



Town of Hampden

**Planning and Development Committee**

Wednesday September 6th, 2017, 6:00 pm

Municipal Building Council Chambers

**Agenda**

1. Approval of August 16th, 2017 Minutes
2. Committee Applications: None
3. Updates:
  - A. MRC/Fiberight
  - B. Staff Report
4. Old Business: None
5. New Business:
  - A. Update on the Business Park TIF
  - B. Update on Planning Department staffing
6. Zoning Considerations/Discussion:
  - A. Discussion on Zoning Districts
    1. District Boundaries
    2. Allowable Uses
7. Citizens Initiatives
8. Public Comments
9. Committee Member Comments
10. Adjourn



Town of Hampden  
**Planning and Development Committee**  
 Wednesday August 16, 2017, 6:00 pm  
 Municipal Building Council Chambers  
**Minutes - Draft**

Attending:

Committee/Council

Ivan McPike-Chair  
 Terry McAvoy  
 David Ryder  
 Dennis Marble  
 Stephen Wilde  
 Greg Sirois

Staff

Angus Jennings, Town Manager  
 Myles Block, Code Enforcement Officer  
 Karen Cullen, Town Planner (*first 10 min*)

Public

Connie and Paul Potvin  
 Penny Markowitz-Moses  
 Other residents

Chairman McPike called the meeting to order at 6:00 pm.

1. **Approval of July 19, 2017 Minutes – Motion** to approve as submitted made by Councilor Marble with second by Councilor McAvoy; carried 6-0.
2. **Committee Applications: Penny Markowitz-Moses for Board of Appeals –** Chairman McPike welcomed Ms. Markowitz-Moses and thanked her for her interest in serving. Councilor Marble asked what motivated her, and she referred to her prior public service in a community she used to live in, and said she believes in giving back to her community. Motion by Councilor Marble seconded by Councilor Wilde to recommend Council appointment of Penny Markowitz-Moses to the Board of Appeals. Motion carried 6-0.
3. **Updates:**

Manager Jennings announced that the Town Planner would be out for an extended period of time due to recurring health concerns, and that he is corresponding with potential contracted resources to help manage workload in the Planner's absence. Planner Cullen expressed her hope that her health would improve to allow her to return, and the Committee shared this hope.

  - A. **MRC/Fiberight –** Manager Jennings provided an update on the infrastructure construction and work to date on site prep. Biweekly calls including MRC, Fiberight, the Town and DEP continue to keep a constant flow of information. Project financing has not yet closed and the Town will await confirmation when this milestone is reached.
  - B. **Staff Report –** Manager Jennings updated the Committee on the ongoing State DECD review of the proposed Business Park TIF. Two items were

identified during the review and required changes to the TIF: one relating to “portage” of funds to a potential future Downtown TIF District; the State will not approve this even though it was part of the Emera TIF as well. The second change related to clarification of what portion of the Sucker Brook Watershed would be an eligible area for expenditure of TIF funds.

The second staff report item related to the memo from the Building Inspector regarding the building at 106 Main Road South. The building is visually deteriorated but was found to be structurally sound and does not represent a danger to public safety. Therefore under the current ordinances this is not an area where the Town has an enforcement interest.

**4. Old Business:**

**A. Conservation Easement for Colonial Heights Phase 3 – Manager**

Jennings summarized the two changes proposed by the developer since the prior Council vote to not become the Grantee for the Conservation Easement. One change provides public access to a portion of the property - the snowmobile trail – and the other change clarifies that it is the Grantor’s responsibility to mark and maintain boundaries. Mayor Ryder said it makes more sense to allow public access, and said he feels better about it. Councilor Marble referred to the market study’s findings about Hampden’s strength in housing, and said he thinks accepting the C.E. will support this development and be “business friendly.” He also said he likes the public access aspect, especially because it’s adjacent to protected land. There was a motion by Councilor Marble seconded by Councilor Wilde to recommend Council acceptance of the Conservation Easement, upon Town Attorney review of the proposed language. The motion carried 6-0.

**5. New Business:**

**A. Landfill Post Closure Monitoring Report – Manager Jennings summarized**

the recent report from Drumlin, LLC and noted the comments received from resident Bill Lippincott. Councilor McPike noted that the Environmental Trust Committee acts in a supporting role, with the primary roles held by the landowner (Casella) and DEP. Councilor Marble said he struggles with the technical nature of the reports. There was brief discussion of the fire at the landfill last Friday, and it was agreed that incident reports for such events should be shared with Drumlin, DEP and Councilors.

**B. Citizen’s Climate Lobby – Proposed Resolution on climate change –**

Hampden residents Connie and Paul Potvin appeared to express their concern about the environment in Hampden, in Maine, and the national and global environment. They are 27-year Hampden residents, and volunteers with the Citizens Climate Lobby. They are recommending a policy to establish a carbon fee and dividend. They expressed support for the service of elected officials, and said they have also met with the U.S. Senators and Congressional offices. They said climate change is a non-partisan issue and that the carbon fee and dividend would be revenue neutral. They asked the Town to support federal action on climate change. They said the proposal they’re advocating is effective, reduces carbon emissions, creates jobs,

*stimulates the economy, and saves lives. They noted impacts of climate change on Maine industries including shrimp, lobsters, tourism and property values.*

*Councilors expressed concern about the role of the federal government in this policy proposal, and whether funds taken for that purpose would be used for that purpose. There was a question about how the proposal would affect the cost of fossil fuels and it was said that it would add to the cost of gas but that biomass would be exempt. There was a question about what if China will not participate, and there was discussion of a border adjustment tax.*

*There was discussion about whether this was the type of action the Council should be considering. Councilor McAvoy said he doesn't think the Council should be endorsing a specific policy or program. Councilor Marble said he didn't think this could be figured out in one night, and Councilor McPike said he would like to have more information to consider. Councilor Wilde said he would like to read up further on the organization. Connie Potvin said they'd be glad to meet with Councilors or others one on one to review their proposal. Chairman McPike said to add this item for continued discussion, not at the next meeting but a couple of meetings out to allow time for review.*

**6. Zoning Considerations/Discussion:**

**A. Recreational Marijuana** – *Manager Jennings summarized the draft zoning language, which is focused exclusively on prohibiting retail marijuana sales and social clubs, but does not extend to other retail marijuana uses (i.e. cultivation, processing, testing). There was a motion by Councilor Marble seconded by Councilor Sirois to refer the amendments to Council for their referral to the Planning Board for hearing and recommendation. Motion carried 6-0.*

**7. Citizens Initiatives** – *None.*

**8. Public Comments** – *None.*

**9. Committee Member Comments** – *Chairman McPike emphasized the importance of getting the Planning Department's staffing needs covered during the period when the Town Planner will be unavailable. He noted the many efforts underway and said we need to continue to make progress. He and Councilor Marble agreed that the workload could not simply shift to the Town Manager due to overall workload, and that outside resources would be needed.*

**10. Executive Session pursuant to 1 MRSA Sec. 405(6)(E)** - *to confer with the Town's legal counsel concerning the legal rights and duties of the Town – There was a motion by Councilor Marble seconded by Councilor Sirois to enter Executive Session in order to confer with the Town's legal counsel concerning the legal rights and duties of the Town. There was a roll call vote: Wilde – yes; McAvoy – yes; Marble –*

yes; Ryder – yes; McPike – yes; Sirois – yes. The Committee entered Executive Session including the Town Manager and outside counsel Kate Grossman of Farrell, Rosenblatt & Russell. The Committee exited Executive Session by roll call vote at 7:48.

