HAMPDEN TOWN COUNCIL MEETING
HAMPDEN MUNICIPAL BUILDING
AGENDA

TUESDAY | SEPTEMBER 07, 2021 | 6:00 P.M.

A. PLEDGE OF ALLEGIANCE

B. APPROVAL OF THE AGENDA

C. CONSENT AGENDA

1. SIGNATURES
2. COUNCIL MINUTES
3. COMMUNICATIONS
4. COMMITTEE MINUTES

D. PUBLIC COMMENTS

E. POLICY AGENDA

1. NEWS, PRESENTATIONS & AWARDS
2. PUBLIC HEARINGS
   a. Proposed Zoning Ordinance District Map Amendment.
3. NOMINATIONS – APPOINTMENTS – ELECTIONS

F. COMMITTEE REPORTS

G. UNFINISHED BUSINESS

H. NEW BUSINESS

a. Review of Tax Rate Calculator Form (TRCF) for the Tax Commitment for FY2022, *requested by Nichole Stenberg, Assessor.*

b. Council review and approval of the proposed FY21 Service Charges, *requested by David Johnson, Deputy Treasurer.*

I. MANAGER'S REPORT

J. COUNCILOR'S COMMENTS

Note: Council will take a five-minute recess at 8:00 p.m.

FOR THOSE THAT WISH TO PARTICIPATE IN THE REMOTE HAMPDEN TOWN COUNCIL MEETING ON SEPTEMBER 07, 2021 AT 6:00 PM YOU MAY PHONE IN USING THE FOLLOWING NUMBER (FOLLOWED BY THE PIN #)

1-317-936-9113 PIN 128 069 023#

OR-

FROM A LAPTOP OR A DESKTOP, YOU MAY GO TO THIS URL: https://meet.google.com/dqr-kxmq-knq?hs=122&authuser=0 AND JOIN US THAT WAY

INSTRUCTIONS ARE POSTED WITH THE AGENDA AND SEPARATELY ON THE TOWN CALENDAR AT WWW.HAMPDENMAINE.GOV

<u>Using Google Meet to Participate in Hampden Town Council Remote Meetings</u>

How to join:

1. Town Council members will receive an email or a Google Calendar Invite with a link to join the meeting.
2. People interested in joining will need to go to the link posted on the town events calendar at www.hampdenmaine.gov.
3. Anyone can also join for audio-only participation by calling the number provided on the town events calendar and then entering the PIN provided followed by the # symbol.

Protocols for Remote Meetings:

1. Log in or call in at least 5 minutes before scheduled start of meeting.
2. For the audio portion, use either your phone or your computer microphone, <u>not</u> both.
3. Mute your phone or computer mic unless speaking. Remember to un-mute if you want to speak. To mute or unmute in Google Meet, click on the little microphone icon at the bottom of the screen; note you may need to move your mouse pointer around the bottom of your screen to get the bottom bar to appear.
4. Speak up if using a computer microphone or if using the speaker function on your telephone.
5. Do not rustle papers in front of your mic unless it's muted. Please minimize background noise.
6. If you're referring to a document, identify it including page or sheet number.
7. If using the video function, have a light source in front of you if possible. Try to avoid backlighting.
8. If you want to look good, have your camera mounted at eye level or above. Look at yourself on screen to check the lighting, camera position, what's in the background, etc. In Google Meet, you can do this "video check" when you open the program before you join the meeting.
9. If you are participating by audio only, identify yourself when speaking.
10. ALL votes will be by roll call.
11. After the meeting is adjourned, click on the red phone icon on the bottom bar to leave the meeting, or (obviously) just hang up the phone if that is how you are participating.

For detailed instructions on using Google Meet, please refer to their website:

support.google.com/a/users/answer/9282720?hl=en

E-2-a

Memorandum

TO: Town Council
FROM: Paula Scott, Town Manager
DATE: September 2, 2021
RE: Zoning Map Amendment

