



Book
One
Of
Two



Town of Hampden
Comprehensive Plan



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Cover Photographs provided by Gretchen Heldmann from Town Archives or citizen input.

Photo descriptions – clockwise starting from upper left:

1. Hampden Town Office float in the Hampden Children’s Day Parade, 2008
2. View of the Penobscot River
3. Hampden Business & Commerce Park
4. Hampden Academy
5. Dorothea Dix Park entrance arch
6. A view of Daisey Lane residential living
7. Hampden Veterans Honor Roll, located at the Hampden Town Office
8. A view of a farm

Town of Hampden, Maine 2010 COMPREHENSIVE PLAN

INTRODUCTION

The Comprehensive Plan consists of two books, which contain resources, tools, illustrations, and references. Book I contains an overview of the planning process, as well as detailed goals and strategies to help guide Hampden in all aspects of its development over the next decade. Book I is the guide to implementation, and prioritizes and assigns responsibility for actions needed to guide Hampden during the next ten years.

Book II contains an inventory and analyses of Hampden – its population and housing, local economy, financial resources, natural and marine resources, transportation, historic and cultural assets, recreational opportunities, and municipal assets. While some of the data are repeated, it is the general intention that Book II contains a broad but detailed picture of the Town of Hampden.



Source: United States Geologic Survey Map Composite Circa 1900 - Not to Scale

This document was prepared in accordance with the Maine Comprehensive Planning and Land Use Regulation Act, its goals and criteria.

ACKNOWLEDGEMENTS

The Town of Hampden is the “Community of Choice in Central Maine” for many reasons. Beyond the rural landscapes, desirable residential developments, dependable local businesses, and a state-of-the-art Business and Commerce Park is the greatest community asset, its people.

The 2010 Hampden Comprehensive Plan is the result of years of work by the Town’s elected officials, staff, Committee members, interested citizens and consultants. This project could not have been completed without the patience, dedication and desire to serve all of the citizens of Hampden when representing the many opinions and perspectives of the individual contributors.

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Town of Hampden, Maine

2010 COMPREHENSIVE PLAN

Book I

1. OVERVIEW

1.1 PURPOSE AND HISTORY

This 2010 Comprehensive Plan is the fundamental plan for the Town of Hampden, providing specific guidance to town officials, administrators, and volunteer committees as they govern, advise and regulate activities that affect the town's citizens. The Comprehensive Plan Committee's mission is: "To review, revise, and update the 2001 Comprehensive Plan so as to guide the actions and public policies of the citizens of Hampden and their representatives into the future."

Hampden has an exemplary track record in the development of town plans. Comprehensive planning began in 1963 with the town's first master plan, with subsequent plans drafted in 1986 and 2001. A volunteer committee produced the town's 2001 Comprehensive Plan in accordance with the Maine Planning and Land Use Regulation Act. Hampden's 2010 Comprehensive Plan will ensure that Hampden complies with the state's current Growth Management Act.

1.2 PLANNING PROCESS

To accomplish its mission, the Hampden Comprehensive Plan Committee, organized through the Community Services Committee in 2007, engaged the Penobscot Valley Council of Governments (PVCOG) to facilitate the planning process. The Committee consisted of town council members, municipal staff, volunteers from various town standing committees, and other business and community leaders to understand their perspectives on Hampden's strengths, weaknesses, and vision for the future.

Committed to the premise that drafting a comprehensive plan is a community effort, the Committee relied on citizen input through structured dialogue. Meeting every other week, the Committee used its time to hear from planning professionals, welcomed the participation of the public, and deliberated long and hard on all subject areas to be covered by the plan. The public was encouraged to attend and, in addition, select meetings were televised on public access. Official meeting minutes were made available on the town's website.

From time to time, workshops were held primarily for the purpose of evaluating maps and considering land use options. Committee members with interest and knowledge in a certain area of the plan worked with PVCOG to ensure that specific issues were raised and strategies and recommendations offered in order to strengthen specific subject areas. These comments were incorporated into an outline that was presented to the full Committee for discussion and revisions. Having participated in a discussion about the merits of the first draft, the Committee members' revisions were incorporated into a second draft that circulated to internal committees, departments, and staff. On average, each section of the plan required three drafts before the Committee felt comfortable with its content in terms of scope, point of view, and priorities.

Finally, as the plan was drafted, unfinished sections were presented to the community with Committee members soliciting input from residents most likely to be affected by the recommendations. The Committee was impressed by the willingness of citizens to become involved; the Committee found the results of this collaboration to be very important. Without a doubt, the opinions solicited were extremely thoughtful and have helped the Committee to develop a better plan. Subsequent to the initial adoption of the plan, a group of citizens indicated their dissatisfaction with the plan and voiced their concerns to the Town Council. In response to the citizens' concerns, the Council elected to form a second committee and solicit volunteers. In order to encourage maximum diversity of the Committee, announcements and invitation to participate in the process were mailed to all addresses in the community. As a result, 20 citizens came forward to conduct a second review of the plan. The Committee was provided with the assistance of a facilitator, followed by a staff person to complete the review. The review was completed upon an extension of time sought by the Committee and approved by the Council.

1.3 PLAN PHILOSOPHY

The philosophy that underpins this document emerged from citizen input, the Committee's deliberations, and the best thinking that the Committee could incorporate from the completed research. This spirit of collaboration and deliberation provided the overall concepts to help guide Hampden.

They are:

- The presentation of recommendations, supported by statements of intent, and designed to provide both clarity and some latitude for the plan's implementation.
- Through new tools and programs, there is an emphasis on non-property tax revenue generation coupled with cost containment, so that the expense of town government will be less of a burden on the Hampden community.

- Land use zones have been simplified to provide broader options and clearer differentiation in use criteria between the types of zones.
- The plan strives for fairness when considering the wide variety of needs and requests of Hampden’s diverse citizenry.
- An extensive process of collaboration was used while drafting the plan in order to encourage interested citizens and to reach a consensus before the plan is formally presented at public hearings.
- In reviewing the explosion of demands placed on the town’s resources and services over the past decade in the form of traffic, regulations, cost transfers from county, state, and federal government, as well as the demands of Hampden’s citizens, the Committee is recommending solutions to mitigate the impact of future growth while protecting individual property rights.

