



HAMPDEN TOWN COUNCIL
HAMPDEN MUNICIPAL BUILDING
MINUTES

MONDAY

JUNE 15, 2015

7:00 P.M.

Attending:

*Deputy Mayor Bill Shakespeare
Mayor David Ryder
Councilor Terry McAvoy
Councilor Dennis Marble
Councilor Stephen Wilde
Councilor Greg Sirois*

*Town Manager Susan Lessard
Town Clerk Denise Hodsdon
Economic Dev. Director Dean Bennett
Media Representatives
Citizens*

Deputy Mayor Shakespeare called the meeting to order at 7:03 pm

- A. PLEDGE OF ALLEGIANCE** – *Deputy Mayor Shakespeare led the Pledge of Allegiance*
- B. CONSENT AGENDA** – *Motion by Councilor McAvoy, seconded by Councilor Marble to accept the Consent Agenda. Unanimous vote in favor.*

1. SIGNATURES

2. SECRETARY'S REPORTS

- a. July 14, 2014 Minutes
- b. August 4, 2014 Minutes
- c. August 18, 2014 Minutes
- d. September 2, 2014 Minutes
- e. September 15, 2014 Minutes
- f. October 6, 2014 Minutes
- g. October 20, 2014 Minutes
- h. November 17, 2014 Minutes
- i. December 1, 2014 Minutes
- j. December 15, 2014 Minutes
- k. June 1, 2015 Minutes

3. COMMUNICATIONS

4. REPORTS

- a. Services Committee Minutes – 5/11/2015
- b. Finance Committee Minutes – 5/18/2015

C. PUBLIC COMMENTS

Clyde MacDonald of 310 Main Road North asked how many taxpayers there are in Hampden and what the amount of the proposed budget is for next year. Manager

Lessard responded that the Town sends out 3600 tax bills and the proposed Town budget is \$6,843,432.00, with projected revenues of \$3,085,500.00, leaving a net amount due from taxation of \$3,757,932.00.

D. POLICY AGENDA

1. NEWS, PRESENTATIONS & AWARDS – None

2. PUBLIC HEARINGS

- a. Consideration of Elimination of Saturday Bus Service – Deputy Mayor Shakespeare opened the public hearing and asked those who wished to speak in favor of Saturday Bus service to come to the podium.**

Jaric Fontaine of 64 Main Road South said he feels this is an essential service to allow people to shop and do their groceries on Saturday. He said he wants to see it continue and doesn't mind paying for it in the event that he or his family ever needs it.

Debbie Dufton of 451 Monroe Road said she was not sure which figure was accurate as far as the amount the Town would save if Saturday Bus service was eliminated, but she said if you use \$28,000 divided by 3600 taxpayers, it equals \$7.77 for each taxpayer; or \$.02 per day. She said "love your neighbor as yourself" and "can we love our neighbors for 2 cents a day? I think we can...that's the type of Town we are."

Stephen Ritz-Perkins of 966B Western Avenue said he has to be provided a ride just to take the bus. There are times that he needs to get places and his parents can't take him so the bus provides alternate transportation. He is a student at UMaine and uses the bus all the time for classes and sporting events.

Phillipa Gilmore of 16 Western Avenue said she has the privilege of being able to walk to places in Town, but she uses and relies on the bus on Saturdays because she doesn't have a vehicle. She suggested that the Council consider reducing the number of runs to 4 on Saturdays to cut the budget in half.

Hank Garfield lives in Bangor but keeps his boat at Hamlin's Marina. He uses the bus to get to the marina on Saturdays. He noted that it was difficult for him to get to this meeting tonight and asked for a show of hands of how many others came by means other than their own car. He suggested that another way of looking at the \$28,000 is to consider that the average cost of a parking space is between \$5000 and \$6000 so the cost of keeping the Saturday Bus service would be equal to 4½ parking spaces and there are a lot more than 4½ seats on the bus. He urged the Council to look at the crowd that got here tonight and reconsider cutting Saturday Bus service.

Bill Lippincott of 30 Wilbur Drive said when his nephew was living with him he didn't have a car and he really relied on the bus to get to Bangor. He knows plenty of other people who don't have a car and

bus service is essential for them to get to Bangor or Orono. He noted that jobs don't just go from Monday to Friday; there are a lot of jobs on Saturdays. A lot of those jobs only pay minimum wage which makes it difficult to afford a car. He thinks of Hampden as a really great community, but it will be less a great community if we cut something that serves people that don't really have any other option. He urged the Council to save Saturday Bus service.

Clyde MacDonald of 310 Main Road North said he has only used the bus 3 times in the last two years, but he thinks that a lot of people like him are thankful that the service is there if needed. He thinks that the number of people served is unknown. He asked the Council to do the math and said it looks like it would come out favorable for the people who want this service. Mr. MacDonald also offered a ride to anyone in the audience who needed it after the meeting.

Jean Lawlis of 55 Kincaid Road said she has stopped at the grocery store to talk with people using the bus. She said local colleges encourage students to use the bus and there are more and more young people who are trying to figure out how to use public transportation and how to live without a car. She thinks that the Town should be supporting this growing movement. She feels it is a small subsidy and that it is something we should do for the good of the public.

Andrew Husson of 45 Sunset Avenue said his fiancé works at Sears and rides the bus every day. If Saturday Bus service is cut, it will cost her \$25 to get there, which would be the equivalent of 2 shifts just to get to and from work on Saturday. He uses the Bus to get to medical services. He said people would be losing wages, which would mean less money spent in Town and possibly more welfare. He thought that maybe instead of cutting routes, it would be better to encourage more people to take the bus.

Angela Bickford is Co-Chair of Transportation for All which is a group of bus riders and supporters working to improve public transportation in the Greater Bangor area. The group conducted a survey asking what people need for services and what would improve their lives.

Transportation came up as one of the three top obstacles of accessing good jobs. They are concerned that cutting the Saturday service would only make this obstacle worse. They have collected 30 postcards from riders of the Hampden bus asking Hampden to keep Saturday service. She gave the postcards to Manager Lessard and urged the Council to continue the service.

Martin Chartrand who also works for Transportation for All added that one way to make the Saturday bus run a worthwhile investment is to encourage more people to ride the bus. That is one of the things that their group is focusing on. It would allow people to get to their jobs and patronize local businesses. He asked that Hampden continue to do its part and keep the 6 days of bus service and said he feels it is worth the modest investment.