11. **Adjournment:** There was a **motion** and a **second** to adjourn at 7:49 pm. The motion carried 6-0.

*Respectfully submitted –  
Angus Jennings, Town Manager*



BRIEF

# Construction of Fiberight project moves forward after financial close

By **Cole Rosengren** • Aug. 28, 2017

## Dive Brief:

- The Fiberight project in Hampden, ME has officially secured financial close and received the necessary conduit bonds from the Finance Authority of Maine (FAME), according to CEO Craig Stuart-Paul.
- Stuart-Paul told Waste Dive that construction is on track, with the site cleared and the initial facility structure set to be built this fall. "It looks like, fingers crossed, we'll have steel up with a roof over us by Thanksgiving," he said. CP Group will be providing equipment for Fiberight's material recovery facility. That portion of the project is slated to open in April 2018. The other portion, which will create various biofuels from wet waste, will come online later in the year and reach peak capacity in 2019.
- The newly approved financial terms also open up the potential for Fiberight to build at least five more facilities like the Hampden project. Stuart-Paul said this would entail a similar model with communities making waste commitments and being eligible for revenue-sharing.

## Dive Insight:

This Fiberight facility will be the first of its kind in the U.S., promising a more than 80% recovery rate for metal, plastic and cardboard. The remaining material will be handled through a "targeted fuel extraction" process to create cellulosic

sugars, biogas and digestate fiber. The initial goal had been to have this entire system operational by April 2018, but Fiberight has scaled back expectations to say that at least the MRF portion will be online by then at risk of liquidated damages under a new agreement with its municipal partners. Residual material will be sent to a local landfill until the second phase is complete.

Stuart-Paul told Waste Dive that this multi-phase approach will help provide a better understanding of the waste stream characteristics so they can tailor the technology accordingly. Because this project has sparked so much local debate, and Fiberight has ambitions to expand, a smooth start is critical.

"We absolutely have to be sure that Maine is a showcase and it works right. A lot is riding on it," he said.

While Fiberight's project could work anywhere, Stuart-Paul sees markets with higher disposal costs such as the Northeast or certain coastal regions as the best fit. Fiberight's opening in Maine comes as prices for 189 communities represented by the Municipal Review Committee (MRC) are set to go up once their current contract with the Penobscot Energy Recovery Co. (PERC) waste-to-energy facility expires next year.

Fiberight hasn't signed up all of those communities — some will stick with PERC, others plan to use the Portland-based ecomaine WTE facility or local landfills — but more are coming on as construction progresses. PERC fought the Fiberight project with legal challenges, permit appeals and even negative radio ads last year. That has all since been resolved and the FAME board estimated that Fiberight could save communities a collective \$24 million over 15 years. The outcome of this project is seen as a potential test for other alternative waste processing technologies around the U.S.

**BI-WEEKLY CONFERENCE CALL  
MRC & Fiberight Facility  
August 21, 2017**

**Attendees:**

- |   |                 |
|---|-----------------|
| ◆ Craig Stuart-Paul, Alan Iantosca      | Fiberight       |
| ◆ David Burns, Lou Pizzuti, Lynn Muzzey | Maine DEP       |
| ◆ Angus Jennings, Miles Block           | Town of Hampden |
| ◆ Denis St. Peter, Kyle Sullivan        | CES, Inc.       |

**Discussion Notes:**

1. **Meeting Minutes** – Maine DEP requested that we start the meeting with discussion of the previous conference call minutes for each bi-weekly conference call. Maine DEP stated that the previous minutes (Item #3: Schedule) should be revised as follows:

*Maine DEP indicated that they want to see the installation of the “wet end” to be earlier on the schedule if possible, and discussions about this will continue.*

2. **Structure/Funding Diagram (Fiberight & Coastal)** – Craig emailed a structure/ funding diagram to the attendees prior to the conference call in order to help explain the relations between Fiberight and Coastal. This was in response to previous request by Maine DEP. Craig summarized the diagram. Additional clarification was requested by Maine DEP (e.g., lines of ownership, textual explanation, “lockbox” definition, fund administrator). Fiberight agreed to provide clarification prior to the next conference call.
3. **Construction Schedule** – Fiberight mentioned the equity closing occurred and money has been wired to the building manufacturer. CES mentioned that a conference call with Maine DEP occurred to discuss comments on foundation plans. All comments were verbally agreed upon and revised plans were anticipated later this week. The Town mentioned receiving comments from their peer reviewer, and would be submitting them soon. A discussion occurred relating to the additional earthwork preparation. CES stated that it was their understanding that proceeding with the earthwork to prepare for the foundations was agreed upon by both the Maine DEP and the Town. Both Maine DEP and the Town required foundation plan approval through condition compliance and building permit, respectively. All parties agreed.
4. **Overall Project Schedule** – Fiberight mentioned on-going discussion with detailed engineering, vendors and manufactures, and agreed to provide more detail schedule when information was available. Maine DEP indicated that they will need to see an updated schedule before too long. Fiberight agreed and mentioned that the deposits they are making should help move them along.

5. **Mass Balance** – A discussion about the previously submitted mass balance was initiated by Maine DEP. Fiberight agreed to update the mass balance separating the percentages for the MRF and the wet end. A discussion about house hold hazardous was initiated by DEP with the expectation that the operational approach will be addressed in the Operations Manual.
6. **Maine DEP Air Emissions Permit** – Maine DEP indicated that the Air Bureau is good for now.
7. **Maine DEP Beneficial Use Permits** – A discussion about the regulatory approaches to Beneficial Use Permits for off-site use of secondary materials occurred. Maine DEP, Fiberight, and CES agreed to have follow-up discussions to further define the allowable options and preferences.