1.4 A VISION FOR HAMPDEN

This plan lays the foundation for the shape of Hampden in the future, while providing development opportunity; protecting individual property rights; and protecting the quality of life. A Hampden where:

- The rural landscape and small-town character of Hampden allow citizens to enjoy the natural beauty and other assets of the town.
- Residents have a variety of living choices including vibrant village neighborhoods, traditional subdivisions and rural living.
- Residents have a variety of working opportunities in Hampden ranging from traditional retail sales and service to high technology manufacturing and service.
- The tax base is diverse and businesses that support the small town character and rural landscape thrive.
- Traffic is well managed, there are choices in transportation, and there are safe places in town for people to walk and bike.
- There is a renewed emphasis on developing the commercial and recreational use of the Penobscot riverfront.
- The protection of wildlife and fisheries are promoted.
- Taxpayers are fairly treated and town monies are wisely spent.
- Hampden provides for the efficient and effective delivery of programs and services which meet the needs of its citizens.

1.5 GOALS AND PRIORITIES

- Encourage orderly economic and residential growth and development in appropriate areas of the town, while protecting rural character.
- Plan for, finance, and develop an efficient system of facilities and services to accommodate anticipated growth.
- Encourage and promote diverse housing opportunities for all Hampden residents.
- Protect natural resources, water, agricultural, forest, historic, and archeological resources within the town.
- Encourage and promote access to natural resources for public use.
- Encourage private landowner participation in allowing access to natural resources for public use.
- Promote access and protect the availability of recreational opportunities for all Hampden residents on Town land.

1.6 IMPLEMENTATION OF THE COMPREHENSIVE PLAN

It took a Committee of 10 volunteers, along with the collaborative help of a number of the town's citizens, more than 18 months to create this plan. It would be a mistake not to emphasize that it will take a similar effort to implement the plan. This task should not be underestimated. Therefore, when the plan is approved, the Committee believes the Town Council, as well as every town Committee with responsibility for implementing a portion of the plan, should devote a permanent portion of their agenda to discussing, reviewing, and evaluating their progress toward the goal of implementing Hampden's 2010 Comprehensive Plan.

The Comprehensive Plan Committee recommends that the Hampden Town Council appoint or assign an Implementation Committee to act in an advisory capacity to the Council while ensuring that the make-up of the Committee is representative of the diversity of interests in the community.

1.7 DATA AND RESOURCES

The Town of Hampden now has abundant information about itself and maps of its geology, natural resources, transportation systems, economics, population, public facilities, and recreation opportunities, thanks to investments the town has made in Geographic Information Systems (GIS), as well as resources state agencies have made in pooling their data for planning purposes. This information exists in print, as well as in digital form.

The information for Hampden includes:

- State of Maine Comprehensive Planning Resource Package, October 2006,
- "Beginning with Habitat" package 2003 with updates in 2009, and
- Hampden Comprehensive Plan 2010, Book II and maps.

This information, and more, is useful to future town planning, and the drafting of ordinances. It is also highly useful for town committees and boards, as they proceed through decision-making processes.

We recommend that the Town Planning Office, as well as the assessors' agent and code enforcement office, make these resources available to the public, as well as to committees and boards, so that residents can more fully understand the community and its landscape.

1.8 REGIONAL COORDINATION

A summary of regional coordination strategies is provided in Section 15.

1.9. EVALUATION MEASURES

Every five years, Hampden should:

- Appoint a Committee to conduct an evaluation of plan implementation. This Committee will consist of a fair and equitable representation of the community along with those responsible for plan implementation, such as:
 - Landowners from each of the four voting districts in the town,
 - Business owners from each of the four voting districts,
 - the Planning Board,
 - department heads,
 - Implementation Committee, and
 - Town Council.

2. EMPLOYMENT AND ECONOMY

A strong and vibrant business community is essential to the long-term viability of the Town of Hampden. The largest employer in the Town today is the school district. Continued diversification of the economic base of the Town is a principal factor in the Town's tax base. The economy and economic potential of Hampden have a direct relationship to the demographics of the Town and region, transportation linkages, and the desirability of Hampden as a community in which to live.

Hampden is part of the suburban Bangor area. The Town's economy shows that while there are strengths, there are also vulnerabilities based upon regional economic cycles. The regional economy is in transition toward a higher skilled workforce with expansion of biotechnology, research and development, and precision manufacturing. The job market has become one typical of near-city suburbs with commuters traveling in several directions. Higher income residents often work in Town or commute to nearby communities, and lower income employees in the Town commute in from outside.

The development of businesses and industries helps to define land use patterns, employment opportunities and the character of the community. Site location of commercial and industrial uses and the ability to grow and change are affected by land use controls and regulations. Economic development is affected by and has an impact on the community's character and natural resources.

2.1 GENERAL GOALS

1. Foster business development in industry sectors that are compatible with existing economic clusters through the use of Tax Increment Financing, the development of business parks, and regional cooperation.
2. Provide a sound commercial tax base in Hampden of compatible industry sectors with the current commercial mix and the existing community character.
3. Support a fully vibrant community that is more than just a bedroom community to Bangor.
4. Strengthen the relationship between the Town of Hampden Economic Development Department and the Hampden Business Association, leading to mutual and appropriate development, beneficial services, and initiatives to support business growth and retention.

2.2 STATE GOAL

To promote an economic climate which increases job opportunities and overall economic well-being (Title 30-A §4312 sub 3).

2.3 EMPLOYMENT AND ECONOMY IMPLEMENTATION STRATEGIES

Ongoing is used for regularly recurring activities; *Immediate* is used for strategies to be addressed within two years after the adoption of this Comprehensive Plan; and *Long-term* is assigned for strategies to be addressed within ten years.