Laurie Linscott, Bus Superintendent of the Community Connector, said that over the last few weeks, they have publicized this public

hearing at the bus shelters. Those who were not able to make the hearing tonight were offered the opportunity to submit written comment and they collected 28 comments. Ms. Linscott gave those written comments to Manager Lessard.

Lori Lathrop of 128 Mayo Road told the Council that she lost her license at the age of 45 due to vision problems, something that she didn't expect. She noted that with an aging population, there will be more people in the situation where they may lose their license due to something they can't control. She said Saturday bus service is important to her because her prescriptions only allow her to pick them up on the day that they run out. She takes insulin and the prescription runs out on Saturday. There is no way she can pick it up on a Friday and she can't wait until Monday to pick it up. She is concerned that if Saturday bus service is lost that it will be much harder for her to get her medication as she needs it.

Joyce Rankin of 695 Main Road North said she uses the bus for many reasons on Saturday – banking, groceries, picking up medications and to go to the laundromat. She said that many people don't realize that the bus will go to the Winterport town line by request. She also noted that there are people on the outskirts of Hampden who have to walk 3 or 4 miles in to catch the bus and that to walk Route 1A, it is between 5 and 13 miles. Her daughter uses the bus on Saturdays to go to work at the Brewer Walmart and her taxi fare would be \$29 or \$116 per week. Mrs. Rankin said her taxes for the past 39 years have paid for this bus. She was frustrated that at every meeting she has come to, she has heard a different amount for the cost of Saturday service and she would really like to know what the true figure is. She circulated a petition back in September 2010 and collected 34 signatures of Hampden residents that use the bus on Saturday. She gave several examples of folks who use Saturday service and noted that a lot of them do not work full-time and don't make enough money to take cabs.

Angela Rankin of 695 Main Road North uses the bus to go to the Hampden, Bangor and Brewer post office, the laundromat in Brewer, the grocery store in Bangor or Hampden and to work at the Brewer Walmart. She noted that whenever other towns' residents gets on the Hampden bus, transferring off another bus, their money goes into the Hampden bus to get to Pickering Square. She is happy that she can ride the Orono, Old Town and Veazie bus to go to places in Bangor. She said Hampden doesn't want other towns' residents riding the Hampden bus unless they are coming to Hampden but pointed out that this is a system of buses...it is not our bus, it is everyone's bus to share. She believes the bus should be looked upon as a privilege. She said she has never used the pool, but she isn't going to say don't use my taxes on it and just because everyone doesn't ride the bus doesn't mean it shouldn't run.

No one spoke in opposition to continuing Saturday Bus service.

Those speaking neither for nor against:

Jeremy Jones of the Partridge Road said his comments were about finding a better solution. He noted that this bus is heavily subsidized by taxpayers all over the place but his concern is Hampden residents. On June 6th, Mr. Jones rode the bus for 11½ hours straight and compiled a report of all the stops, which he distributed to the Council. He said that quite often the bus is empty at Hannaford, and Shaw's experienced 55 interactions where Hannaford only had 11. He feels that is skewed. He is not saying to get rid of the bus, just that there are other ways to do it, such as non-profit ride sharing opportunities. He suggested that one solution would be to call it the Bangor South run and he was sure that people riding from Hampden would be willing to donate their fares to the Bangor South run to help support it. It is a matter of can we get a less expensive method of bringing our residents that need it to and from Hannaford.

Following a few additional brief comments from those who had already spoken in favor of keeping Saturday service, the hearing was closed.

Manager Lessard explained that the Council would not be voting tonight as the comment period with Bangor does not end until July 6th. If they get 5 or more comments, they will have to hold their own public hearing, which would be held on July 15th and then it would be back on the Council's agenda for July 20th.

Deputy Mayor Shakespeare then asked for Councilor comments. Councilor McAvoy said he was baffled that Hampden can't take any action until the City of Bangor says we can. He finds that disturbing and feels that Bangor's hearing should only be relative to their portion of the bus. Manager Lessard explained that this is the process prescribed by our membership in the Community Connector. Councilor Marble said that sometimes he is not sure what we are doing in this Town. He has lived in a lot of places that rely on public transportation and it depends on where you live as to what transportation looks like. He pointed out that Hampden is a bedroom community that depends on Bangor to exist and by sharing assets, planning and regional transportation, we work together. He noted that Hampden has little affordable housing so we are not saddled with the responsibilities that go along with that. He feels that this is making a small investment in the regional transportation system and thanked everyone for coming.

Councilor Wilde said the Council has been discussing this for months trying to get correct information and data from different agencies, including Penquis CAP and Bangor Area Transportation. He said halfway through gathering information from Penquis, which ironically was to expand services for people in Hampden on Saturdays and Sundays, because there are other services out there besides the Bus and that is how this whole conversation started. This conversation didn't start about slashing routes, it started on improving the quality of

life in this Town. We can't seem to get the right numbers on Saturday service, but the one number we can get is that Hampden pays \$2.20 per ride but Bangor pays \$.72 and that is the underlying problem...it is not distributed fairly to the community and Hampden pays the highest rate in the system.

Councilor Sirois thanked everyone for coming and thanked Jeremy Jones for spending 1 1/2 hours on the bus. He said as the new numbers are coming back, he considers Saturday service no different than any other day and he will support continuing. He said there may be a better way, but we don't have an answer for that right now.

Deputy Mayor Shakespeare thanked everyone for coming and encouraged them to attend the Bangor hearing. He noted that one problem is equity and fairness with the City of Bangor. The City of Bangor is making Hampden pay for all those individuals to ride the bus in Bangor who are only going as far as Beal College or the slots. He thinks it should be called the Bangor-Hampden run and Bangor should share in the cost. He said the Council is just questioning the viability of it, but we are willing to pay our fair share.

- b. Adoption of FY 2016 Town Budget** – Deputy Mayor Shakespeare opened the hearing and no one spoke in favor or opposition and there were no questions or comments. The hearing was closed. It was noted that the mil rate should remain at \$17.50 and following Councilor comments, Mayor Ryder moved and Councilor Sirois seconded to adopt the FY2016 town budget.

During discussion, Councilor McAvoy moved and Councilor Wilde seconded to make a friendly amendment to remove the \$40,000 from the Salary Reserve line item. Vote on the motion to amend was 2 in favor (McAvoy and Wilde) and 4 opposed (Ryder, Shakespeare, Sirois and Marble); motion failed.