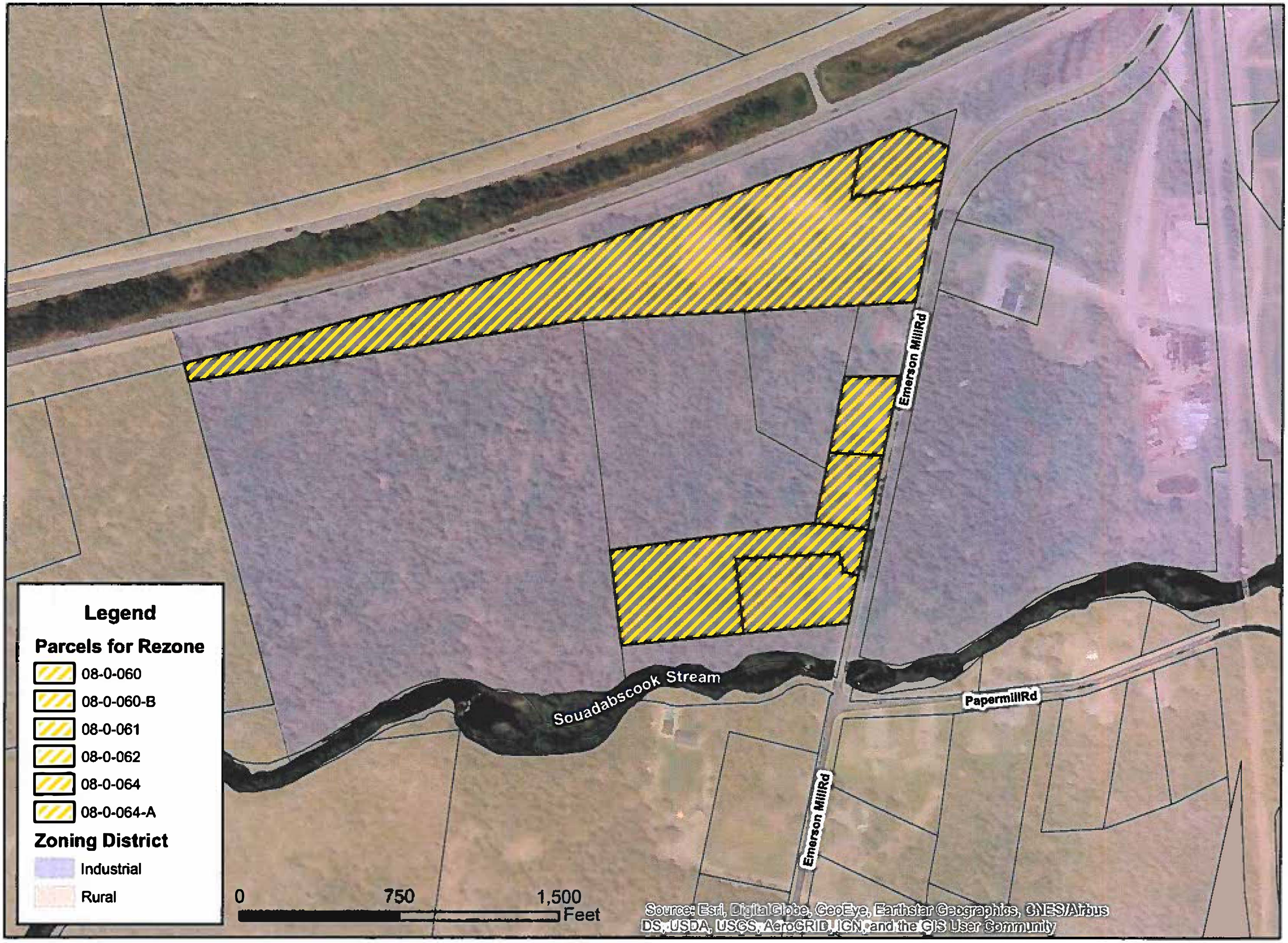
As you may recall, at a recent Council workshop, Mr. and Mrs. Rhoades approached the podium and asked the Council to consider rezoning the area of the Emerson Mill Rd. from Industrial to Residential. The original zone was established some time in the 60's. Although the reason that this request was presented is due to the fact that the Tax Assessor discovered that the Rhoades had at some point converted a former log home sales 'model home' into a permanent residence without the proper permits. Although we do not wish to encourage anyone to go against ordinances and building codes, the fact remains that they have been living there for many years. This has been vetted thoroughly with the Town's attorney and the remedy for the non- conforming use in addition to an actual zone change, is to bring the dwelling up to residential code. The Rhoades are in the process of that and have been working with the Code Enforcement Officer to facilitate that.