**Project List - Planning**

<b>Project Name</b>	<b>Location</b>	<b>What it is</b>	<b>Size<sup>1</sup></b>	<b>PB Action/Date</b>	<b>Type</b>
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
Southeast Development Co	Route 202/Coldbrook Rd	zoning map amendment; Resid A to Comm. Service	16 acres	Withdrawn	Zoning Map Amendmemt
Hamlin's Marina	Marina Road	new boat storage building	10,000 sq ft	9/13/2017	Site Plan
Fiberight	348 Coldbrook Road	Site Plan Revision	153,800 sq ft	9/13/2017	Site Plan
H.O. Bouchard	Coldbrook Road	Expanded office building	1,232 sq ft	Pending	Site Plan (anticipated; not yet filed)

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



Angus Jennings <townmanager@hampdenmaine.gov>

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## Hampden Business Park Omnibus MTIF OD | Draft synopsis and draft approval letter

1 message

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**Noreen G. Norton** <nnorton@rudmanwinchell.com>

Thu, Aug 31, 2017 at 2:22 PM

To: Angus Jennings <townmanager@hampdenmaine.gov>

Cc: Karen Cullen <planner@hampdenmaine.gov>, Kelly Karter <assessor@hampdenmaine.gov>

Hello Angus, Karen and Kelly,

Please find attached a draft Commissioner's Approval letter and a Synopsis that goes into the file at DECD.

**Please review these both carefully** and let me know of any questions, concerns or comments. I have reviewed them and my comments are:

Commissioner's Letter:

1. Top of page 2: I want to make sure they recognize that the anticipated TIF revenue is much higher. That we only used the minimum value on one lot for projection purposes.
2. Item x—I want to understand why that particular symbol is used. ...how would transit services be tied to "Private residential distribution lines"?
3. Page 3 Item # in the key should be singular "development program".

Synopsis:

1. Same as number 3 above.

Once we are good with these documents the letter will be signed and sent to you.

Noreen

Noreen G. Norton

Economic Development Consultant

Rudman Winchell

TEL 207.441.0609 | FAX 207.941.9715

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**2 attachments**



**Hampden Business Park Omnibus OD\_LTR.pdf**  
346K



**Hampden Business Park Omnibus OD\_syn.pdf**  
133K

## MTIF: Application Synopsis for Commissioner Consideration

### ■ DISTRICT DATA:

MUNICIPALITY	<b>Hampden</b>		COUNTY	<b>Penobscot</b>		TERM	<b>30</b>
DISTRICT NAME	<b>Hampden Business Park Omnibus</b>						
ORIGINAL DISTRICT (OD): Y/N	<b>Y</b>	AMENDED: Y/N	<b>N</b>		#AMD		
DOWNTOWN EXEMPT: Y/N	<b>N</b>	PAPER MILL EXEMPT: Y/N	<b>N</b>		REAL CAPTURE%	<b>100</b>	
APPLICATION BASIS	<p>To finance infrastructure improvements within the Hampden Business Park and to finance various municipal economic development projects.</p> <p>District start July 1, 2017, ending June 30, 2047.</p> <p>District designated Feb 6, 2017.</p>						

Increased Assessed Value (IAV); Real/Personal Property (RE/PP)

### ■ COMPANY OR DEVELOPER DATA

ENTITY ADDRESS	Sargent Corporation 378 Bennoch Road, Stillwater, ME 04489					
PROJECT	Construction of infrastructure improvements to the Hampden Business Park which will make 20 lots over +/- 53 acres of new developable land available for investment.					
NEW INVSTMNT \$	3.5 million	FT JOBS NEW	n/app	-	-	-
NEW PAYROLL \$	n/app	AVG WAGE/YR	n/app	-	-	-
#NEW JOBS	n/app	FT JOBS RETAINED	n/app	-	-	-
AVGE WAGE \$	n/app	AVG WAGE/YR	n/app	-	-	-

Company (CO); Developer (DEV)

### ■ STATUTORY REQUIREMENTS

WITHIN ACREAGE CAP?	130.34	Y	MUNICIPAL BONDS ISSUED? Y/N/MAY	M
ON SUITABLE PROPERTY?		Y	TAX SHIFTS CALCULATED?	Y
OAV CERTIFIED?	\$6,957,600	Y	PUBLIC NOTICE AND HEARING?	Y
WITHIN VALUE CAP?		Y	PASSED BY MAJORITY VOTE? +/-	Y- (CHECKED TOWN WEBSITE)

### ■ PLANNED REVENUE DISTRIBUTION

TO GENERAL FUND (NON-TIF)?		
TO EDUCATION AND SERVICES FUND (NON-TIF)?	\$0	
FOR MUNICIPAL DEBT?	TBD	IF AMD, ANY BONDS TO DATE? n/app
FOR CREDIT ENHANCEMENT AGREEMENT?	Yes	

## MTIF: Application Synopsis for Commissioner Consideration

<b>REIMBURSEMENT SCHEDULE</b>	<p>Sargeant Corporation- 50% generated from the IAV resulting from site improvements &amp; building investment on each lot within the Developer Tract beginning in tax year of a "triggering event," on that lot &amp; lasting for a period of up to ten years. The trigger event for each lot of the Developer Tract means the first Tax Year when the IAV resulting from site improvements and building development on that lot first equals at least \$500,000 for ten years or until Developer's 20-year period for reimbursements has expired.</p> <p>Omnibus feature: sole discretion of Town Council, up to the balance of District term with up to 100% reimbursement of TIF revenues to develop/company making investments within Town Tract of TIF district within Hampden Business Park.</p>	
<b>FOR BONA-FIDE ECONOMIC DEVELOPMENT?</b>	\$227,500	
<b>PUBLIC PROJECTS/COSTS</b>	<p>[\$] 11,400,000                  (T1) Capital costs of land acquisition or construction, improvements, public ways, infrastructure, buildings, structures, fixtures and equipment for public or commercial development district use, demolition/alteration of existing buildings and structures, site preparation and finishing work, associated fees/expenses \$360,000; Ψ × Financing costs \$120,000; Professional service costs \$120,000; Administration including prorated municipal salaries \$600,000; Organization costs including impact studies \$120,000;                  (T2) Infrastructure improvements \$3,120,000; Ψ ◇ Public safety such as installation of turning lanes/signalization and fire protection equipment \$960,000; ◇                  (T3) Economic development programs/events \$1,800,000; # * Economic development program support \$960,000; # * Environmental improvement projects costs \$240,000; Φ # Permanent revolving loan funds, investment funds and grants programs per § 5225(1)(C)(3) for costs authorized by 30-A M.R.S.A. § 5225 and DECD rules as amended from time to time \$1,200,000; # Costs of services and equipment to provide skills development and training \$960,000; Ψ # Costs relating to planning, design, construction, maintenance, grooming and improvements to new or existing recreational trails \$360,000; Φ # * New or expanded transit service costs \$240,000; Ψ Grant matching related to 30-A M.R.S.A. §§ 5221-5235 economic development activities \$240,000. #</p> <p><u>EXCLUDING ANY COSTS/FUNDING FOR:</u>                  Φ Public park(s)                  † Law enforcement (police)                  Ψ Private residential distribution line(s)                  × § 5225(1)(A)(1)(a)(i) and (A)(8) and (C)(7)(b) Transit-Oriented Development costs</p> <p>Projects unique to this District/Program? [ ] YES [x] NO: projects marked * are common to development program of Dennis Paper &amp; Foodservice &amp; # Projects common to development program of Coldbrook Road &amp; Emera Maine districts.</p>	