	Employment and Economy Implementation Strategy	Responsible Party(ies)	Timeframe
EE 1.	Economic Development Director: Continue to support this position.	Town Council	Ongoing
EE 2.	Annual Budget: Continue a reserve account dedicated to economic development.	Economic Development Director	Ongoing
EE 3.	Land Use Regulations: Establish a retail/commercial/ professional business development area along Coldbrook Road between Route 202 and I-95 served by a future frontage road with shared parking areas and limited curb cuts.	Town Planner/ Planning Board	Immediate
EE 4.	Public parking: Evaluate the need for public parking areas, and opportunity for shared parking and other appropriate amenities between public and commercial/industrial uses.	Town Planner	Long-term
EE 5.	Funding: Consider cash in lieu of parking or other programs to support public parking, or other transportation forms in the Village Commercial Districts.	Economic Development Committee/ Economic Development Director	Long-term
EE 6.	TIFs: Continue to utilize Tax Increment Financing primarily for non-retail uses because retail development typically promotes one retailer to the detriment of another.	Economic Development Director	On-going
EE 7.	Regional Coordination: Continue to participate in local and regional economic development efforts.	Economic Development Director	On-going
EE 8.	Local Consistency: Review local plans, policies, and regulations for consistency, such as the town’s TIF policy and Pine Tree Zone properties.	Economic Development Director	On-going

Employment and Economy Implementation Strategy	Responsible Party(ies)	Timeframe
EE 9. Grants: To promote economic development that maintains and enhances community character, the Town will obtain funds from government and private sources to provide support for roads, parks, public transportation or other activities that materially aid the Town’s economy. These include but are not limited to Community Development Block Grants and US/Maine DOT Enhancement Funds. Town expenditures required to participate in such programs will be presented to the voters for approval.	Economic Development Director	On-going
EE 10. Buffers: Review and evaluate existing buffering and impact mitigation regulations between commercial zone districts and residential development and suggest improvements to the regulations that would reduce the potential for costly conflicts with residential neighbors by providing for adequate buffering at the outset or through remediation when businesses seek to renovate or expand their facilities.	Town Planner/Planning Board	Immediate
EE 11. Encourage and promote diverse housing opportunities for all Hampden residents.	Economic Development Director	On-going
EE 12. Stormwater: Continue policies and enforcement consistent with state rules and regulations related to stormwater associated with commercial development.	Code Enforcement Officer/Economic Development Director	On-going
EE 13. BEAR Program: Continue a “Business Expansion and Retention” (BEAR) program to strengthen the town’s economic base.	Economic Development Director	On-going
EE 14. Infrastructure Planning: Coordinate infrastructure planning and investment with the water district and public works to ensure fiscally responsible growth in type, location, and density.	Economic Development Director/Infrastructure Committee	On-going
EE 15. Rural Business: Review existing ordinances related to customary rural business size limitations in order to promote greater flexibility of commercial activity and development in rural areas.	Town Planner/ Economic Development Director	Immediate

Employment and Economy Implementation Strategy	Responsible Party(ies)	Timeframe
EE 16. State Minimum: If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community’s economic development director, a regional economic development initiative, or other)	Town Planner/ Economic Development Director	Immediate
EE 17. State Minimum: Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.	Town Planner/ Economic Development Director	Immediate
EE 18. State Minimum: If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)	Town Planner/ Economic Development Director	Immediate
EE 19. State Minimum: Participate in any regional economic development planning efforts.	Town Planner/ Economic Development Director	Immediate

2.4 GENERAL EMPLOYMENT/ECONOMY RECOMMENDATIONS

- In planning within the triangle area, ensure connectivity of the road network linking the various developments and assets.
- Consider larger-scale, but not “big box” retail, development opportunities in the interchange area along I-95.
- Support the Hampden Business Association by building stronger linkages to the town.
- To assist low and moderate income persons, the elderly and disabled, the Town will collect and distribute information on applicable programs to ensure that those eligible for public assistance, unemployment assistance, job training, aid to the elderly, and/or disabled are made aware of and assisted in applying for such programs.
- Find a healthy balance between the environment, community, and business/industry that promotes a vibrant community.
- Review business incentives offered to minimize local business impacts.
- Explore the establishment of an Impact Fee Ordinance to assist in on-going capital improvements.
- Focus attention on the appearance of the town’s commercial/business properties.
- Use incentive programs to attract and expand targeted businesses in specific industry sectors.

3. HOUSING

The changing patterns of Hampden’s housing are reflective of the nation’s suburbanization patterns as a whole, with increasing single-family housing unit development, increasing numbers of households, and decreasing family size. This trend has included rapidly rising housing costs and resident incomes.

Housing characteristics are directly linked to local and regional demographics and land use patterns (see Population and Land Use chapters). Housing growth or stagnation directly impacts both the local and regional economic bases through construction jobs and materials purchases. Housing also provides options for future and expanding labor supply (see the Economy chapter). Housing has a major impact on overall Town valuations and tax assessments because the principal "real property improvements" in most communities is housing. The type and location of housing development has a major impact on Town services and road requirements, as well as the environment.

The policies developed in the housing section address siting issues that contribute to sprawl and lack of affordability, which, in turn, impacts the type of housing developed and the lot size offered in town. Specific land use issues, such as lot size, that relate to housing are found in the land use section. The general goals and policies for housing in Hampden include:

3.1 GENERAL GOALS

- Protect existing neighborhoods from incompatible uses.
- Preserve open space and reduce development costs, particularly road construction and maintenance, and thus promote housing affordability, considering cluster/conservation development.
- Update the Zoning Ordinance to provide for more flexibility for “neighborhoods” design and higher density development in appropriate areas of the community.
- Provide for a variety of housing types, including: detached single family units, attached single family units, multi-family units, individually sited mobile homes, and mobile home parks.
- Provide incentives for and encourage the development of affordable housing*, and housing for the elderly.
- Encourage the development of specialized housing such as assisted living, congregate care, community living arrangements, and nursing home units.