At the workshop, the Council understood and agreed in theory that the Town might want to re-zone the area since the industry that was thought might go there has not really occurred over the years. The direction that the Rhoades were given was to follow the process and to start with the Planning Board by filing the proper application and making the formal request. On August 11th, the Planning Board held a public hearing to act on that application. The Planning Board voted to refer this to the Town Council with a recommendation of "ought to pass".

Following this memo you will see the map of the area in question, and email correspondence from our Planner to Gayle requesting that this come before you and the Council public hearing was set for the 7th. We are looking for a Council approval of this Zoning Map amendment.

Zoning Map Amendment Application

315 Emerson Mill Rd



Gayle Decker <clerk@hampdenmaine.gov>

315 Emerson Mill Rd ZMA - Public Hearing Notice

3 messages

Clifton Iler <planner@hampdenmaine.gov> Thu, Aug 12, 2021 at 12:56 PM
To: Gayle <clerk@hampdenmaine.gov>

Hi Gayle,

The Planning Board made a recommendation last night to approve with modification a zoning map amendment request for 315 Emerson Mill Rd. I've updated a public hearing notice for town council to put on the Sept. 6th agenda.

Please let me know if you need anything else. Also let me know the cost for publication to BDN so I can let the applicant know.

Clifton J. Iler, AICP
Town Planner
Town of Hampden
106 Western Ave
Hampden, ME 04444
P: 207.852.7018

315 Emerson Mill Rd_ZMA_ TC Public Hearing Notice.docx
16K

Clifton Iler <planner@hampdenmaine.gov> Mon, Aug 16, 2021 at 11:32 AM
To: Gayle <clerk@hampdenmaine.gov>

Revised with new date.

Clifton J. Iler, AICP
Town Planner
Town of Hampden
106 Western Ave
Hampden, ME 04444
P: 207.852.7018

[Quoted text hidden]

315 Emerson Mill Rd_ZMA_ TC Public Hearing Notice.docx
16K

Clifton Iler <planner@hampdenmaine.gov> Mon, Aug 16, 2021 at 12:12 PM
To: Gayle <clerk@hampdenmaine.gov>

I'll get it right eventually...

Clifton J. Iler, AICP
Town Planner
Town of Hampden
106 Western Ave
Hampden, ME 04444
P: 207.852.7018

[Quoted text hidden]

Town of Hampden
106 Western Avenue
Hampden, Maine 04444

Phone: (207) 862-8427
Fax: (207) 862-5067
email: Code@hampdenmaine.gov

Memorandum

To: Clifton Iler, Town of Hampden Planner
From: Ryan M. Carey, Town of Hampden CEO
Date: 08/11/2021
RE: Proposed zoning map amendment (Emerson Mill)

At the end of March, 2021, I received a notification from tax stating that there was illegal occupancy of a model home at 315 Emerson Mill Road. As you know, any complaint filed with my office requires action. Rather than beginning legal action, I opted to notify the owner of the issue hoping to gain voluntary compliance.

The owners, Mr. and Mrs. Rhoades, were very responsive and have worked hard to get the property on the path of legal use. Unfortunately, in the mean time, I am unable to issue any building permits for residential alterations or certificates of occupancy, as this could be construed as the town permitting an illegal use. This has put the Rhoades family in an unfortunate situation. Without a zoning change they will not be able to legally occupy their property, or make necessary repairs.

The larger issue is the other residents in the neighborhood. The other homes in that area are legal non-conformities, also being in the Industrial District. This zoning prevents the residents from enjoying a traditional and typical use of a residential property. For example, certain uses such as home-based day care are permitted in any residential district but not allowed in the industrial district. Amending the zoning map to reflect the actual use of the area will benefit both the residents of the area and the town.

I recommend and support the proposed map amendment for the Emerson Mill Road area.

CC: Town Manager Paula Scott
File (08-0-064-A)