Over TIF Term (OTT); §5225(1)(A-C) = Tier (T) 1-3

**■ STAFF RECOMMENDATION**

<b>DEVELOPMENT PROGRAM OFFICER (DPO) REVIEWED APPLICATION AND OFFERS THIS OPINION:</b>			
<b>PDO RECOMMENDS COMMISSIONER APPROVAL? Y/N/OTHER</b>		INITIALS	/ /
<b>APPLICATION RECEIPT DATE</b>	<b>2/15/17</b>	<b>CHECK AFTER DATA ENTRY</b> <input type="checkbox"/>	

Form revised 10/21/15.



STATE OF MAINE  
DEPARTMENT OF ECONOMIC  
AND COMMUNITY DEVELOPMENT



PAUL R. LEPAGE  
GOVERNOR

GEORGE C. GERVAIS  
COMMISSIONER

August 24, 2017

Angus Jennings  
Town Manager  
TOWN OF HAMPDEN  
106 Western Avenue  
Hampden, Maine 04444

RE: Hampden Business Park Omnibus Municipal Tax Increment Financing (TIF) District and Development Program (Program)

**A P P R O V E D**

Dear Angus,

The Maine Department of Economic and Community Development (DECD) reviewed and EFFECTIVE TODAY APPROVED the above referenced Municipal TIF District and Program. Based on the application, DECD notes/approves:

- a. District term of 30 years starting July 1, 2017 and ending June 30, 2047;
- b. District taxable Original Assessed Value of \$6,957,600 as of March 31, 2016 (April 1, 2015)—acreage 130.34;
- c. Real property Increased Assessed Value (IAV) capture of up to 100%;
- d. District revenues deposited/held in DEDICATED accounts and applied ONLY toward approved activities/projects,
  - i) Project Cost account[s] to reimburse Sargent Corporation for costs authorized by 30-A M.R.S.A. § 5225(1)(A) and DECD rules as amended from time to time AND/OR fund public activities/projects,
  - ii) Sinking Fund Account to retire associated public debt, if any;
- e. Sargent Corporation reimbursement limited to 50% of incremental taxes from NEW actual value of site improvements and building investment on each lot within the Developer Tract, beginning in a tax year of which a “triggering event (see Program, page 11-12 for definition)” has occurred for ten years or until Developer’s twenty-year period for tax reimbursements has expired;
- f. Company/Developer payments within sole Town Council discretion are limited to incremental taxes from NEW actual value of each lot within the Town Tract and may include up to 100% reimbursement during District term;
- g. AFTER EXECUTION, TOWN MUST FORWARD COPY of any associated credit enhancement agreement and its amendment(s) or assignment(s) to DECD—enclosing completed matching **Application Cover Sheet** with detailed private project description and (if Company and not Developer) **Employment Goals Form**;
- h. Any non-captured incremental property values resulting in General Fund revenue/deposits MUST be included/reported with Town equalized assessed value;
- i. Any future amendment MUST comply with 30-A M.R.S.A. §§ 5221-5235 and DECD rules;
- j. When District expires, or is terminated, HAMPDEN MUST NOTIFY DECD IN WRITING.



PAUL R. LEPAGE  
GOVERNOR



GEORGE C. GERVAIS  
COMMISSIONER

As further described in the Program, Town revenue allocation projected at \$227,500 may facilitate funding for an estimated \$11,400,000 in public costs and associated debt, if any, as further described in the Development Program. This funding MUST comply with already established Town appropriation process—with activities/projects due completion BEFORE/BY June 30, 2047. Approved public activities/projects costs are as follows:

**WITHIN DISTRICT**

- k. Capital costs of land acquisition or construction, improvements, public ways, infrastructure, buildings, structures, fixtures and equipment for public or commercial development district use, demolition/alteration of existing buildings and structures, site preparation and finishing work, associated fees/expenses \$360,000; Ψ ×
- l. Financing costs \$120,000;
- m. Professional service costs \$120,000;
- n. Administration including prorated municipal salaries \$600,000;
- o. Organization costs including impact studies \$120,000;

**OUTSIDE DISTRICT**

- p. Infrastructure improvements \$3,120,000; Ψ ◊
- q. Public safety such as installation of turning lanes/signalization and fire protection equipment \$960,000; ◊ ‡

**WITHIN MUNICIPALITY**

- r. Economic development programs/events \$1,800,000; # \*
- s. Economic development program support \$960,000; # \*
- t. Environmental improvement projects costs \$240,000; ◊ #
- u. Permanent revolving loan funds, investment funds and grants programs per § 5225(1)(C)(3) for costs authorized by 30-A M.R.S.A. § 5225 and DECD rules as amended from time to time \$1,200,000; #
- v. Costs of services and equipment to provide skills development and training \$960,000; Ψ #
- w. Costs relating to planning, design, construction, maintenance, grooming and improvements to new or existing recreational trails \$360,000; ◊ # \*
- x. New or expanded transit service costs \$240,000; Ψ
- y. Grant matching related to 30-A M.R.S.A. §§ 5221-5235 economic development activities \$240,000. #

DECD notes while the Program may list multiple statutory citations with public project costs, in the application not all citations apply to all activities/projects described within each cost description. Hampden is obligated to verify proper authorization for each project cost to be undertaken. DECD also advises Town to plan for debt retirement to coincide with District term end of June 30, 2047.

**MAINE IS OPEN FOR BUSINESS.** Please contact Development Program Officer Tina Mullins with questions about this certification. With this approval, the Department extends best wishes for the success of your District.

*Sincerely,*

George C. Gervais  
Commissioner



PAUL R. LEPAGE  
GOVERNOR



GEORGE C. GERVAIS  
COMMISSIONER

cc: Senator Andre E. Cushing III (SD-10)—128<sup>th</sup> Legislature  
Representative David G. Haggan (HD-101)—128<sup>th</sup> Legislature  
David Ledew, MRS Director Property Tax Division  
Jaimie Logan, Governor's Account Executive  
Noreen Norton, Rudman Winchell

◇ To the extent a project is outside the District, Hampden must prorate/allocate costs not directly related to or made necessary by establishment/operation of this District to other funding sources.