Vote on the original motion was 4 in favor (Ryder, Shakespeare, Sirois and Marble) and 2 opposed (McAvoy and Wilde); motion carried.

- c. Zoning Ordinance Text Amendment to Article 3.9 Rural District Frontage Exception for Cul-de-sac Lots** - Deputy Mayor Shakespeare opened the hearing and no one spoke in favor or opposition and there were no questions or comments. The hearing was closed. Motion by Mayor Ryder, seconded by Councilor McAvoy to adopt the Zoning Ordinance text amendment to Article 3.9 Rural District Frontage Exception for Cul-de-sac Lots. Unanimous vote in favor.
- d. Zoning Ordinance Text Amendment to Article 3.2 Industrial District Building Height Standards** Deputy Mayor Shakespeare opened the hearing and no one spoke in favor or opposition and there were no questions or comments. The hearing was closed. Motion by Councilor Marble, seconded by Councilor Wilde to adopt the Zoning Ordinance text amendment to Article 3.2 Industrial District Building



**TOWN OF HAMPDEN
PUBLIC NOTICE**

Notice is hereby given that the Hampden Town Council will hold a public hearing at 7:00 pm on Monday, June 15, 2015 at the Hampden Municipal Building for consideration of the entire FY 2016 proposed town budget.

**PROPOSED 2016
HAMPDEN TOWN BUDGET**

ACCOUNT NUMBER	ACCOUNT NAME	PROPOSED BUDGET 2015
01-01	ADMINISTRATION	\$575,598.00
01-02	GIS/IT	\$106,423.00
01-03	COMMUNICATIONS	\$19,772.00
01-05	TOWN COUNCIL	\$30,890.00
01-10	MUNICIPAL BUILDING	\$86,507.00
01-15	TAX COLLECTOR	\$6,000.00
01-20	ELECTIONS	\$8,529.00
01-25	PLANNING/ASSESSING	\$178,594.00
01-30	ECONOMIC DEVELOPMENT	\$111,575.00
05-01	POLICE	\$1,018,447.00
05-05	FIRE DEPARTMENT	\$953,330.00
05-10	PUBLIC SAFETY	\$187,836.00
06-06	NON-DEPARTMENT UTILITIES	\$546,400.00
10-01	PUBLIC WORKS	\$1,194,967.00
10-05	MUNICIPAL GARAGE	\$25,726.00
15-10	SOLID WASTE	\$353,784.00
20-01	RECREATION	\$131,117.00
20-10	DYER LIBRARY	\$249,608.00
20-20	LURA HOIT POOL	\$203,707.00
25-10	THE BUS	\$92,000.00
30-10	BUILDINGS & GROUNDS	\$82,664.00
40-10	GENERAL ASSISTANCE	\$10,000.00
50-10	DEBT SERVICE	\$319,958.00
67-10	TIF	\$20,000.00
3-00-00	RESERVES	\$330,000.00
GROSS	MUNICIPAL BUDGET TOTAL	\$6,843,432.00
LESS	MUNICIPAL REVENUES -	\$3,085,500.00
= NET	MUNICIPAL BUDGET TOTAL	\$3,757,932.00
	SAD #22 TAXATION AMOUNT	\$6,130,574.00
	COUNTY TAXATION AMOUNT	\$768,555.00

ESTIMATED TOTAL TAXATION REQUIREMENT \$10,657,061.00

Proposed FY 2016 budget figures are as of 6/1/15. Based on the current budget and anticipated valuation increase the mil rate should remain at \$17.50 per thousand.

Copies of the entire proposed FY 2016 Budget are available for public inspection at the Hampden Town Office.

Height Standards to allow exceptions to 35 feet. Unanimous vote in favor.

- e. **Zoning Ordinance Text Amendment to Article 4.3 Conditional Lot Dimensions** – *Community and Economic Development Director Dean Bennett reported that the item came back from the Planning Board's Ordinance Committee with a few friendly amendments before they held their public hearing. After its hearing, the Planning Board returned an ought to pass recommendation. Deputy Mayor Shakespeare opened the hearing and no one spoke in favor or opposition and there were no questions or comments. The hearing was closed. Motion by Councilor Marble, seconded by Councilor Sirois to adopt the Zoning Ordinance Text Amendment to Article 4.3 Conditional Lot Dimensions as per the report back from the Planning Board's Ordinance Committee. Unanimous vote in favor.*
- f. **Zoning Ordinance Text Amendment to Article 4.15 Water Recreation and Article 7.2 Definitions** - *Deputy Mayor Shakespeare opened the hearing and no one spoke in favor or opposition and there were no questions or comments. The hearing was closed. Motion by Councilor Sirois, seconded by Councilor McAvoy to adopt the Zoning Ordinance text amendment to Article 4.15 Water Recreation and Article 7.2 Definitions. Unanimous vote in favor.*
- g. **Zoning Ordinance Text Amendment to Article 3.13 Business B District** - *Community and Economic Development Director Dean Bennett reported that the Planning Board has returned an ought to pass recommendation with one amendment to increase the setback on lot lines abutting residential districts. Deputy Mayor Shakespeare opened the hearing and no one spoke in favor or opposition and there were no questions or comments. The hearing was closed. Motion by Councilor Sirois, seconded by Councilor McAvoy to adopt the Zoning Ordinance text amendment to Article 3.13 Business B District. Unanimous vote in favor.*

3. NOMINATIONS – APPOINTMENTS – ELECTIONS – None

4. UNFINISHED BUSINESS

- a. **Property & Casualty Insurance Bid Results – Finance Committee Recommendation** – *Manager Lessard reported that the Finance Committee did not meet this evening, but the Services Committee had previously reviewed the bids. She noted that the bid from Kyes did not include bonding so an additional \$10,000 needed to be added to their bid, resulting in a total amount of \$58,297. The bid from Maine Municipal Association was \$47,413. Motion by Councilor Wilde, seconded by Councilor Marble to accept the bid from Maine Municipal Association for the municipal insurance policy for the coming year. Unanimous vote in favor.*

D-2-c



TO: Hampden Town Council
FROM: Robert Osborne, Town Planner
SUBJECT: Zoning Ordinance Text Amendment, Article 3.9 Rural District Frontage Exception for Cul-de-sac Lots
DATE: May 14, 2015

At the May 13, 2015 meeting the Planning Board considered the subject amendment and took the following action:

Chairman Weatherbee opened the public hearing but as no one wished to speak he closed the public hearing and asked for staff comments.