TOWN OF HAMPDEN

Public Notice
Town Council

The Hampden Town Council will hold a public hearing under the provisions of Section 1.5.3 Zoning District Amendments (Map Amendments) of the Hampden Zoning Ordinance on Tuesday, September 7, 2021, at 6:00 pm in the Town Council Chambers at the Town Offices, 106 Western Ave, Hampden, ME. The proposed Zoning Map Amendment includes the following properties: Rezone parcel 08-0-064-A, a 11.2-acre parcel located at 315 Emerson Mill Road, parcel 08-0-060, a 6-acre parcel located at 269 Emerson Mill Road, parcel 08-0-061, a 1-acre parcel located at 281 Emerson Mill Road, parcel 08-0-062, a 1-acre located at 291 Emerson Mill Road, parcel 08-0-063, a 15.87-acre parcel located at 305 Emerson Mill Rd., parcel 08-0-064, a 2.2-acre parcel located at 321 Emerson Mill Rd., and parcel 08-0-046, a 47-acre parcel located at 116 Manning Mill Rd, to the Rural district. These properties are currently in the Industrial district. This request has been filed by Rhoads Family Trust, owner of parcel 08-0-064-A. Interested parties may review the application at the Town Offices during regular business hours, or online at the Town's Departments, Planning, Planning Board Applications. If you do not have access to the website, you may request a copy of the application to be emailed or mailed to you by calling 862-4500 x140 and leaving a message including your email address or mailing address.

H-a

Town of Hampden
106 Western Avenue
Hampden, Maine 04444

Phone: (207) 862-4500
Fax: (207) 862-5067

To: Paula Scott, Town Manager
From: Nichole Stenberg, Assessor
Date: September 2, 2021
RE: Tax Commitment FY 2021

Attached is the Tax Rate Calculator Form (TRCF) for the Tax Commitment for FY2022. Of note are the following figures:

- The mil rate has increased 30 cents to $20.70 per $1,000 of valuation.
- The overall valuation of real estate and personal property in Hampden has increased to $699,645,700 (a 2% increase over FY2021).
- Overall spending for municipal, state and county appropriations increased to $20,231,585 (a 5% increase over FY 2021)
- Anticipated revenues increased 15% to $4,875,501. The bulk of this increase was due to the increase of state-municipal revenue sharing.
- The overlay for FY 2022 is set at $97,848 or 0.68% of the municipal tax commitment (the maximum allowed is 5%). Overlay covers the cost of abatements and acts as a buffer should the town not collect 100% of the taxes assessed. Any excess overlay not used at the end of the year will roll into the general fund and can be used to help offset next year's taxes.
- Hampden again qualifies for enhanced Business Equipment Tax Exemption (BETE) reimbursement. This year, the Town will receive reimbursement of 54.04% of the taxes lost on the exempt valuation instead of the standard 50%. The valuation of BETE exempt property in Hampden has increased $1,656,500 for FY2022 (a 6% increase over FY 2021).

2021 ENHANCED BETE MUNICIPAL TAX RATE CALCULATION FORM

Municipality: **Hampden** | **Data entry fields**

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

1. Total taxable valuation of real estate	1	$668,148,000 (must match MVR Page 1, line 6)		
2. Total taxable valuation of personal property	2	$31,497,700 (must match MVR Page 1, line 10)		
3. Total taxable valuation of real estate and personal property (Line 1 plus line 2)			3	$699,645,700 (must match MVR Page 1, line 11)
4. (a) Total exempt value for all homestead exemptions granted	4(a)	$46,035,400 (must match MVR Page 1, line 14f)		
(b) Homestead exemption reimbursement value	4(b)	$32,224,780		
5. (a) Total exempt value of all BETE qualified property	5(a)	$27,196,400 (must match MVR Page 2, line 15c)		
(b) **Enhanced** BETE exemption reimbursement value	5(b)	$14,696,285		
6. Total valuation base (Line 3 plus line 4(b) plus line 5(b))			6	$746,566,765
ASSESSMENTS				
7. County tax	7	$1,141,446.00		
8. Municipal appropriation	8	$10,931,632.00		
9. TIF financing plan amount	9	$496,780.00 (must match MVR Page 2, line 16c + 16d)		
10. Local education appropriation (Local share/contribution) (Adjusted to municipal fiscal year)	10	$7,661,727.00		
11. Total appropriations (Add lines 7 through 10)			11	$20,231,585.00
ALLOWABLE DEDUCTIONS				
12. Anticipated state municipal revenue sharing	12	$1,197,557.00		
13. Other revenues: (All other revenues that have been formally appropriated to reduce the commitment such as excise tax revenue, T.G. reimbursement, renewable energy reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do not include any homestead or BETE reimbursement)	13	$3,677,944.00		
14. Total deductions (Line 12 plus line 13)			14	$4,875,501.00
15. Net to be raised by local property tax rate (Line 11 minus line 14)			15	$15,356,084.00