\* Projects are common to development program of Dennis Paper & Foodservice.

# Projects are common to development programs of Coldbrook Road & Emera Maine Hampden.

EXCLUDING FOLLOWING COSTS/FUNDING:

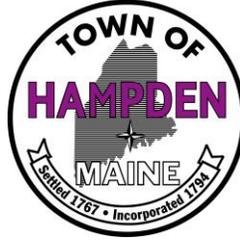
Φ Public park(s)

‡ Law enforcement (police)

Ψ Private residential distribution line(s)

× § 5225(1)(A)(1)(a)(i), (8) and (C)(7)(b) Transit-Oriented Development projects

**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:** September 5, 2017  
**RE:** Update on Planning Department staffing

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As was reported verbally at the August 16 meeting, due to health concerns the Town Planner will be unavailable for what could be an extended period of time, up to 12 weeks or more.

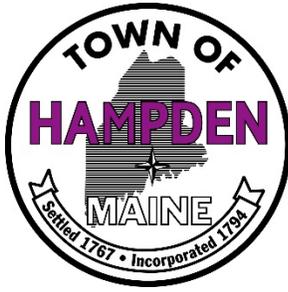
In hopes of securing a limited term contract planner, I corresponded with four organizations or firms that provide planning consulting services. Unfortunately, none of these entities are available to assist for various reasons. I have reached out to a fifth prospective vendor, based on a referral, but we have not yet connected by phone.

In order to ensure that the Department continues to timely complete its required functions, the Planner's responsibilities have been temporarily assigned to other staff in-house, and I have authorized an expanded work scope with our peer review engineer Woodard & Curran to facilitate their prompt review of pending and potential applications for site plan, conditional use, and subdivisions.

With the changes in effect and others to be finalized shortly, I am confident that we will continue to handle the Department's required permitting and inspections, as well as meeting coverage. However there are two important items to understand:

- Unless and until a contract planning resource is identified, or the Planner returns to work, I do not expect real progress on the Planner's work program – specifically, the Town Center initiative, and the many zoning amendments that have been prioritized. (The proposed zoning amendment regarding retail marijuana sales and social clubs, and the proposal to officially codify the current Zoning Map per state requirements, both of which are already in process, are expected to proceed as scheduled). The most recent prioritized list of zoning amendments is attached for your reference.
- In order to maintain the baseline Department functions, responsibilities have been temporarily reassigned to other staff including (in order of estimated time impact): Danielle; me; Kyle; Myles; Paula; and Sean. For the period of time this is in effect, this can be expected to affect these employees' productivity in other areas of their (and my) responsibilities.

Understanding that some productivity will be lost on "value added" work, my primary focus is to ensure that the Department will continue to complete its baseline functions.



Town of Hampden  
Land & Building Services

Memorandum

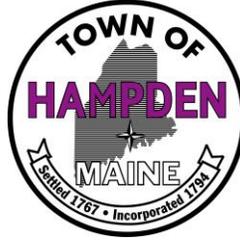
To: Angus Jennings, Town Manager  
 From: Karen M. Cullen, AICP, Town Planner *KME*  
 Date: August 15, 2017  
 RE: Update on Amendments to Zoning and Shoreland Zoning Ordinances

This table provides a status update on zoning amendments since January 2017. Colored rows are amendments that were added since January 2017.

Topic	Ord, Section(s)	Status/Comments
Accessory apartments	ZO, New §4.25	Adopted; effective June 14, 2017
Home occupations	ZO, 4.10	Adopted; effective May 18, 2017
Flexibility in parking, buffer, and signage standards	ZO, 4.7, 4.8	Adopted; effective May 31, 2017
Shoreland Zoning	SZO	CEO working on wholesale revision by starting with State "model" and revising to fit Hampden; first draft under review by staff
Use table	ZO, New section	Undergoing edits
Dimensional table	ZO, New section	Drafted, undergoing edits
Article 3, Districts	ZO	To be drafted (reformat with use and dimensional table; rework "special district regulations")
Retail marijuana phase 1 (prohibit sales & clubs)	ZO, Unknown	Drafted; on P&D agenda for Aug 16.
Retail marijuana phase 2 (regulate cultivation, testing, and product manufacture)	ZO, Unknown	To be drafted; working with Chief Rogers. Regulations anticipated late 2017 or early 2018 to ensure consistency with to-be-drafted State Regulations. Note, next status update to be provided to Manager in Oct.
Medical marijuana	ZO, 4.24	Edits to be drafted to make consistent with state law (distance to schools, etc.)
Town center	ZO, Various	To be drafted after policy direction set; some amendments being done above will advance town center redevelopment. Public meetings/workshops to begin this summer/fall.
Filling, Grading, & Stockpiling and Gravel extraction	ZO 4.9, 4.23	Policy intent: repeal 2007 amendments (retain amendments needed for consistency with statute)
Housekeeping edits	ZO, Various	Numerous relatively minor amendments throughout the Zoning Ordinance to address inconsistencies and things that make no sense; e.g. Conditional Lot Dimensions (flag lots).

Article 1; process to amend the ZO	ZO, article 1	Adopted; effective May 31, 2017
Permits; specifically certificates of compliance and occupancy	ZO, 5.3, 7.2	Adopted; effective Sept. 6, 2017
Definitions; processing, transfer stations	ZO, 7.2	Adopted; effective Sept. 6, 2017
Official Zoning Map	ZO, 2.2	Referred to PB; to be scheduled (expect Sept.)
Recodification	All	Decision to not pursue at this time.

**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:** September 5, 2017  
**RE:** Discussion on Zoning Districts

While the work to create a new Table of Allowed Uses to replace the current text-based approach is temporarily on hold due to staffing limitations, I would like to use available time on P&D agendas to advance the Committee's prior discussions of this topic.

Starting with the upcoming meeting, if the meeting agendas are not otherwise full, I'd like to get the Committee thinking about the following questions:

- Do the existing zoning district boundaries match the Town's policy objectives, or will district boundary amendments be proposed?
- Within each zoning district, do the uses currently allowed (by right or as conditional uses) and prohibited match the Town's policy objectives, or are changes anticipated?

The Zoning Ordinance includes 15 separate zoning districts. In order to keep the discussions focused, I recommend that we tackle one or two zoning districts per meeting (or perhaps more, on otherwise light agendas).

Attached to this memo is the draft Use Table that the Committee reviewed in October 2016, as well as a zoning map (including only Commercial and Industrial districts – as a starting point).

I suggest that we start with the Industrial districts (Bus. Park, Industrial, Industrial 2) and, during the meeting, review each listed land use within those districts, and identify uses where there are Councilor questions, or where a majority of Councilors support considering a change to the use status (allowed/conditional/prohibited).