Bob Osborne explained that the purpose of this amendment is to make adjustments Rural District frontage regulations on cul-de-sacs by reducing the frontage to 100 feet and doubling the setback to 60 feet. He indicated that staff recommends an "ought to pass" recommendation to the Town Council. He noted that the Ordinance Committee has recommended to the Planning Board that the item be returned to the Council with an "ought to pass" recommendation.

After some discussion Member Avery made a motion to return this item to the Town Council with an "ought to pass" recommendation and Member Wiltbank seconded the motion which was approved 5 in favor and none against.

Adopted by Town Council 6/15/2015

TOWN OF HAMPDEN
Draft

The Town of Hampden Hereby Ordains
Proposed Amendments to the Zoning Ordinance

Additions are Double Underlined

Deletions are ~~Strikethrough~~

3.9. Rural District

3.9.1. Purpose - The intent of this district is to protect and promote the rural use and character of the area, to provide for traditional agricultural and open space uses, and to provide for low density residential development where appropriate. It is intended that much of the residential development occurring in this district will be either dispersed in nature or, where the developer chooses, will be clustered with extensive open space surrounding the development. *(Amended: 12-18-95)*

3.9.2. Permitted Uses (Subject to Site Plan Review where applicable) - Agriculture, forestry, single family dwelling, certified manufactured home, two family dwelling, three or four family dwelling when serviced by public sewer and water, home day care (subject to *Section 4.19*), accessory use, golf course or other outdoor recreational facilities, home occupation (subject to *Article 4.10*), cluster subdivisions, essential service, and wireless telecommunications facilities (subject to *Section 4.22*). *(Amended: 9-19-83, 8-22-94, 12-18-95, 10-01-01, 6-3-02, 03-21-05)*

3.9.3. Conditional Uses (Subject to Site Plan Review) - Daycare facility, child care center (subject to *Section 4.19*), nursing home, non-profit school, public schools, church, non-profit club, hospital or clinic, mobile home park (subject to *Section 4.13*), campground, cemetery, buildings and parking for recreational facilities, processing agricultural products which are not accessory to an agricultural use, processing and excavation, gravel pit and quarry activities (subject to *Article 4.23 Excavations, Gravel Pits and Quarries*), stockpiles (subject to *Article 4.9*) not accessory to excavation, gravel pit and quarry activities, commercial nursery, indoor recreational facilities, boarding of animals; to include training and grooming, veterinary hospital, buildings necessary for essential services, community facility (including solid waste facility), Customary Rural Business (subject to *Section 4.20*). *(Amended: 8-22-94, 12/18/95, 12-2-96, 1-21-97, 03-21-05, 12-17-07, 01-03-11)*

3.9.4. Lot Dimensions

Minimum Area	-	2 acres
Minimum Road Frontage	-	200 feet
Minimum Setbacks:		
Street Yard	-	30 feet
Other Yards	-	30 feet
Maximum Ground Coverage	-	10 percent
Maximum Building Height	-	35 feet

Notwithstanding the above requirements, accessory structures which are not attached to a principal building may be located on a lot in accordance with the following:

Accessory Structures Ground Floor Area	Up to 250 Sq. Ft.	251 – 650 Sq. Ft.
Maximum Height	- 16 feet	- 24 feet
Minimum Other Yard	- 5 feet	- 15 feet

Once located in accordance with the foregoing requirements, said accessory structures shall not be attached to a principal building unless said structures are in compliance with the Other Yard requirement of the District. *(Amended: 10-3-94)*

3.9.5. Special District Requirements

1. All buildings for the commercial raising or keeping of animals shall be set back a minimum of fifty (50') feet from side and rear property line. *(Amended: 10-3-94, 12-18-95)*
2. Kennels for the commercial boarding, raising, and training of six or more dogs shall be kept fifty (50') feet from side and rear property lines. *(Amended: 12-18-95)*
3. Accessory structures or buildings associated with single family residences may be larger than the principal building (single family residence) in both building height and total floor area provided that: The accessory building shall function as an accessory use to the residential use and not as a second primary use. Vehicles or equipment owned or leased by the person(s) residing on a lot may be stored or repaired in the accessory structure or building, and shall be considered to be an accessory use to the single family residential use. The accessory building shall not exceed 5,000 sq. ft. in floor area. The accessory building shall be constructed on a lot of at least 3 acres in size. Accessory buildings that meet these requirements do not require site plan approval. *(Amended: 7-6-2010)*
4. Exception: Notwithstanding the minimum road frontage standard found in Article 3.9.4 Lot Dimensions, lots located entirely or primarily on a street cul-de-sac the minimum frontage required for such a lot is reduced to 100 feet provided that the street yard setback is increased to a minimum of 60 feet.

D-2-d



TO: Hampden Town Council
FROM: Robert Osborne, Town Planner
SUBJECT: Draft Zoning Ordinance Text Amendment, Industrial District Building Height Standards
DATE: May 14, 2015

This draft amendment provides a mechanism for the Planning Board to approve buildings over 35 feet in height in the Industrial District through Conditional Use review.

At the May 13, 2015 meeting the Planning Board considered the subject amendment and took the following action:

Chairman Weatherbee opened the public hearing but as no one wished to speak he closed the public hearing and asked for staff comments.

Bob Osborne explained that the purpose of this amendment is to make adjustments to the Industrial District building height regulations to require that buildings taller than 35 feet be conditional uses and that for each foot in height taller than 35 feet they have an additional foot of setback. He indicated that staff recommends an "ought to pass" recommendation to the Town Council. He noted that the Ordinance Committee has recommended to the Planning Board that the item be returned to the Council with an "ought to pass" recommendation.

After some discussion Member Wiltbank made a motion to return this item to the Town Council with an "ought to pass" recommendation and Member Weldon seconded the motion which was approved 5 in favor and none against.

6/15/2015 Adopted by Town Council

TOWN OF HAMPDEN
Draft

The Town of Hampden Hereby Ordains
Proposed Amendments to the Zoning Ordinance

Additions are Double Underlined

Deletions are ~~Strikethrough~~

3.2. Industrial District

3.2.1. Purpose - These areas are set aside for non-service intensive industrial uses which do not require the amenities of an industrial park and which would fit into the surrounding rural area with ease. Industries needing public sewer or water are not expected to locate in these areas.