**Note: For the purposes of this Comprehensive Plan, the term “affordable housing” shall have the meaning set forth in Title 30-A M.R.S. Section 4301(1).*

- Establish a relationship with a regional housing organization or nonprofit housing group to promote and encourage development of subsidized rental housing opportunities in Hampden.
- Seek to achieve at least 10% of all housing built or placed during the next decade be affordable (State Minimum).

3.2 STATE GOAL

To encourage and promote affordable, decent housing opportunities for all Maine citizens (Title 30-A §4312 sub 3)

3.3 HOUSING IMPLEMENTATION STRATEGIES

Ongoing is used for regularly recurring activities; *Immediate* is used for strategies to be addressed within two years after the adoption of this Comprehensive Plan; and *Long-term* is assigned for strategies to be addressed within ten years.

	Housing Implementation Strategy	Responsible Party(ies)	Timeframe
H 1.	Capital Improvements: Devise a schedule of infrastructure improvements that the Town would be willing to consider making for private developments that incorporate affordable housing units. Consider a pro rata approach with greater infrastructure investments made for projects with a greater percent of affordable housing units.	Housing Committee, Town Planner/Town Council/ Infrastructure Committee	Immediate
H 2.	Land Use Regulation: Review local land use regulations that require a double review of multi-family housing projects, and work with the state representatives to streamline state subdivision law requirements.	Town Planner/Planning Board/ Economic Development Director	Long-term
H 3.	Land Use Regulation: Review the existing cluster development standards within the rural district. Consider a density-based standard.	Town Planner/Planning Board	Ongoing
H 4.	Land Use Regulation: In order to encourage development of more affordable housing units, the existing cap of 10 units per building in the Residential B district should be increased to 12 units for projects that will augment the supply of affordable housing units for very low income residents, so long as the density standard for the zoning district is not exceeded.	Town Planner/Planning Board/Planning & Development Committee	Long-term

Housing Implementation Strategy	Responsible Party(ies)	Timeframe
H 5. Non-Profit Organizations: The Town should consider a relationship with The Housing Foundations (the current property managers for Rowe Village), or another subsidized housing organization, to create a mechanism for developing additional subsidized housing in Hampden.	Town Planner/Planning Board/Planning & Development Committee	On-going
H 6. Grants: Apply for grants (e.g., CDBG housing assistance, infrastructure, and rehabilitation) and projects for the construction of subsidized housing whether within the Town or the region, and grants to homeowners for improvements to energy efficiency, habitability, etc.	Town Planner/Planning Board/Planning & Development Committee	On-going
H 7. Land Use Regulation: Review local road frontage requirements for individual and multi-unit housing developments.	Town Planner/Economic Development Director	Immediate
H 8. Workforce Housing: Evaluate incentives for developing affordable/ workforce housing in town.	Town Planner/Planning Board/Planning & Development Committee	Immediate
H 9. Housing Affordability: To encourage increased affordable housing opportunities while protecting the character of existing residential neighborhoods, the Town will allow accessory apartments in the Village Commercial, Residential A, and Residential B District(s).	Town Planner/Planning Board/Planning & Development Committee	Immediate
H 10. State Minimum: Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.	Town Planner/Planning Board/Planning & Development Committee	Immediate
H 11. State Minimum: Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to the site suitability.	Town Planner/Planning Board/Planning & Development Committee	Immediate
H 12. State Minimum: Create or continue to support a community affordable/workforce housing committee and /or regional affordable housing coalition.	Town Planner/Planning Board/Planning & Development Committee	Immediate

Housing Implementation Strategy

Responsible Party(ies)

Timeframe

- H 13. State Minimum: Designate a location(s) in growth areas where mobile home parks area allowed pursuant to 30-A, MRSA 4358 (3) (M) and where manufactured housing is allowed pursuant to 30-A, MRSA 4358 (2).
- H 14. State Minimum: Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.
- H 15. State Minimum: Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.

Town Planner/Planning Board/Planning & Development Committee

Town Planner/Planning Board/Planning & Development Committee

Town Planner/Planning Board/Planning & Development Committee

Immediate

Immediate

Immediate

4. TRANSPORTATION

Hampden's transportation resources are a significant catalyst for continued growth in the community and in the region. The Town is fortunate to be both centrally located and connected to major transportation amenities such as I-95, U.S. Route 1A, State Route 9, US Route 202, Bangor International Airport, the Penobscot River, and rail lines.

Residents rely on the road network as their primary means of transportation movement in the Town and in the region. Roads should provide safe, reliable access to work, school, stores and residences. Overall, Hampden's roadways are in good condition. Given limited funding and the significant expense, the Town has done a good job of maintaining its local roads.

As the community moves forward with economic development initiatives, land use decisions and infrastructure development, a constant understanding of the condition and needs of the transportation system is necessary. In this effort, the Town should maintain an open dialogue with Maine Department of Transportation (DOT), Federal Highway Administration, and other regional stakeholders to maximize future planning efforts for the betterment of the community.

4.1 GENERAL GOALS

- To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.
- Build on a local road system, which is developed in a hierarchy, to efficiently move people and goods.
- To safely and efficiently preserve or improve the transportation system by limiting strip development along arterials and mobility corridors by minimizing curb cuts.
- Direct single-family residential access to the "least order roadway."
- Direct medium and high traffic generators to "higher order streets" while controlling access and turning movements.
- Continue the existing annual reserve account to continue the existing capital improvement program for roads and bridges.
- Meet the diverse needs of residents and minimize vehicle miles traveled by promoting alternatives to single passenger commuter trips, including: bikeways, The BAT, park and ride lots, carpooling, and pedestrian walkways.
- Partner with area churches and other facilities to establish commuter parking areas in an effort to increase BAT ridership and increase car-pooling.

4.2 STATE GOALS

To encourage orderly growth and development in appropriate areas of each community, while protecting the State’s rural character, making efficient use of public services and preventing development sprawl (Title 30-A §4312 sub 3).

