lead, we hope you will send someone from your organization or help us recruit candidates to participate in the program.

Applications are now being accepted for the 25th Anniversary 2018-2019 class.

You can get much more information at any of the regional recruitment briefings taking place over the next few weeks. **All Recruiting Briefings are from 7:30-9 a.m.:**

- Wednesday, March 14, IDEXX, Westbrook (**Please register for this briefing by March 9**)
- Tuesday, March 20, Maine Development Foundation, Augusta
- Thursday, March 22, University of Maine at Presque Isle, Presque Isle
- Thursday, March 28, Camden National Bank, Rockport
- Wednesday, April 4, Bangor Savings Bank, Bangor
- Wednesday, April 11, Preti Flaherty, Portland

Please register for Briefings [here](#). We hope to see you there!

Jan

Jan Kearce

Vice President of Program Impact

Maine Development Foundation

If you wish to unsubscribe, please email mdf@mdf.org



Angus Jennings <townmanager@hampdenmaine.gov>

150 Kennebec Rd

1 message

Paula Scott <clerk@hampdenmaine.gov>

Mon, Feb 26, 2018 at 12:29 PM

To: Philstack2@gmail.com

Cc: Angus Jennings <townmanager@hampdenmaine.gov>, Myles Block <ceo@hampdenmaine.gov>, Jason Lundstrom <fireinspector@hampdenmaine.gov>, Danielle Simons <danielle@hampdenmaine.gov>

Mr. Stack,

Danielle in Land & Building Services forwarded me your contact information and your concerns about the house located at [1150 Kennebec Rd](#). The Code Enforcement Officer and the Fire Inspector went out to the house in question to determine whether the condition has deteriorated since the last time they inspected it. Though vacant, it is their professional opinion that it still does not rise to the level of a dangerous building as defined in Statute. They also note in their report that although there is a small area on the roof that has blown off, allowing weather into the house, it does not pose a hazard because the house is empty of inhabitants. They also noted that the residence has been plowed all winter and a tree hazard has been removed by the maintenance company.

I believe that your concerns would likely more fall to it being an issue of property maintenance rather than a dangerous building. The Town of Hampden does not currently have a Property Maintenance Ordinance, although the Council's Planning & Development Committee has previously considered potential adoption of one. The discussion is documented in the December 2015 meeting minutes [here](#), and there was also discussion at the January 2017 P&D meeting, meeting minutes [here](#). This discussion has not received majority support. If this is something that you would like to have the Council reconsider, I would suggest that you first start with the Planning & Development Committee which meets the first and third Wednesday of every month. You may speak under the public comment portion of the meeting, or if you would like to request that this be an agenda item, please contact me and I will help facilitate placement of your request on an upcoming meeting agenda of the P&D Committee.

Thank you,

Paula A. Scott, CCM
Town Clerk/Registrar
Town of Hampden
106 Western Avenue
Hampden, Maine 04444
Tel: (207) 862-3034
Fax: (207) 862-5067

Project List - Planning

Project Name	Location	What it is	Size ¹	PB Action/Date	Type
Fiberight	off Coldbrook	solid waste processing	153,800 sq ft	Approved	Site Plan
Hannibal Hamlin Place	Main Road N	expansion	2,800 sq ft	Approved	Site Plan
Pine Tree Food Equipment	Nadine's Way	new building/business	3,600 sq ft	Approved	Site Plan
Dennis Paper	Mecaw Rd	expansion	27,237 sq ft	Approved	Site Plan
Colonial Heights	off Constitution	phase 3 of subdivision (final plan)	11 new lots	Approved	Subdivision
Carver	Ballfield Rd	conversion of single family to two family	1 new unit	Approved	Conditional Use
Sky Villa	646 Main Road N	conversion of interior to 10 short term rehab beds	3,172 sq ft	Approved	Conditional Use
Brickle	326 Main Road N	conversion of single family to two family	1 new unit	Approved	Conditional Use
Southstreet Development Co	Route 202/Coldbrook Rd	zoning map amendment; Resid A to Comm. Service	16 acres	Withdrawn	Zoning Map Amendment
Hamlin's Marina	Marina Road	new boat storage building	10,000 sq ft	Approved	Site Plan
Fiberight	348 Coldbrook Road	Site Plan Revision	-	Approved	Site Plan
Springer Estates	Deer Hill Lane	addition of land to existing lot within subdivision	1 Lot	Approved	Minor Revision
Hannaford	Western Ave.	addition of ~12' x 32' external CLYNK bldg as accessory structure.	384 sq ft	Approved	Site Plan Revision
H.O. Bouchard	Coldbrook Road	expanded office building & Deck	1,620 sq ft	Approved	Site Plan Revision
Southstreet Development Co	Route 202/Coldbrook Rd	zoning map amendment; Resid A to Comm. Service	16 acres	Approved	Zoning Map Amendment
Aaron Watt	Cottage St	new multi-family building	4 units	Withdrawn	Sketch Plan ²
Good Shepherd	Penobscot Meadow	addition of 7,550 sq ft impervious area	-	3/14/2018	Site Plan Amendment
Pat's Pizza	662 Main Road N	new restaurant to replace current restaurant	3,500	3/14/2018	Site Plan
Southstreet Development Co	98 Coldbrook Rd	new Tradewinds convenience store with gasoline sales	6,900	3/14/2018	Site Plan
Town of Hampden	Hampden Business Park	amendment to approved subdivision		3/14/2018	Final minor subdivision
T&A Realty	50 Main Road North	Business adding a rental apartment	760 sq ft	4/11/2018	Conditional Use
Katherine Carter	76 Main Road South	Customary Home Occupation - Artist Gallery		4/11/2018	Conditional Use