3.2.2. Permitted Uses (Subject to Site Plan Review) - Facilities for manufacturing, compounding, processing, packaging, essential service, wireless telecommunications facilities (subject to *Section 4.22*), treatment or warehousing of goods and products, wholesale distribution, take out restaurant, retail sales where such activities are part of and accessory to an industrial use, such facilities having less than five thousand (5,000) square feet of gross floor area, and accessory uses and structures. Excavation, gravel pit and quarry activities are not permitted in the district. (*Amended: 10-01-01, 12-6-04, 12-17-07*)

3.2.3. Conditional Uses (Subject to Site Plan Review) - Medical Marijuana Registered Dispensary and/or Medical Marijuana Cultivation Facility (subject to *Article 4.24*), methadone clinic (subject to *Article 4.24*), facilities for manufacturing, compounding, processing, packaging, treatment, buildings necessary for essential services, or warehousing of goods and products, wholesale distribution, retail sales where such activities are part of and accessory to an industrial use, such facilities having more than five thousand (5,000) square feet of gross floor area. Stockpiles (subject to *Article 4.9*), but not including excavation, gravel pit and quarry activities. Accessory uses or structures, building or living quarters for security personnel and buildings greater in height than thirty-five (35) feet. (*Amended: 12-17-07, 03-07-11*)

3.2.4. Lot Dimensions

Minimum Lot Area	-	2 acres
Minimum Road Frontage	-	150 feet
Minimum Setbacks:		
Street Yard	-	50 feet
Other Yards	-	35 feet
Maximum Ground Coverage	-	25 percent
Maximum Building Height	-	35 feet

3.2.5. Special District Regulations

1. Notwithstanding the above requirements any structure which requires access to rail service shall not be required to setback from the railroad siding.
2. In order to provide for harmonious development and preserve the rural character the Planning Board may require additional buffers beyond that required in *Article 4.7.11.* (*Amended 8-17-92*)

3. Buildings in excess of 35 feet in height shall provide additional setbacks on all yards as herein stipulated: Subtract 35 feet from the proposed building height and add that difference to each yard setback requirement.

EXAMPLE: A 48 foot tall building is proposed. By subtracting the base District maximum building height from the proposed height the following is the result $48' - 35' = 13'$. Then add that amount to each yard or setback.

<u>Setback Type</u>	<u>Base Setbacks:</u>	<u>Total Setback</u>
<u>Street Yard</u>	<u>- 50 feet</u>	<u>63 feet</u>
<u>Side Yard</u>	<u>- 35 feet</u>	<u>48 feet</u>
<u>Rear Yard</u>	<u>- 35 feet</u>	<u>48 feet</u>



TO: Hampden Town Council
FROM: Robert Osborne, Town Planner
SUBJECT: Draft Zoning Ordinance Text Amendment, Conditional Lot Dimensions
DATE: May 14, 2015

This draft amendment provides a mechanism for the Code Enforcement Officer to give relief from the frontage requirement of certain zoning districts.

At the May 13, 2015 meeting the Planning Board considered the subject amendment and took the following action:

Chairman Weatherbee opened the public hearing.

Alex King, 75 Ichabod Lane spoke in support of the proposed amendment indicating that he feels that if allowed no change of character would come to the rural character of the town.

Peggy Brown, 208 Kennebec Road spoke in support of the proposed amendment indicating that the amendment would be useful for her family on the large lot that they own.

As no one else wished to speak he closed the public hearing and asked for staff comments.

Bob Osborne explained that the purpose of this amendment is to allow Rural District, Residential A and Residential B District minimum frontage standards reduction by granting a permit through the Code Enforcement Officer that would allow frontage of 66 feet with certain building envelope standards required and maintained.

Mr. Osborne indicated that the item had come from the Ordinance Committee with a few friendly amendments. The recommendation was: 1. To remove Residential A and Residential B Districts from the contemplated areas where the permit is available. 2. To add a sentence clarifying that this permit cannot be used in the context of subdivisions. And 3. To renumber the text that is currently 4.3.6.2. a and b to 4.3.6.1. l and m. He indicated that staff recommends an "ought to pass" recommendation to the Town Council with the proposed amendments. He noted that the Ordinance Committee has recommended to the Planning Board that the item be returned to the Council with an "ought to pass" recommendation with the friendly amendments proposed.

After some discussion Member Weldon made a motion to return this item with the noted changes to the Town Council with an "ought to pass" recommendation and Member Wiltbank seconded the motion which was approved 5 in favor and none against.

6/15/2015 Adopted by Town Council

Town of Hampden

Draft

Additions are Double Underlined

Deletions are ~~Strikethrough~~

4.3. Conditional Lot Dimensions

4.3.1. Purpose - It is the purpose of this section of the Ordinance to establish a procedure which would allow for residential development on certain lots which, because of inadequate road frontage, would not otherwise be usable for residential purposes. The lots must meet certain requirements as established in this section of the Ordinance and the development of the lots must be consistent with wise land use planning.

~~4.3.2. Deleted. Permit Required~~ - A conditional lot dimension permit issued by the planning board is required for the development of any lot having inadequate road frontage. The planning board shall follow the procedures outlined in ~~Article 4.3.5~~ in reviewing any application for conditional lot dimension permit.

4.3.3. Information Required in Application - Application for the development of lots requiring a conditional lot dimension permit shall be accompanied by plans, drawn to scale, containing the following information:

1. Scale of map.
2. Name of applicant.
3. Boundaries of tract of land.
4. Location of existing and proposed buildings and other structures, including use and proposed use thereof.
5. Location of buildings on abutting properties or within five hundred (500') feet of the property line of the proposed development.
6. Location of existing public streets.
7. Location of all curb cuts within five hundred (500') feet ~~one thousand (1,000') feet~~ of the curb cut which will result from the development of the lot.
8. Location of existing and proposed rights of way, utilities and easements therefor; including sanitary sewerage, water and all electricity.
9. ~~Deleted. Location, intensity, type, size and direction of all outdoor lighting.~~

4.3.4. Application Procedure - ~~Persons seeking conditional lot dimension approval shall file one (1) original and twelve (12) copies of a complete application, including all information required under Article 4.3.3, with the code enforcement officer at least fifteen (15) days before the planning board meeting when they will be considered. Applicant shall also file site plan review application fees and other applicable fees paid in accordance with the Town of Hampden Fees Ordinance. Upon receipt of complete plans the code enforcement officer shall refer such plans to the planning board. The filing of the required application with the code enforcement officer shall constitute filing of an application for conditional lot dimension approval. (Amended: 11-17-03)~~