All along, it has been envisioned that a Use Table would be adopted (and current language in the Zoning Ordinance which would become redundant would be repealed) once this analysis is complete. Therefore I do not expect this work to lead to actual zoning amendments until staffing is back to full capacity. However I think that by proceeding in this way we can take advantage of time (as available) to develop Councilor positions on various policy questions to allow the amendments to proceed more quickly once the analysis is complete (anticipated over the course of several meetings), and full staff capacity is available.

Key: P = Permitted by Right, S = Permitted by Right but subject to Site Plan Review, C = Conditional Use, "-" = Not Listed, and ① means there is some inconsistency within the ordinance.

Defined	Residential Districts				Business Districts									Industrial Districts		
	Rural	Res A	Res B	Seasonal	Rural Bus	Bus	Bus B	Village Com	Village Com II	Comm Service	Water-front I	Inter-change	Ind Park	Ind	Ind 2	
<b>Agricultural/Recreational Uses:</b>																
✓ agriculture	P	-	-	P	-	-	-	-	-	-	-	-	-	-	①	
agric product processing when not accessory to agric use	C	-	-	-	-	-	-	-	-	-	-	-	-	-	①	
forestry	P	-	-	P	-	-	-	-	-	-	-	-	-	-	①	
✓ commercial nursery	C	-	-	-	-	-	-	-	-	-	-	-	-	-	①	
boarding of animals, including training and grooming	C	-	-	-	-	-	-	-	-	-	-	-	-	-	①	
veterinary hospital	C	-	-	-	-	-	-	-	-	-	-	-	-	-	①	
non-commercial park or playground	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	
public and non-profit recreational facility	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-	
private recreational facility	-	-	-	C	-	-	-	-	-	-	-	-	-	-	①	
indoor recreational facility	C	-	-	-	-	-	-	-	C	-	-	S	-	-	①	
✓ outdoor recreational facility	S	-	-	-	-	C	-	-	-	S	S	C	-	-	①	
golf course	S	-	-	-	-	-	-	-	-	-	-	-	-	-	①	
✓ campground	C	-	-	C	-	-	-	-	-	-	-	-	-	-	①	
water recreational facility	-	-	-	C	-	-	-	-	-	-	-	-	-	-	①	
buildings and parking for recreational facilities	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
community recreation organization	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	
<b>Residential Uses:</b>																
single family dwelling	P	P	P	-	C	P	P	P	P	p <sup>15</sup>	-	p <sup>17</sup>	-	-	-	
✓ certified manufactured home	P	p <sup>26</sup>	P	-	-	p <sup>26</sup>	p <sup>26</sup>	p <sup>26</sup>	p <sup>26</sup>	-	-	-	-	-	-	
seasonal dwelling	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	
two-family dwelling	P	C <sup>2</sup>	-	-	C	P	-	P	P	-	-	-	-	-	-	
three family dwelling	S <sup>1</sup>	-	-	-	-	S	-	C	S <sup>14</sup>	-	-	-	-	-	-	
four family dwelling	S <sup>1</sup>	-	-	-	-	S	-	C	S <sup>14</sup>	-	-	-	-	-	-	
✓ multi-family structure	-	-	S <sup>4</sup>	-	-	-	-	-	S <sup>14</sup>	-	-	-	-	-	-	
✓ multi-family attached structure	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-	
✓ cluster subdivision (cluster development)	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
✓ mobile home park	C	-	S	-	-	-	-	-	-	-	-	-	-	-	-	
living quarters for security personnel	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C <sup>22, 23</sup>	
<b>Uses Accessory to Residential Uses:</b>																
✓ home day care	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	
✓ home occupation	S	S	S	-	S	S	S	S	-	-	-	S	-	-	-	
✓ customary rural business	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
✓ animals other than usual pets	-	C <sup>3</sup>	C <sup>3</sup>	-	-	-	-	C <sup>3</sup>	-	-	-	-	-	-	-	
<b>Educational Uses:</b>																
✓ daycare facility	C	-	C	-	-	-	C	C	-	-	-	-	S <sup>19</sup>	-	-	
✓ child care center	C	-	C <sup>3</sup>	-	-	-	C	-	-	-	-	-	-	-	①	
✓ preschool	-	-	-	-	-	-	C	C	-	-	-	-	-	-	①	
non-profit school	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	
✓ public school	C	C	S	-	-	-	-	-	-	-	-	-	-	-	-	
commercial school	-	-	-	-	-	C	C	-	C	C	C	-	-	-	①	
<b>Medical Uses:</b>																
✓ nursing home	C	C	C	-	-	C	C	C	-	-	-	-	-	-	-	
✓ congregate care facility	-	C	S	-	-	-	-	-	-	-	-	-	-	-	-	
✓ elderly housing	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-	
hospital or clinic	C	-	-	-	-	-	-	-	-	-	-	-	-	-	①	
✓ medical marijuana registered dispensary	-	-	-	-	-	-	-	-	-	C	-	-	C	C	-	
✓ medical marijuana cultivation facility	-	-	-	-	-	-	-	-	-	C	-	-	C	C	-	
✓ methadone clinic	-	-	-	-	-	-	-	-	-	C	-	-	C	C	-	
<b>Utility/Government Uses:</b>																
✓ essential service	S	S	S	S	S	S	S	C	S <sup>14</sup>	S	S	S	S	S	S <sup>23</sup>	
buildings necessary for essential service	C	C	C	C	C	C	C	C	C	S	S	C	S <sup>19/C<sup>21</sup></sup>	C	S <sup>23</sup>	
public or private utility service providers and their related operation, service, and maintenance activities	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	
✓ wireless communications facilities	S	-	-	-	S	-	-	-	-	-	-	S	S	S	S <sup>23</sup>	
government and institutional uses	-	-	-	-	-	-	-	-	-	-	-	-	S <sup>19</sup>	-	①	
government structure or use except for storage or repair facility	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	
✓ community facility (including solid waste)	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
✓ community facility	-	-	C	-	-	S	C	C	S <sup>14</sup>	-	-	-	-	-	-	
✓ community building	-	C	C	-	-	-	C	-	-	-	-	-	-	-	-	
<b>Institutional Uses:</b>																
church	C	C	C	-	-	C	C	-	-	C	-	-	-	-	-	
non-profit club	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
community service organization	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	
✓ institutional buildings in excess of 35' in height	-	-	C	-	-	-	①	-	-	-	-	-	-	-	-	
cemetery	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Commercial/Office Uses:</b>																
✓ retail sales	-	-	-	-	①	S	S	S/C <sup>9</sup>	S <sup>12</sup>	S	S	S	S <sup>20</sup>	S/C <sup>24</sup>	①	
"other retail uses"	-	-	-	-	C	①	①	①	①	①	①	①	①	①	①	
grocery/superette store	-	-	-	-	S	①	①	①	①	①	①	①	①	①	①	
drug store	-	-	-	-	S	①	①	①	①	①	①	①	①	①	①	
gift shop	-	-	-	-	-	①	①	①	①	①	①	S	①	①	①	
✓ service business	-	-	-	-	①	S	S	S/C <sup>9</sup>	S <sup>14</sup>	S	S	S	-	-	①	
office and service business	-	-	-	-	-	-	-	-	-	-	-	-	S <sup>19</sup>	-	①	
✓ business or professional office	-	-	-	-	S	S	S	S/C <sup>9</sup>	S <sup>14</sup>	S	S	S	-	-	-	
automotive uses	-	-	-	-	C <sup>6</sup>	①	①	-	-	①	-	①	-	-	①	
✓ automobile service	-	-	-	-	①	C	①	-	-	S	-	①	-	-	①	
automobile and truck sales and service	-	-	-	-	①	①	C	-	-	①	-	①	-	-	①	
automobile and truck service station and repair facility	-	-	-	-	①	①	①	-	-	①	-	S	-	-	①	
reconstruction, replacement, or expansion of existing automobile service business	-	-	-	-	-	-	-	-	C	-	-	-	-	-	①	
boat sales, service, and storage	-	-	-	-	-	-	-	-	-	-	S	-	-	-	①	
bed & breakfast	-	-	C <sup>5</sup>	-	-	-	-	-	-	-	-	-	-	-	-	
✓ motel	-	-	-	-	C	C	C	-	C	S	S	S	-	-	①	
✓ hotel	-	-	-	-	C	C	C	-	C	S	S	S	-	-	①	
restaurant	-	-	-	-	C	①	①	①	①	①	①	①	①	①	①	
✓ take-out restaurant	-	-	-	-	-	S	S	S <sup>10</sup>	S	S	S	S	S	S	S <sup>23</sup>	
✓ small restaurant	-	-	-	-	-	S	S	S <sup>10</sup>	S	S	S	S	S <sup>19</sup>	-	①	