Line	Amount	Op	Value	=	Result	Description
16.	$15,356,084.00 (Amount from line 15)	x	1.05	=	$16,123,888.20	Maximum Allowable Tax
17.	$15,356,084.00 (Amount from line 15)	÷	$746,566,765 (Amount from line 6)	=	0.02057	Minimum Tax Rate
18.	$16,123,888.20 (Amount from line 16)	÷	$746,566,765 (Amount from line 6)	=	0.02160	Maximum Tax Rate
19.	$699,645,700.00 (Amount from line 3)	x	0.02070 (Selected Rate)	=	$14,482,665.99 (Enter on MVR Page 1, line 13)	Tax for Commitment
20.	$15,356,084.00 (Amount from line 15)	x	0.05	=	$767,804.20	Maximum Overlay
21.	$32,224,780 (Amount from line 4b.)	x	0.02070 (Selected Rate)	=	$667,052.95 (Enter on line 8, Assessment Warrant)	**Homestead Reimbursement**
22.	$14,696,285 (Amount from line 5b.)	x	0.02070 (Selected Rate)	=	$304,213.09 (Enter on line 9, Assessment Warrant)	**BETE Reimbursement**
23.	$15,453,932.03 (Line 19 plus lines 21 and 22)	-	$15,356,084.00 (Amount from line 15)	=	$97,848.03 (Enter on line 5, Assessment Warrant)	Overlay

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant, Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.

2021 ENHANCED BETE MUNICIPAL TAX RATE CALCULATION FORM

ENHANCED BUSINESS EQUIPMENT TAX EXEMPTION CALC SHEET

Data entry fields

Municipality: Hampden

BE SURE TO COMPLETE AND FILE THIS FORM IN CONJUNCTION WITH ENHANCED BETE TAX RATE CALCULATION FORM

1. Standard BETE Reimbursement Computation

(a)	Total valuation of ALL BETE qualified exempt property as of April 1, 2021	**$27,196,400** (must match MVR Page 2, line 15c.)
(b)	Total valuation of all BETE qualified exempt property **not** located in a Municipal Retention Tax Increment Financing District (Line 1a. minus line 3b.)	**$27,196,400**
(c)	Percent of reimbursement for BETE exempt property (2021 statutory standard 50% reimbursement)	**50.00%**
(d)	Valuation of all BETE qualified exempt property subject to standard reimbursement	**$0**

2. Enhanced Reimbursement if Personal Property Factor Exceeds 5% of Total Taxable Value

(a)	Total value of all business personal property (include all taxable and all **exempt BETE qualified** business personal property)	**$58,694,100**
(b)	Total value of all taxable real and personal property	**$699,645,700**
(c)	Total valuation of all BETE qualified exempt property subject to **enhanced reimbursement** if not located in a Municipal Retention TIF District subject to a > % of line 2.(f)	**$27,196,400**
(d)	Personal property factor [2a. / (2b. + 1a.)]	**8.08%**
(e)	Line 2d. / 2	**4.04%**
(f)	Line 2(e) plus 50% **(if line 2(d) is greater than 5%)**	**54.04%**
(g)	Valuation of all BETE qualified exempt property subject to **Enhanced** reimbursement	**$14,696,285** (if zero results see below)

3. Municipal Retention Tax Increment Percentage

(a)	Percentage of captured assessed value retained by the municipality and allocated for the municipality's own authorized TIF project costs approved as of 4/1/2008. **(Defaults to Statutory Standard unless Municipal Retention % is greater than standard reimbursement)**	**0.00%**	**50.00%**
(b)	Captured Assessed Value of **BETE** qualified property located within a **Municipal Retention** TIF district		
(c)	Valuation of all TIF BETE qualified exempt property subject to reimbursement		**$0** (if zero results see below)

4. Total Reimbursable BETE Exempt Valuation

(a)	Total of all reimbursable BETE Exempt Valuation **1.(d) or 2.(g)+ 3.(c)**	**$14,696,285**

H-6

Memorandum

TO: Town Council
FROM: Paula Scott, Town Manager
DATE: September 2, 2021
RE: Service Charges

Following this memo, you will find the Service Charge Ordinance and the Service Charge invoices for Council review and approval. Section 3 of the ordinance states in part, 'The service charge shall be levied by the municipal officers...'

In previous years, there was a question regarding whether the determination of charges takes into account the organization's prior year's gross annual revenues. The answer is no. An organization's gross annual revenues are not considered in calculating the Service Charge; rather, an organization may petition the Council to reduce its Service Charge to ensure that it does not exceed 2% of the organization's gross annual revenues. (See Section 6 of the Ordinance) The Town Council has historically granted those appeals.