~~4.3.5. Deleted. Planning Board Review and Action~~ - Within forty five (45) days of the filing of the application for conditional lot dimension approval, the planning board shall approve, approve with modifications, or disapprove the application at a public meeting. The board shall limit its review to the criteria set forth in ~~Article 4.3.6~~. The board may consult with the applicant or any other party in making its review. The board shall inform the applicant of its decision in writing, and in cases of

~~disapproval or approval with modifications, reasons for such action shall be stated. A copy of the Board's decision shall be filed with the code enforcement officer.~~

4.3.6. Standards Governing Conditional Lot Dimension Permits

1. *General Requirements* - A conditional lot dimensions permit may only be issued if the following conditions are met:
 - a. The lot and access way must be located in the Rural District, ~~the Residential A District or the Residential B District.~~
 - b. ~~Deleted. The frontage of the lot must not have been reduced since January 1, 1979 below either 1.) the minimum lot frontage required in the district which it is located or, 2.) the nonconforming frontage in existence on January 1, 1979.~~
 - c. The lot is of such dimensions that an imaginary square whose minimum side dimension is the minimum road frontage required in the district where the lot is located, can be accommodated within its borders. Any building that is located on the lot shall be located within the perimeter of such a square. If the lot falls within more than one zoning district, the side dimension for the square shall be determined by the district in which the building is to be built.
 - d. No building shall be placed closer to any lot line or right of way boundary than the distance of the greatest required minimum setback in the district in which the building is located. In determining which dimension is applicable, the characteristic of the lot relative to off and on lot sewer and/or water and the dimensional, requirements associated with such characteristics shall be used. No primary building shall be less than one hundred (100') feet from existing dwellings.
 - e. There shall be no alternative access to the lot which conforms with the road frontage requirements established for the district.
 - f. The development of the lot shall cause no unsafe or unhealthful condition. Of particular concern in this regard should be traffic safety.
 - g. The lot shall conform to all dimensional requirements of this Ordinance except road frontage. Building setback requirements shall be determined by *Article 4.3.6.1.d* of this Ordinance.
 - h. Only single family residential uses shall be allowed on these lots.
 - i. The development of the lot shall not preclude the orderly development of the neighborhood and the community.
 - j. The lot must have at least sixty six (66') feet ~~thirty (30) feet~~ of road frontage.
 - k. Conditional lot dimension permits can be issued for the cul-de-sac portion of a subdivision. The provisions of this Article shall only apply to single lots and shall not be used in the lotting of subdivisions. All other subdivision activity shall be governed by the Subdivision Ordinance of the Town of Hampden.
 - l. No more than one (1) dwelling unit may be placed on the lot.

2. ~~Deleted. Requirements Pertaining To Lots Having More Than 66 Feet Road Frontage~~—In addition to the general requirements in 4.3.6.1.a j, all lots with road frontage of sixty-six (66') feet or more, but less than the required minimum road frontage in the district where the lot fronts the road, shall meet the following standards:
 - a. ~~Deleted.~~ A sixty-six (66') foot right of way into and through the lot must be provided to allow for future road building and/or subdivision activity. The right of way must be designed so as to make optimal use of the lot and adjacent undeveloped land, if such development becomes desirable in the future. In determining whether sufficient land is available for development of a dwelling unit, the land in the required right of way shall not be considered.
 - b. ~~Deleted.~~ Conditional lot dimension permits shall not be issued in a subdivision. All subdivision activity shall be governed by the Subdivision Ordinance of the Town of Hampden.
 - c. ~~Deleted.~~ No more than one (1) dwelling unit may be placed on the lot.
3. ~~Deleted. Requirements Pertaining to Lots Having Less Than Sixty Six (66') Feet but at Least Thirty (30') Feet of Road Frontage~~—In addition to the general requirements in 4.3.6.1. a j, all lots with less than sixty six (66') feet but at least thirty (30') feet of road frontage shall meet the following standards:
 - a. ~~Deleted.~~ There must be no alternative access which is greater than or equal to sixty feet (66') feet (if such access exists, that must be used and reviewed under the provisions of 4.3.6.2).
 - b. ~~Deleted.~~ No more than one (1) dwelling unit may be placed on the lot.

D-2-f



TO: Hampden Town Council
FROM: Robert Osborne, Town Planner
SUBJECT: Zoning Ordinance Text Amendment, Article 4.15 Water Recreation and Article 7.2 Definitions
DATE: May 14, 2015

At the May 13, 2015 meeting the Planning Board considered the subject amendment and took the following action:

Chairman Weatherbee asked for a motion to take this item off the table. Member Davitt moved that this item be removed from the table and Member Avery seconded the motion which was approved unanimously. As no one wished to speak Chairman Weatherbee did not re-open the public hearing but asked for staff comments.

Bob Osborne explained that the purpose of this amendment is to add language to the zoning ordinance that regulates swimming pools and tubs to provide safety barriers for children. The language is consistent with MUBEC code. The draft amendment also does away with lagoons because they are no longer a viable mechanism for disposal of wastewater. He indicated that staff recommends an "ought to pass" recommendation to the Town Council. He noted that the Ordinance Committee has recommended to the Planning Board that the item be returned to the Council with an "ought to pass" recommendation.

After some discussion Member Weldon made a motion to return this item to the Town Council with an "ought to pass" recommendation as presented in the current packet document and Member Wiltbank seconded the motion which was approved 5 in favor and none against.

6/15/2015 Adopted by Town Council

The Town of Hampden hereby ordains that the following amendments to the Zoning Ordinance be adopted.