Key: P = Permitted by Right, S = Permitted by Right but subject to Site Plan Review, C = Conditional Use, "-" = Not Listed, and ⓘ means there is some inconsistency within the ordinance.

Defined	Residential Districts				Business Districts								Industrial Districts		
	Rural	Res A	Res B	Seasonal	Rural Bus	Bus	Bus B	Village		Comm Service	Water-front I	Inter-change	Ind Park	Ind	Ind 2
								Com	Com II						
✓ sit-down restaurant	-	-	-	-	ⓘ	C	C	C <sup>10</sup>	C	S	S	S	S <sup>19</sup>	-	ⓘ
✓ fast-food restaurant	-	-	-	-	ⓘ	C	C <sup>8</sup>	C <sup>11</sup>	C	C <sup>8</sup>	-	C <sup>8</sup>	-	-	ⓘ
✓ outdoor dining restaurant	-	-	-	-	ⓘ	C	C	C <sup>10</sup>	C	C	C	C	-	-	ⓘ
✓ tavern (tavern, neighborhood)	-	-	-	-	-	C	C	C <sup>10</sup>	C	C	C	C	-	-	ⓘ
✓ bar	-	-	-	-	-	-	-	-	-	C	C	C <sup>18</sup>	-	-	ⓘ
bar in conjunction with hotel or conference center	-	-	-	-	-	-	-	-	-	-	-	-	S <sup>19</sup>	-	ⓘ
✓ dance hall	-	-	-	-	-	-	-	-	-	C	C	C <sup>18</sup>	-	-	ⓘ
places of assembly such as hotel and conference center	-	-	-	-	-	-	-	-	-	-	-	-	S <sup>19</sup>	-	ⓘ
✓ place of assembly	-	-	-	-	-	C	C	C	S <sup>14</sup>	S	S	-	-	-	-
funeral home	-	-	C	-	-	-	C	-	-	-	-	-	-	-	ⓘ
self-service laundromat	-	-	-	-	S	-	-	-	-	-	-	-	-	-	ⓘ
✓ drive-thru business	-	-	-	-	-	C	C	C	C	C	-	-	-	-	ⓘ
mixed residential/commercial use	-	-	-	-	-	C <sup>7</sup>	C <sup>7</sup>	C <sup>7</sup>	S <sup>13</sup>	-	-	-	-	-	-
outdoor storage of articles, goods, or materials	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-
buildings in excess of 35' in height	-	-	ⓘ	-	-	-	C	-	-	-	-	-	C	C	-
<b>Industrial Uses:</b>															
✓✓✓ processing & excavation, gravel pit, quarry activities	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
stockpiles not accessory to excavation, gravel pit, or quarrying	C	-	-	-	C	C	-	-	-	C	C	C	C	C	C <sup>23</sup>
wholesale distribution	-	-	-	-	-	-	-	-	-	C	-	-	-	S/C <sup>25</sup>	ⓘ
truck terminal	-	-	-	-	-	-	-	-	-	C	-	S	-	-	ⓘ
light industrial operations	-	-	-	-	-	-	-	-	-	C <sup>16</sup>	-	-	-	-	ⓘ
✓ water-dependent uses along Penobscot River (functionally water-dependent uses)	-	-	-	-	-	-	-	-	-	C	C	-	-	-	ⓘ
any establishment which provides in excess of 5,000 sq ft of outdoor display or storage of goods or equipment	-	-	-	-	-	-	-	-	-	C	C	C	-	-	ⓘ
manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	S	S/C <sup>25</sup>	ⓘ
compounding	-	-	-	-	-	-	-	-	-	-	-	-	S	S/C <sup>25</sup>	ⓘ
assembling	-	-	-	-	-	-	-	-	-	-	-	-	S	-	ⓘ
packing	-	-	-	-	-	-	-	-	-	-	-	-	S	-	ⓘ
packaging	-	-	-	-	-	-	-	-	-	-	-	-	-	S/C <sup>25</sup>	ⓘ
treatment	-	-	-	-	-	-	-	-	-	-	-	-	S	S/C <sup>25</sup>	ⓘ
✓ processing	-	-	-	-	-	-	-	-	-	-	-	-	-	S/C <sup>25</sup>	ⓘ
warehousing	-	-	-	-	-	-	-	-	-	-	-	-	S	S/C <sup>25</sup>	ⓘ
research and testing operations	-	-	-	-	-	-	-	-	-	-	-	-	S	-	ⓘ
✓ business park	-	-	-	-	-	-	-	-	-	-	-	-	S	-	ⓘ
consulting operations	-	-	-	-	-	-	-	-	-	-	-	-	S	-	ⓘ
other industrial operations which conform to the performance standards of this Ordinance	-	-	-	-	-	-	-	-	-	-	-	-	S	ⓘ	ⓘ
✓ commercial and industrial uses	-	-	-	-	ⓘ	ⓘ	ⓘ	ⓘ	ⓘ	ⓘ	ⓘ	ⓘ	ⓘ	ⓘ	S <sup>23</sup>