To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development (Title 30-A §4312 sub 3).

4.3 TRANSPORTATION IMPLEMENTATION STRATEGIES

Ongoing is used for regularly recurring activities; *Immediate* is used for strategies to be addressed within two years after the adoption of this Comprehensive Plan; and *Long-term* is assigned for strategies to be addressed within ten years.

	Transportation Implementation Strategy	Responsible Party(ies)	Timeframe
T 1.	Develop or continue to update a prioritized 10-year improvement, maintenance, and repair plan for local/regional transportation facilities system that reflect community, regional and State objectives	Public Works Department/ Town Manager/Town Council	Ongoing
T 2.	State Minimum: Initiate or actively participate in regional and state transportation and land use planning efforts.	Town Planner, Economic Development Director/Town Manager/Town Council	Ongoing
T 3.	State Minimum: Enact or amend local ordinances as appropriate to be consistent with local, regional and state transportation policies identified in this plan.	Planning & Development Committee/Town Council/ Infrastructure Committee	Long-term
T 4.	State Minimum: Enact or amend local ordinances as appropriate to address or avoid conflicts with: <ul style="list-style-type: none"> – a. Policy objectives of the Sensible Transportation Policy Act (23 MRSA §73); – b. State access management regulations pursuant to 23 MRSA §704; and – c. State traffic permitting regulations for large developments pursuant to 23 MRSA §704-A - Traffic movement permit. 	Town Planner/Economic Development Director/ Planning & Development Committee/Town Council/ Infrastructure Committee	Long-term

Transportation Implementation Strategy	Responsible Party(ies)	Timeframe
<p>T 5. State Minimum: Work with the Maine DOT as appropriate to address deficiencies in the system or conflicts between local, regional and state priorities for the local transportation system and promote the full signalization of 1A and Kennebec Road. Consider traffic calming measures on the following roads:</p> <ul style="list-style-type: none"> - Old County Road - Coldbrook Road - Mayo Road - Kennebec Road - Western Avenue - Within the 4-Mile Square 	Public Works/Town Manager	Immediate/Long-term
<p>T 6. Roadway: Evaluate standards and designs based on the surrounding communities and develop specific roadway standards based on functional classification. Specifically:</p> <ul style="list-style-type: none"> - Develop specific roadway design standards for Commercial/Industrial Roadways. - Review revised cul-de-sac design standards and provisions for temporary cul-de-sacs. - Develop shared driveway and entrance guidelines for arterial streets and rural development. To be included in the Zoning and Subdivision Ordinances. 	Town Planner/Planning Board/Infrastructure Committee	Long-term
<p>T 7. Coldbrook Road: Develop a Coldbrook Road master plan. Include provisions to limit curb cuts along Coldbrook Road by construction of a frontage/parallel road, or requiring shared driveways/parking areas. Explore Maine DOT grant funding for the frontage road.</p>	Town Planner/ Economic Development Director/Public Works	Immediate

	Transportation Implementation Strategy	Responsible Party(ies)	Timeframe
T 8.	Truck Route: Define a truck route based on the BACTS truck study and establish truck route signage.	Economic Development Director/Town Manager/ Public Works	Immediate
T 9.	Annual Budget: Consider allocating a portion of the Roads and Bridges Reserve for alternative modes of transportation such as park & ride, bike routes, and transit improvements.	Town Manager/Town Council	On-going
T 10.	Annual Budget: Establish an impact fee structure that supports road/pedestrian infrastructure.	Economic Development Director/Town Planner/ Infrastructure Committee	Long-term
T 11.	Parking: Explore the acquisition and development of parcels for public parking in deficient areas. Develop parking requirement waivers based on the provision alternative mode amenities such as bike racks, transit stops, etc.	Town Planner/Planning Board	Long-term
T 12.	Parking: Require screening and a minimum of 10% vegetated space for parking areas for new commercial and industrial developments.	Town Planner/Planning Board/Planning & Development Committee	Immediate
T 13.	Land Use Regulation: Develop ordinance guidelines in the Subdivision Ordinance to include pedestrian and bicycle facilities where warranted	Town Planner/Planning Board/Planning & Development Committee	Long-term
T 14.	Land Use Regulation: Develop a specific threshold as well as guidelines for detailed traffic analysis in the Subdivision and Zoning Ordinance for Town controlled roads.	Town Planner/Planning Board	Long-term
T 15.	Street Trees: Establish a street tree program that recommends species type and addresses placement in terms of utilities and roads.	Tree Board/Public Works/ Planning & Development Committee	Long-term
T 16.	Bike and Pedestrian: Explore a sidewalk network throughout Route 1A and the 4-Mile Square, perimeter	Town Planner/ Economic Development Director/ Public Works Department Recreation Committee/	Long-term
T 17.	Bike and Pedestrian: Promote a bike path/pedestrian way along Coldbrook Road, Route 1A from Bangor to Dorothea Dix Park, and Old County Road.	Town Planner/ Public Works Department	Long-term

Transportation Implementation Strategy	Responsible Party(ies)	Timeframe
<p>T 18. Lighting: Explore the need for the following:</p> <ul style="list-style-type: none"> - In-town lighting (4-Mile Square, Route 1A) - Lighting at key intersections in the rural area 	Public Works Department	Immediate
<p>T 19. Consider traffic calming measures on the following roads:</p> <ul style="list-style-type: none"> - Old County Road - Coldbrook Road - Mayo Road - Kennebec Road - Western Avenue - Within the 4-Mile Square 	Public Safety, Public Works, Town Manager	Immediate/ Long-term

5. RECREATION

This section recommends ways to enhance Hampden’s recreational opportunities. Naturally contributing factors to Hampden’s quality of life are its various recreational options, including organized sports programs, the Penobscot and Souadabscook rivers, trail networks, and forest lands. Care and planning must be given to protecting Hampden’s scenic beauty and enhancing its recreational assets.