Additions underlined

Deletions ~~stricken~~

4.15. ~~Water Recreation and Sewage Lagoons~~ Swimming Pools - Any swimming pool, as defined, and any sewage lagoon shall comply with the following requirements:

4.15.1. The swimming pool facility shall conform with setback requirements.

~~4.15.2. The facility shall be enclosed by a fence no less than (4) four feet high to prevent uncontrolled access.~~

4.15.2 Barrier Requirements

- a. Application. The following provisions shall control the design of barriers for residential swimming pools, spas, and hot tubs. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to residential swimming pools, spas, and hot tubs.
- b. Outdoor residential swimming pool. An outdoor residential swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:
 - i. The top of the barrier shall be at least 48 inches above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches.
 - ii. Openings in the barrier shall not allow passage of a 4-inch-diameter sphere.
 - iii. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

- iv. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1¾ inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1¾ inches in width.
- v. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed 4 inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1¾ inches in width.
- vi. Maximum mesh size for chain link fences shall be a 2 ¼inch square unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 1¾ inches.
- vii. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1¾ inches.
- viii. Access gates shall comply with the requirements of Section 4.15.2.b, Items i through vii, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches from the bottom of the gate, the release mechanism and openings shall comply with the following:
 1. The release mechanism shall be located on the pool side of the gate at least 3 inches below the top of the gate; and
 2. The gate and barrier shall have no opening larger than 1/2 inch within 18 inches of the release mechanism.
- ix. Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:
 1. The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346-91(2010); or
 2. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The

- deactivation switch(es) shall be located at least 54 inches above the threshold of the door; or
3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the Code Enforcement Officer or Fire/Building Inspector, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 4.15.2.b.ix.1 or 4.15.2.b.ix.2 described above.
- x. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:
1. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
 2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Section 4.15.2.b, Items i through ix. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter sphere.
- c. **Indoor residential swimming pool.** Walls surrounding an indoor residential swimming pool shall comply with Section 4.15.2.b, Item ix.
- d. **Prohibited locations.** Barriers shall be located to prohibit permanent structures, equipment or similar objects from being used to climb them.
- e. **Barrier exceptions.** Spas or hot tubs with a safety cover which complies with ASTM F 1346-91(2010) shall be exempt from the foregoing provisions.

7.2 Definitions

~~Swimming pool:~~ An outdoor body of water enclosed in an artificial receptacle or other container, whether in or above the ground, used or intended to be used for swimming or bathing and designed for a water depth of twenty four (24") inches or more.

Swimming pool: Any structure intended for swimming or recreational bathing that contains water over 24 inches deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas.

Swimming pool, barrier: A fence, wall, building wall or combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

Swimming pool, indoor: A swimming pool which is totally contained within a structure and surrounded on all four sides by the walls of the enclosing structure.

Swimming pool, outdoor: Any swimming pool which is not an indoor pool.

Swimming pool, residential: Any swimming pool which is situated on the premises of a detached one- or two-family dwelling or a one-family townhouse not more than three stories in height.

D-2-g



TO: Hampden Town Council
FROM: Robert Osborne, Town Planner
SUBJECT: Draft Zoning Ordinance Text Amendment, Business B District
DATE: May 14, 2015

At the May 13, 2015 meeting the Planning Board considered the subject amendment and took the following action:

Chairman Weatherbee asked for a motion to take this item off the table. Member Wiltbank moved that this item be removed from the table and Member Weldon seconded the motion which was approved unanimously. As no one wished to speak Chairman Weatherbee did not re-open the public hearing but asked for staff comments.

Bob Osborne stated that the purpose of this amendment is to make adjustments to the Business B District for frontage and height regulations. The rationale was driven by a closer look at some of the parcels recently brought into the Business B District. When the current setbacks were applied to some of the smaller lots there was inadequate lot width left to develop. This amendment comes to us at the recommendation of the Public Safety Department and Planning Department. It has been reviewed by the Town Attorney and appears to be well integrated in the Ordinance. Staff recommends that the Planning Board recommend "ought to pass" to the Council on this item with one friendly amendment that would add a Special District Regulation that requires a 30 foot setback only on lot lines that abut residential zones. He noted that the Ordinance Committee has recommended "ought to pass" with the noted change to the Special District Regulations.

After some discussion Member Weldon made a motion to return this item to the Town Council with an "ought to pass" recommendation with the noted amendment to the Special District Regulations to increase the setback on lot lines abutting residential districts and Member Avery seconded the motion which was approved 5 in favor and none against.

6/15/2015 Adopted by Town Council

TOWN OF HAMPDEN
Draft

The Town of Hampden Hereby Ordains
Proposed Amendments to the Zoning Ordinance

Additions are Double Underlined Deletions are ~~Strikethrough~~

3.13. Business B District

3.13.1. Purpose - This district is intended to provide a location for larger commercial developments (in excess of 10,000 sq. ft. of floor area) in central locations of Hampden.

3.13.2. Permitted Uses (Subject to Site Plan Review) - Business and professional offices, retail and service businesses, take-out restaurant, small restaurant, single family dwelling, home occupation (subject to *Article 4.10*), accessory uses or structures and essential service. *(Amended: 12-6-04, 07-14-14)*

3.13.3. Conditional Uses (Subject to Site Plan Review) - Sit-down restaurant, fast-food restaurant, outdoor dining restaurant, tavern, drive-thru business, automobile and truck sales and service, church, mixed residential/commercial uses, limited to a maximum of four (4) dwelling units, day care facilities and child care center (subject to *Article 4.19*), preschool, commercial school, place of assembly, nursing home, funeral home, community building, community facility, hotel and motel, buildings over 35 feet in height and buildings for essential services. *(Amended: 12-6-04, 07-14-14)*

3.13.4. Lot Dimensions

Minimum Lot Area	-	1 acre
Minimum Road Frontage	-	<u>100</u> 125 -feet
Minimum Setbacks:		
Street Yard	-	<u>30</u> 35 feet
Other Yards	-	<u>15</u> 30 feet
Maximum Lot Cover	-	20 percent
Maximum Building Height	-	35 feet

*Any lawfully existing lot of record situated in a Business B District containing road frontage of less than 100' ~~100' or less~~ as of June 1, 2014 served by public sewer with existing structures may use Other Yards minimum setback of 10' ~~single family dwellings and accessory structures with minimum street yard and other yards of not less than 10 feet each. Any such lots containing between 100' and 124' of road frontage may be developed for single family dwellings and accessory structures with minimum street and other yards of 10 feet each, plus 0.5 feet per side yard for each foot of road frontage in excess of 100'~~ *(Amended: 07-14-14)*

3.13.5. Special District Regulations

1. Along any boundary line adjacent to a residential district a Class III landscaped buffer strip shall be provided.
2. Shopping centers shall provide accommodations for pedestrians, bicyclists, handicap accessibility and public transportation. *(Adopted: 11-8-83) (Amended: 8-8-94)*