In 2019 during the discussion of that year's charges, the Council consensus was that the Town should only bill the amount from the prior year after the appeal was granted as it appeared to them to be unnecessary to grant the same appeal year after year. We have subsequently employed that method of billing. Upon Council approval, Service Charges will be levied in the amounts indicated in the invoices following this memo.

It would be preferable to repeal the Service Fees Ordinance and replace it with a PILOT Ordinance (payment in lieu of taxes) with a better method of determining the charges. It is understood that prior management and Council have discussed moving forward with that initiative, which has not been done as of yet. I intend on beginning the research into the creation of such an Ordinance which will be brought before this Council at a future workshop and ensuing public hearing. At this time, however, we are looking for approval from the Council to bill the enclosed invoices.

TOWN OF HAMPDEN

SERVICE CHARGE ORDINANCE

Sec. 1. Authority. This Ordinance is enacted pursuant to 30-A M.R.S.A. § 3001 and 36 M.R.S.A. § 652(1)(L).

Sec. 2. Purpose. The purpose of this Ordinance is to establish an annual service charge to recover the cost of providing municipal services, other than education and general assistance, to owners and/or occupants of certain institutional and organizational real property which is otherwise exempt from state or municipal taxation.

Sec. 3. Creation of Service Charge. An annual service charge is hereby established, effective with the municipal fiscal year commencing on July 1, 1992. The service charge shall be levied by the municipal officers against all residential property owned by an organization or institution if the property is otherwise totally exempt from property taxation and is used to provide rental income. The service charge shall not apply to student housing or parsonages.

Sec. 4. Calculation of Service Charge. The service charge shall be calculated according to the actual cost of providing municipal services to the property in question and the persons who use that property. Municipal services shall include, without limitation, the following: fire protection, police protection, road maintenance and construction, traffic control, snow and ice removal, sewer service, sanitation services, and any other services. For the purpose of this Ordinance, municipal services shall not include education and general assistance. The service charge for each property shall be determined in accordance with the following formula:

$$\frac{B}{V} \times JV = SC$$

where:

B = Budget for the current fiscal year for municipal services, except education and general assistance

V = Total taxable valuation of municipality for the current fiscal year

JV = Just Value of property in question

SC = Service Charge of property in question.

The Assessor shall provide the municipal officers with the following information at the time of the annual tax commitment: (1) list of property to which a service charge is applicable under this ordinance, (2) total taxable valuation of the municipality for the current fiscal year, and (3) the just value of the properties in question. The Town Manager shall provide the municipal officers with the amount of the budget for municipal services for the current fiscal year, along with a proposed service charge for each property based on the foregoing formula.

Sec. 5. Levy of Service Charge. The municipal officers shall levy the annual service charge on the tax exempt property subject to a service charge under this Ordinance, and shall establish a due date for payment of the same. The Treasurer shall send a statement to every affected property owner setting forth the amount of the service charge levied on the subject property.

Sec. 6. Limitation on Service Charges. The total service charges levied by the municipal officers under this Ordinance against any institution or organization shall not exceed 2% of the gross annual revenues of that institution or organization. Provided, however, that in order to qualify for the foregoing limitation, the institution or organization shall file with the municipal officers an audit of the revenues of the institution or organization for its last fiscal year which ended immediately prior to the municipal fiscal year for which the service charge was levied. The municipal officers shall abate the service charge amount that is in excess of 2% of the gross annual revenues.

Sec. 7. Collection. Unpaid service charges shall be collected in any manner available to the municipality, including, without limitation, the procedure provided in 38 M.R.S.A. § 1208, as may be amended from time to time.

Sec. 8. Use of Revenues. Revenues accrued from service charges shall be used, as much as possible, to fund the cost of providing the municipal services which were considered in calculating the service charges.