5.1 GENERAL GOALS

- Provide varied programs serving multiple ages to meet the recreational needs of all citizens.
- Preserve and improve access to areas of recreation.
- Designate areas of open space for recreation.
- Maintain and improve existing athletic fields.
- Identify areas for snowmobiling, cross-country skiing, hiking, and biking.
- Maintain at least one major point of public access to major water bodies for boating, fishing, and swimming and work with nearby property owners to address concerns (State Minimum).

5.2 STATE GOAL

To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters (Title 30-A §4312 sub 3).

5.3 RECREATION IMPLEMENTATION STRATEGIES

Ongoing is used for regularly recurring activities; *Immediate* is used for strategies to be addressed within two years after the adoption of this Comprehensive Plan; and *Long-term* is assigned for strategies to be addressed within ten years.

	Recreation Implementation Strategy	Responsible Party(ies)	Timeframe
R 1.	Recreation Plan: Develop a town recreation plan that specifies programmatic, infrastructure, staffing, and funding needs.	Recreation Committee/ Recreation Department/Town Manager	Immediate and Ongoing
R 2.	Identify a suitable location for approximately 50 acres of needed recreational field space.	Recreation Committee/ Recreation Department	Immediate to Long-term

	Recreation Implementation Strategy	Responsible Party(ies)	Timeframe
R 3.	Explore options for locating a new recreation center.	Recreation Committee/ Recreation Department	Immediate
R 4.	Open Space Plan: Develop an open space plan that harmonizes recreation and conservation open space needs.	Recreation Committee/ Conservation Commission	Immediate
R 5.	Funding: Revise the funding schedule of the Open Space Reserve fund/fee-in-lieu program to reflect increased cost of land and increase the availability of parks, playgrounds, recreational uses, and open space.	Recreation Committee/ Recreation Department/Town Manager/ Town Council	Immediate and Long- term
R 6.	State Minimum: Work with public and private land owners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.	Recreation Committee/ Recreation Department	Long-term
R 7.	State Minimum: Establish a public education/awareness campaign to promote and educate residents about the recreational assets in town and the benefits and protections for landowners allowing public recreational access on their property.	Recreation Committee / Recreation Department/ Town Planner	On-going
R 8.	Parks Department: Consider the restructuring of the Recreation Department as a Parks and Recreation Department. Work and coordinate with Public Works Department.	Town Manager	Immediate
R 9.	Ordinances: The ordinances associated with recreation should be reviewed and revised as necessary.	Town Planner/Planning Board	Long-term
R 10.	Dorothea Dix Park: Address access issues along Route 1A.	Recreation Committee/Public Works Department	Immediate
R 11.	Town Forest: Consider the connectivity of trail networks throughout the community.	Recreation Committee/ Town Council/ Tree Board	Long-term

6. MARINE RESOURCES

Hampden's history, pattern of development, economy and transportation are linked to the Penobscot River. The Penobscot River also provides habitat to numerous wildlife species, providing fish and fowl with feeding, spawning and nesting areas. The river serves as the bottom of a huge watershed and its relatively steep banks limit the extent of flood plains.

This section provides recommendations related to marine resources in Hampden, primarily associated with the Penobscot River. The Penobscot River serves as a critical transportation, economic, recreational, and natural resource that is integral to Hampden's sense of place. The Town must work to keep its marine resources vibrant, as it is a vital regional asset.

6.1 GENERAL GOALS

- Facilitate the growth and expansion of Hampden's marina facility along with other compatible uses in the Turtle Head area.
- Preserve and protect existing wildlife and fisheries in and around the Penobscot River.
- Provide for the continued operation of water dependent uses.
- To protect, maintain and, where warranted, improve marine habitat and water quality (State Minimum).
- To protect, maintain and, where warranted, improve physical and visual public access to the community's marine resources for all appropriate uses including fishing, recreation and tourism (State Minimum).

6.2 STATE GOAL

To protect the State's marine resources industry, ports and harbors from incompatible development and to promote access to the shore for commercial fishermen and the public (Title 30-A §4312 sub 3).

6.3 MARINE RESOURCES RECOMMENDATIONS/IMPLEMENTATION STRATEGIES

Ongoing is used for regularly recurring activities; *Immediate* is used for strategies to be addressed within two years after the adoption of this Comprehensive Plan; and *Long-term* is assigned for strategies to be addressed within ten years.

Marine Resources Implementation Strategy	Responsible Party(ies)	Timeframe
MR 1. State Minimum: Working with local residents and businesses, neighboring communities, the Department of Environmental Protection, and the Department of Marine Resources, develop an action plan to protect fishery habitats and identify and eliminate point and non-point source pollution.	Conservation Commission	Long-term
MR 2. Land Use Regulations: Evaluate the re-districting of the waterfront to guide its development.	Town Planner/Planning Board	Long-term
MR 3. Harbor Management: Update the Harbor Management Ordinance and encourage the continued use and improvement of the town marina property while continuing to provide recreational opportunity and river access.	Town Manager/Public Works Department	Long-term
MR 4. State Minimum: Encourage owners of marine businesses and industries to enroll in the current use taxation program and participate in clean marina/boatyard programs.	Assessor/Conservation Commission	Ongoing
MR 5. Regional Cooperation: Continue working with other Penobscot River communities to improve water quality, improve access to the shellfish resources, and manage the commercial fisheries for sustainable yields utilizing tools such as regional ordinances and inter-local agreements.	Conservation Commission/ Economic Development Director	On-going
MR 6. State Minimum: Work with local property owners, land trusts, and others to protect major points of physical and visual access to coastal waters, especially along public ways and in public parks.	Town Council	Ongoing
MR 7. Land Use Regulations: Maintain the required shoreland zoning provisions which are essential to water quality and habitat protection.	Town Council/ Code Enforcement Officer	On-going
MR 8. Municipal Purchase/Public Access: Consider purchasing rights of first refusal for access points or property, or purchasing permanent easements or fee title to access points or property of critical importance to water-dependent businesses, conservation and/or for recreational uses.	Town Council	On-going
MR 9. Grants: To improve water quality, the Town will seek to reduce the disposal of untreated waste from vessels by seeking grants and other funds, like the Small Harbor Improvement Program (SHIP) funds from Maine DOT.	Town Manager	Long-term

7. WATER RESOURCES

7.1 GENERAL GOALS

It is the Town's goal to protect the water quality of our water resources for the benefit of the citizens of Hampden, and the various plant and animal communities which rely on them. This Plan attempts to:

- Protect verified drinking water sources.
- Protect significant surface water resources from pollution and improve water quality where needed.
- Protect water resources in growth areas while promoting more intensive development in those areas.
- Minimize pollution discharges through responsible maintenance and when necessary upgrade existing public sewer systems.
- Cooperate with neighboring communities and regional/local groups to protect water resources.