3. Buildings with the exception of one and two unit dwellings constructed, reconstructed, moved or structurally altered, shall comply with the following standards:
 - a. Buildings shall have a pitched roof with a minimum pitch of six (6) in twelve (12), or have a roof form and pitch consistent with adjacent structures within 300 feet or if in the development of structures in excess of 10,000 square feet, has an appearance similar to that of a pitched roof.
 - b. Buildings shall have exterior siding that is compatible with those of the adjacent buildings, such as brick or masonry veneers, wood siding, wood shingles, aluminum or vinyl siding simulating a clapboard pattern, or hardboard siding. Inconsistent architectural elements created by illumination, form or color are not permitted ~~shall be discouraged~~.
 - c. Buildings in excess of 10,000 square feet shall treat the predominately visible street facade(s) within the guidelines of the above materials to provide a consistent architectural appearance.
4. In order to evaluate consistency with Special District Regulation 3, the site plan submission shall include elevation drawings with details and color renderings or color computer drawings as to how the above standards are met. *(Amended: 07-19-00)*
5. Fast-food restaurant use shall be located on a lot having a minimum lot size of 1.5 acres, minimum frontage of 200 and no part of the vehicle queue shall be located within 100 feet of a residential structure. *(Amended: 12-6-04)*
6. Sale or consumption of alcoholic beverages is prohibited for outdoor dining restaurant uses in conjunction with take-out restaurants and fast-food restaurants. *(Amended: 12-6-04)*
7. Outdoor dining areas proposed for outdoor dining restaurant uses shall be clearly delineated on a site plan including barriers required under M.R.S.A. Title 28-A. Outdoor dining restaurant uses proposing outdoor consumption of alcoholic beverages shall comply with M.R.S.A. Title 28-A: LIQUORS §1051. Licenses generally which requires that outside areas be controlled by barriers and by signs prohibiting consumption beyond the barriers. *(Amended: 12-6-04)*
8. Notwithstanding the maximum building height regulation herein building height may be up to 60 feet maximum height under the following condition: Buildings in excess of 35 feet in height shall provide additional setbacks on all yards as herein stipulated: Subtract 35 feet from the proposed building height and add that difference to each base yard setback requirement. *(Amended: 07-14-14)*

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

		Minimum Setbacks: Modified Setback	
Street Yard	-	<u>30</u> 35 feet	<u>55</u> 60 feet
Other Yard	-	<u>15</u> 30 feet	<u>40</u> 55 feet

9. Notwithstanding 3.13.4 Lot Dimensions, Minimum Setbacks, Other Yard requirement the other yard setback shall be increased to 30 feet on any side or rear yard that abuts Residential A or Residential B District.

b. Police Department Contract – Finance Committee

Recommendation – *This item was postponed until the next meeting.*

- c. Interim Town Manager** – *Mayor Ryder informed the Council that Manager Lessard is willing to continue on an interim basis after the expiration of her contract until the end of August to help with the transition to a new manager. She would work two days per week without benefits. Following discussion, Councilor Sirois moved and Councilor Marble seconded to accept Sue Lessard's offer to remain on a part-time basis until the end of August. Vote on the motion was 5 in favor (Ryder, Shakespeare, Wilde, Sirois and Marble) and 1 opposed (McAvoy); motion carried.*

5. NEW BUSINESS - None

E. COMMITTEE REPORTS

Services Committee – *Councilor McAvoy said the committee met last week, but there was nothing of any significance discussed so he had no report.*

Infrastructure Committee *will meet on Monday, June 22nd.*

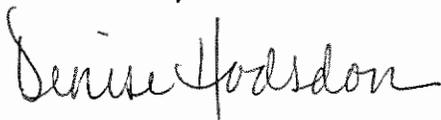
Planning & Development Committee *met on June 3rd and because the Community and Economic Development Director is continuing to review some of the Town's ordinances, several of the items were postponed until the next meeting.*

F. MANAGER'S REPORT – *A copy of the Manager's Report is attached and made a part of the minutes.*

Manager Lessard also reported that she received a memo today from the BACTS system that there is a proposal to fund the entire remaining 1.73 miles of the Route 1A project as one project with bids to go out in 2019. That would allow the entire remainder of Route 1A to be done in one contract rather than in the three little ones they had talked about doing. The estimated Town share is \$465,000. That would also allow time to go through the ordinance and bond development process and go out to referendum in November 2016. That would coincide with the end of two other debt service obligations – one for the gravel road paving and the one for the LL Bean parcel. She said this proposal would be much better for the Town, as even though it is a couple of years out, it finishes the project.

G. COUNCILORS' COMMENTS – *Deputy Mayor Shakespeare thanked Mayor Ryder for being here tonight so soon after his recent surgery.*

H. ADJOURNMENT – *There being no further business, the meeting was adjourned at 9:10 pm.*



Denise Hodsdon
Town Clerk

MANAGER'S REPORT
Monday, June 15, 2015

Heating Fuels & Diesel prices – I am pleased to report that we have locked in a propane price of \$1.159 for the 2015/16 year. Our diesel fuel price is locked at 2.189 and our heating fuel is locked at 2.189 as well.

Med-A-Vision/Maine Municipal Health Trust – I will be scheduling meetings within the next two weeks for employees to hear about the changes in health care coverage and how the new plan will work. The start date for this would be August 1st if the paperwork can all get done in an expeditious fashion.

2014/15 Audit – I have scheduled the 2014/15 audit for July 30th and the first week in August. This will allow the final warrants for 2014/15 to be done after the bills arrive in July, year-end reconciliations to be done and all of the year end statements to be prepared for the auditors prior to their arrival.

Tax Commitment – At the present time I am estimating that the Tax Commitment will be ready for the Council by August 17th so that bills can be created and go out by the week of August 24th.

Interim Public Works Director – I would like to take this opportunity to thank Greg Nash who acted as the Interim Public Works Director from the time the former director resigned in December of 2014 until June 8th. His assistance was invaluable in not only help us get through a very difficult winter season, but also in getting geared up for the Spring/Summer season of cemeteries, parks, mowing, and road work. Our new Public Works Director Sean Currier has now been with us for one week and Greg has been available to help in that transition as well.

Water District Project – The Water District project on the lower section of Coldbrook Road started today. The estimate on that section was 7-10 days. It had originally been presented to the Town as starting on June 8th.

Cable Consortium – I have another meeting with representatives from Time Warner Cable on June 24th. The most recent meeting on June 10th was not productive since the person sent to the meeting from Time Warner had no authority to negotiate in regard to the contracts.