1. Size refers to square footage of building (new or addition), number of new building lots, number of new units, or acreage.

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: March 15, 2018
RE: Update on Planning Department staffing

As you know, this past fall the Town contracted with The Musson Group in order for Ben Smith, AICP to provide contract planning support to supplement the Town Planner's work. The scope of work, attached, focuses primarily on "baseline" departmental tasks related to permitting, and related coordination and Planning Board support.

To date, costs for this work (approx. \$9,000) have been paid from the Planning Department wage expense line (which had funds available due to the period of time the Planner was out on FMLA), and from two planning reserve accounts with modest balances available (combined amount approx. \$870., which Council authorized in September 2017).

We are nearing the end of funding availability from these sources. However, I would like to continue the contract at least through the remainder of FY18. Although the Town Planner is back working full-time hours, Ben's availability to manage the permit applications and Board support has greatly assisted Karen's ability to keep her time focused on zoning amendments, as well as supporting various policy initiatives such as the Coldbrook Corners TIF, Business Park covenants amendments, etc.

In October 2017, the Council authorized up to \$15,000 in funding from the Planning & Community Development Reserve (3-725-00) to support The Musson Group's work on the Business Park Covenants. However, while that work is now largely complete, consultant billing has been well less than had been projected. As a result, I estimate that about \$10,000 of that authorized amount will not be needed for the covenants work.

Therefore, upon financial closeout of the Covenants contract, which is imminent, I intend to request Council authorization to reallocate the authorized-but-unspent amount from the P&CD Reserve in order to support continuing work by the contract planner.

I'd like to discuss this with the P&D Committee at your upcoming meeting and, if this is generally supported, would bring forward a proposal at the next Finance Committee and Council meetings.

Thank you for your consideration.

Primary Scope of Work: Interim Planning Support Services

1. Review of proposed development (Site Plan, Conditional Use, Subdivision) for compliance with Town ordinances and regulations. To include working with Administrative Assistant (Danielle Simons) to circulate applications and related materials to Town staff (Code Enforcement, Public Works, Public Safety, Assessing) and, when needed, engineering peer review (Woodard & Curran), and coordinating among the applicant and various parties.
2. Based on reviews, prepare staff reports to Planning Board including draft findings and draft Board Orders with permit conditions, each for Planning Board review, modification and action.
3. Correspondence with Town officials including (but not limited to) Town Manager, Planning Board Chair and Planning & Development Committee Chair as needed.
4. Monthly, prepare Planning Board meeting packets. Meeting packets to be finalized no later than close of business (6 PM) on the Wednesday preceding the meeting. (Administrative Assistant to distribute the packets to Board members and post agendas, hearing notices and meeting packets to the Town website and other posting locations).
5. Attend Planning Board meetings (2nd Wednesday of the month at 7 PM).
6. Prepare Planning Board meeting minutes.
7. Attend daytime meetings with staff, developers, and/or prospective applicants on an as-needed basis in order to review and explain the various regulatory standards and procedural requirements.
8. As needed, serve as Town liaison with various local, State and Federal agencies.
9. Respond to public correspondence to planning office. Establish office hours to support Town responsiveness to planning or permitting related questions from developers, prospective developers, residents, businesses and others.
10. Participate in weekly "Code Huddle" Monday at 8 AM, during which key personnel review developments in permitting, under construction, or on the horizon. In-person attendance at initial Code Huddle; once consultant(s) has met other key Town personnel, this may be by remote participation (i.e. Skype).

Secondary Scope of Work: Zoning and Regulatory Consulting Services

1. Based on advance agreement to scope and authorized billable hours, lead preparation of amendments to Zoning Ordinance, Subdivision Ordinance, and/or other local land use regulations or procedures.
2. If ordinance amendments are proposed (by Town, or by private party), attend meetings of the Town Council's Planning & Development Committee based on advance scheduling. (Meetings are held the first and third Wednesday at 6 PM, but if consultant attendance is expected this would be agreed in advance).
3. If ordinance amendments are proposed (by Town, or by private party), attend meetings of the Planning Board's Ordinance Committee (scheduled as needed, typically the 3rd Tuesday at 6 PM, but if consultant attendance is expected this would be agreed in advance). If meetings of the Ordinance Committee are needed, consultant would be responsible to prepare meeting packets.
4. Other work as assigned and upon advance agreement to scope and authorized billable hours.