7.2 STATE GOAL

To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas (Title 30-A §4312 sub 3)

7.3 WATER RESOURCES IMPLEMENTATION STRATEGIES

Ongoing is used for regularly recurring activities; *Immediate* is used for strategies to be addressed within two years after the adoption of this Comprehensive Plan; and *Long-term* is assigned for strategies to be addressed within ten years.

Water Resources Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
WR 1. State Minimum: Amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with:	Planning & Development Committee/ Town Planner/ Town Council	Immediate
<ul style="list-style-type: none"> - Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 MRSA §420-D and 06-096 CMR 500 and 502). - Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds. 		
<ul style="list-style-type: none"> - Maine Pollution Discharge Elimination System Stormwater Program 		

Water Resources Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
WR 2. State Minimum: Maintain, enact and amend public wellhead and aquifer recharge area protection mechanisms as necessary.	Town Planner/Town Council	Immediate
WR 3. State Minimum: Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.	Planning Board/Town Planner/Planning & Development Committee	Long-term
WR 4. State Minimum: Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Owners Association of Maine.	Code Enforcement Officer	Ongoing
WR 5. State Minimum: Adopt water quality protection practices and standards for construction and maintenance of public roads and properties and require their implementation by the community’s officials, employees, and contractors.	Town Planner/Public Works/Town Council	Long-term
WR 6. Regional Coordination: Continue working with the City of Bangor and the Town of Hermon to develop a consistent set of rules to manage the Shaw Brook Urban Impaired Stream designation, and the upcoming designation of Sucker Brook as an Urban Impaired Stream.	Town Manager/Town Council	Ongoing
WR 7. State Minimum: Provide educational materials at appropriate locations regarding aquatic invasive species.	Town Clerk/Public Library	Ongoing
WR 8. Phosphorus Control: Amend Site Plan, Shoreland Zoning, Land Use and Subdivision ordinances for development within the watersheds of Hampden’s great ponds to include the methods in Phosphorus Control in Lake Watersheds: a Technical Guide to Evaluating New Development, Comprehensive Planning for Lake Watersheds, and Implementation Strategies for Lake Water Quality Protection.	Town Planner/Planning Board/ Planning & Development Committee	Immediate

Water Resources Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
WR 9. Best Management Practices: Amend the Subdivision Ordinance to require use of the erosion control methods outlined in the Maine Soil and Water Conservation Commission’s Best Management Practices for new subdivision development.	Town Planner/Planning Board/Planning & Development Committee	Immediate
WR 10.State Minimum: Where applicable, develop an urban impaired stream watershed management plan that will promote continued development or redevelopment without further stream degradation.	Town Planner/ Planning Board/Planning & Development Committee	Immediate
WR 11.Septic Systems: Inform residents about the proper maintenance of septic systems, identify and require repair of existing septic systems that are faulty, and encourage landowners to take advantage of cost-share programs to bring septic systems up to code.	Code Enforcement Officer	On-going
WR 12.Aquifer Protection: Develop a Natural Resources Regulatory Map as a resource for Planning Board review, and create protection provisions within land use regulations that seek to protect aquifers within Hampden that have been determined to be a viable future water resource	Town Planner/ Conservation Commission/ Planning & Development Committee	Immediate
WR 13.Water Quality: Inform landowners about household and agricultural chemicals that contaminate groundwater. Require commercial operators to use methods that minimize groundwater contamination from industrial chemicals and solvents.	Code Enforcement Officer	On-going
WR 14.Regional Coordination: Continue to participate in regional planning efforts focused on the Penobscot River.	Town Planner/Economic Development Director	On-going
WR 15.Water Quality: Incorporate wetland protection policies, required by State and Federal regulation into town ordinances.	Conservation Commission	Long-term
WR 16.Continue to participate in the Bangor Area Stormwater Management group.	GIS Specialist/ Code Enforcement Officer/ Public Works Director/ Stormwater Coordinator	On-going

Water Resources Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
WR 17.State Minimum: Participate in local and regional efforts to monitor, protect, and where warranted, improve water quality.	GIS Specialist/ Code Enforcement Officer/ Public Works Director/ Stormwater Coordinator	On-going

8. CRITICAL NATURAL RESOURCES

This section recommends strategies for maintaining and enhancing Hampden's critical natural resources habitat while promoting a healthy landscape for wildlife, plants, and people. The town's rural setting, with all its natural features, is considered one of its most desirable qualities, one which citizens consider important to protect.

Hampden is rich in natural resources. The Penobscot River and the vast watershed that drains into it are both at the center of the Town's past and future. Glacial deposits left Hampden rich in sand and gravel while its soils support both agricultural and wood harvesting activities. Its extensive forests provide both habitat and attractive rural settings, while protecting wetlands and buffering streams, rivers, ponds and groundwater. The Town's natural resources should be both protected and utilized to the benefit of all its citizens. Identification, protection and proper management of those resources are essential to the long-term benefit of the Town. Understanding the geological and biological forces that gave Hampden its natural resources, as well as what forces put them at risk, will help in setting goals and objectives for this and every section of the plan.

8.1 GENERAL GOALS

- Maintain Hampden's rural character and ensure the health of its natural communities and wildlife resources by encouraging the protection and preservation of its natural resources.
- State Minimum: Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.
- State Minimum: Conserve critical natural resources in the community.