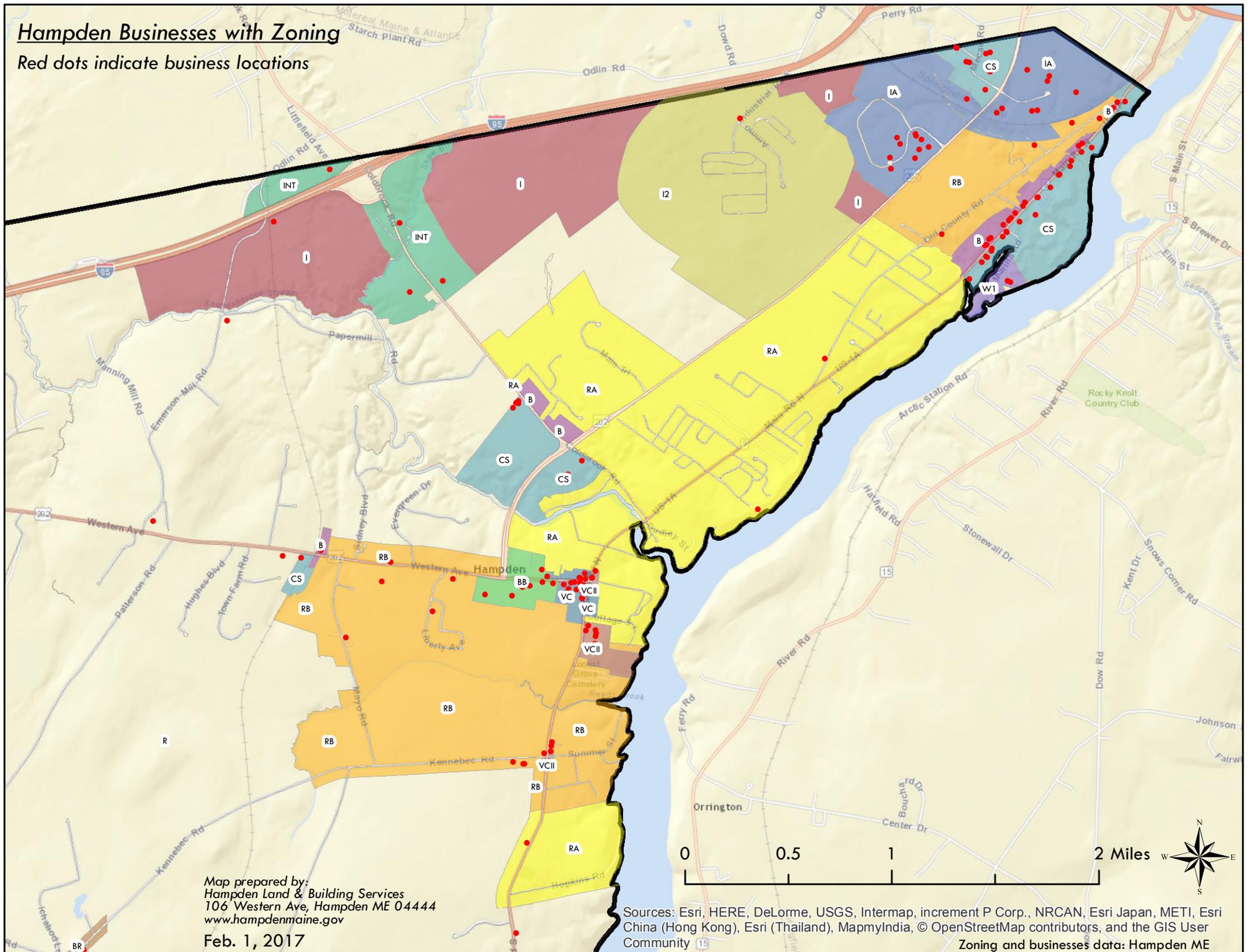
Note: a check in the "Defined" column means the ordinance includes a definition of the term. In some cases, defined terms are not identical to the listed uses - italicized text denotes the actual terms defined.

**Footnotes:**

- requires connection to public sewer and water
- only allowed as a conversion of single family to two family
- requires minimum of 2.5 acres and 50' setback for pens, pastures, or structures for housing animals
- a single structure with max of 6 units requires public water and additional 10,000 sq. ft. per unit over base area requirement
- must be re-use of an existing building, alterations and expansions are allowed
- includes new or used car sales or service, gasoline station, farm and RV sales and service
- limited to max 4 dwelling units per building
- requires min lot size of 1.5 acres and min frontage of 200'; drive-thru lane min 100' from any resid structure
- permitted by right if max 6,000 sq ft GFA, by conditional use if greater than 6,000 sq ft GFA
- max size 6,000 sq ft GFA
- requires min lot size of 1.5 acres and min frontage of 200'; drive thru lane min 75' from any resid structure, and max size of building 6,000 sq ft GFA
- limited to 6:00 am to 11:00 pm
- permitted by right if limited to 4 units maximum, by conditional use if greater than 4 units
- permitted by right if max 10,000 sq ft GFA, by conditional use if greater than 10,000 sq ft GFA
- provided it was in existence as of 12/6/2004
- maximum 10,000 sq ft; examples include warehousing assembly or fabrication [whatever that is!]
- provided it is in an existing structure on Old Coldbrook Road
- provided it is located a minimum of 500' from a residence
- provided it is within a Business Park (see section 3.1.2 for site plan requirements)
- provided it is within a Business Park and does not exceed 5,000 sq ft GFA per retail business space or module
- conditional use if not located within a Business Park
- limited to one dwelling unit per use
- no structure or building may be constructed within 300' of the Route 202 right-of-way
- must be part of and accessory to an industrial use; permitted use provided it does not exceed 5,000 sq ft GFA; conditional use if exceeds 5,000 sq ft GFA
- permitted by right if less than 5,000 sq ft GFA, by conditional use if 5,000 sq ft GFA or greater
- per state law, certified manufactured home is automatically permitted anywhere a single family residence is permitted

# Hampden Businesses with Zoning

Red dots indicate business locations



Map prepared by:  
Hampden Land & Building Services  
106 Western Ave, Hampden ME 04444  
www.hampdenmaine.gov

Feb. 1, 2017

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Zoning and businesses data: Hampden ME