Sec. 9. Appeals. Any institution or organization may challenge the decision of the municipal officers to levy a particular service charge or the amount of a particular service charge by filing an appeal with the Board of Assessment Review. Such appeals shall be filed in writing with the Town Clerk within 60 days of the date on which notice is provided to the institution or organization by the Treasurer under Sec. 5 above indicating the amount of the service charge levied by the municipal officers. The Board of Assessment Review shall conduct a public hearing on the appeal and shall issue a written decision thereon within 60 days of the date that the appeal was filed with the Town Clerk. Failure to issue a decision on an appeal within 60 days of the date the application was filed shall be deemed to be a denial thereof. The appeal shall be processed in accordance with all applicable laws or ordinances, and such rules of procedure as may be established by or for the Board of Assessment Review. Any decision by the Board may be appealed to Superior Court by an aggrieved party pursuant to Rule 80B of the Maine Rules of Civil Procedure.

Sec. 10. Severability. Should any provisions of this Ordinance be declared invalid by the Courts, such decision shall not invalidate any other provision of this Ordinance.

Adopted By Hampden Town Council: 5/18/92

Town of Hampden
106 Western Avenue
Hampden, Maine 04444

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

To: Penquis Mental Health
From: David Johnson, Deputy Treasurer
Date: September 6,2021
Subject: FY21 Service Charge

Similar to the FY20 fiscal year the Service Charge fee for the FY21 fiscal year is based on last years' service charge to avoid extra work for everyone. If we billed per the ordinance your bill would be $2,974.92 and you would, most likely, need to submit financials to appeal that fee. If you disagree with this approach for any reason, please feel free to reach out to us to discuss your situation.
For FY22 the Service Charge will be based on the formula in our ordinance and those bills will be forthcoming.

Property Owner: Penquis Mental Health

Property Location: 1012 Carmel Road North
Hampden, Maine 04444

Legal Description: Map 1 Lot 31-A
Book 11872 Page 215

Service Charge Due	**$**	**243.97**	**Due Date: October 15, 2021**
Service Charge Due	**$**	**243.97**	**Past Due from FY20**
Total Due	**$**	**487.94**	

Town of Hampden
106 Western Avenue
Hampden, Maine 04444

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

To: OHI
From: David Johnson, Deputy Treasurer
Date: September 6,2021
Subject: FY21 Service Charge – George Street

Similar to the FY20 fiscal year the Service Charge fee for the FY21 fiscal year is based on last years' service charge to avoid extra work for everyone. If we billed per the ordinance your bill would be $3,238.83 and you would, most likely, need to submit financials to appeal that fee. If you disagree with this approach for any reason, please feel free to reach out to us to discuss your situation.
For FY22 the Service Charge will be based on the formula in our ordinance and those bills will be forthcoming.

Property Owner: OHI

Property Location: 35 George St
Hampden, Maine 04444

Legal Description: Map 23 Lot 70-C
Book 9404 Page 115

Service Charge Due	**$**	**843.98**	**Due Date: October 15, 2021**

Town of Hampden
106 Western Avenue
Hampden, Maine 04444

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

To: OHI
From: David Johnson, Deputy Treasurer
Date: September 6,2021
Subject: FY21 Service Charge – Patterson Road

Similar to the FY20 fiscal year the Service Charge fee for the FY21 fiscal year is based on last years' service charge to avoid extra work for everyone. If we billed per the ordinance your bill would be $2,481.39 and you would, most likely, need to submit financials to appeal that fee. If you disagree with this approach for any reason, please feel free to reach out to us to discuss your situation.
For FY22 the Service Charge will be based on the formula in our ordinance and those bills will be forthcoming.

Property Owner: OHI

Property Location: 143 Patterson Road
Hampden, Maine 04444

Legal Description: Map 5 Lot 39
Book 9144 Page 102

Service Charge Due	**$**	**223.90**	**Due Date: October 15, 2021**

Town of Hampden
106 Western Avenue
Hampden, Maine 04444

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

To: Community Housing of Maine
From: David Johnson, Deputy Treasurer
Date: September 6,2021
Subject: FY21 Service Charge

Similar to the FY20 fiscal year the Service Charge fee for the FY21 fiscal year is based on last years' service charge to avoid extra work for everyone. If we billed per the ordinance your bill would be $3,214.83 and you would, most likely, need to submit financials to appeal that fee. If you disagree with this approach for any reason, please feel free to reach out to us to discuss your situation.
For FY22 the Service Charge will be based on the formula in our ordinance and those bills will be forthcoming.

Property Owner: Community Housing of Maine

Property Location: 177 Canaan Road
Hampden, Maine 04444

Legal Description: Map 5 Lot 27-A
Book 10137 Page 137

Service Charge Due	**$ 353.08**	**Due Date: October 15, 2021**