8.2 STATE GOAL

To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas and unique natural areas (Title 30-A §4312 sub 3).

8.3 CRITICAL NATURAL RESOURCES IMPLEMENTATION STRATEGIES

Ongoing is used for regularly recurring activities; *Immediate* is used for strategies to be addressed within two years after the adoption of this Comprehensive Plan; and *Long-term* is assigned for strategies to be addressed within ten years.

Critical Natural Resources Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
<p>CR 1. Identify Priorities: The town will initiate the creation of an Open Space Plan which seeks to identify and prioritize the following areas for the purpose of consideration of acquisition and preservation. Acquisition and conservation will only occur in consultation and consent of the property owner. These areas will include: highest priority natural resources (large, undeveloped blocks of habitat; water resources and riparian habitats; other unique plant/animal habitats; and connections between all these habitats). Priorities will be based on:</p> <ul style="list-style-type: none"> - Size and relative amount of interior area for undeveloped habitat blocks - Habitat quality - Connectivity - Proximity to existing easements and open space - Threat of habitat alteration - Existence of trails and/or public access - Protection status under existing local, state, and federal law 	Town Planner/ Conservation Commission	Immediate
CR 2. Ensure that land use ordinances are consistent with the minimum protection requirements of state/federal law with regard to critical natural resources.	Conservation Commission	Long-term
CR 3. State Minimum: Designate critical natural resources on both the “Regulatory” and “Inclusive” Natural Resource Maps.	Comprehensive Planning Committee	Immediate
CR 4. Habitat Blocks: Encourage the conservation of existing blocks of undeveloped habitat by developing an Open Space Plan which seeks to encourage conservation of resources while minimizing habitat fragmentation and maximizing open space. Implementation of the plan will include collaboration and consent of individual property owners.	Planning & Development Committee/Town Planner/ Town Council	Immediate

Critical Natural Resources Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
CR 5. State Minimum: Through local land use ordinances, require subdivisions or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	Town Planner/Planning Board	Long-term
CR 6. Shoreland Zoning: Update the Shoreland Zoning ordinance and maps to show all regulated areas and meet current state guidelines.	Town Planner/ Code Enforcement Officer/ GIS Specialist/ Town Council	Ongoing
CR 7. Habitat Protection: The Planning Board will conduct a review of natural resources for each new proposed subdivision or site plan review project by consulting the Regulatory and Inclusive Natural Resources Maps and/or by consulting with appropriate state agencies. Field surveys and other review methods that would incur prohibitive costs should be used only when deemed necessary by the Town Planning Board. If State or Federally significant resources impacted, subdividers/ developers will be required to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	Planning & Development Committee/Town Planner/ Planning Board/Town Council	Immediate
CR 8. Regional Coordination: Initiate and/or participate in regional planning, management, or regulatory efforts around the protection of shared natural resources. Notify Planning Boards in neighboring towns of development proposals near shared borders or developments that will affect shared natural resources.	Town Council/ Town Planner	Ongoing
CR 9. Education: Distribute or make available to residents, landowners, and developers information about local, state, or federal regulations; Best Management Practices; and policies that are applicable to conservation of natural resources.	Code Enforcement Officer	Ongoing
CR 10. Open Space Impact Fee: Review fee-in-lieu policies and update if warranted. Consider requiring fee-in-lieu for required open space when the proposed on-site open space is disconnected from other open space/natural areas in accordance with an Open Space Plan.	Town Planner/ Conservation Commission	Long-term

Critical Natural Resources Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
CR 11. State Minimum: Through local land use ordinances, require Planning Board (or other designated review authority) to include as part of the review process, consideration of pertinent Beginning with Habitat (BwH) maps and information regarding natural resources.	Town Manager/Town Council/Conservation Commission	Ongoing
CR 12. State Minimum: Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.	Town Manager/Town Council/Conservation Commission	Ongoing
CR 13. State Minimum: Distribute or make available information to those living in or near critical or important natural resources about current tax programs and applicable local, state and federal regulations.	Town Manager/Town Council/Conservation Commission	Ongoing

9. HISTORIC AND ARCHEOLOGICAL RESOURCES

9.1 GENERAL GOALS

- Protect to the greatest extent practicable the significant historic and archaeological resources in the community.
- Integrate historic preservation into Hampden’s overall planning program.
- Continue building a comprehensive community survey of the community’s historic and archaeological resources, with assistance from the Maine Historic Preservation Commission.

9.2 STATE GOAL

To preserve the State's historic and archaeological resources (Title 30-A §4312 sub 3).

9.3 HISTORIC AND ARCHAEOLOGICAL RESOURCES IMPLEMENTATION STRATEGIES

Ongoing is used for regularly recurring activities; *Immediate* is used for strategies to be addressed within two years after the adoption of this Comprehensive Plan; and *Long-term* is assigned for strategies to be addressed within ten years.

Historic and Archaeological Resources Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
HA 1. State Minimum: For known archaeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	Town Planner/ Planning & Development Committee/ Town Council	Immediate
HA 2. State Minimum: Amend or adopt land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.	Town Planner/ Planning & Development Committee/ Town Council	Immediate

**Historic and Archaeological Resources
Recommendation/ Implementation Strategy**

	Responsible Party(ies)	Timeframe
HA 3. State Minimum: Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive survey of the community’s historic and archaeological resources.	Town Planner/ Planning & Development Committee/ Town Council	Immediate
HA 4. Continue to maintain and update the extensive historic and archeological survey inventories collected to date. Complete surveys as necessary and practicable.	Historic Preservation Commission	Long-term
HA 5. Land Use Regulation: Review the performance standards and design guidelines used in the historic districts of other Maine communities and recommend appropriate standards that can be implemented effectively that are supportive of and appropriate to Hampden’s historic preservation goals.	Historic Preservation Commission/Town Planner	Long-term
HA 6. Land Use Regulation: The Hampden Historic Preservation Commission will be requested to advise the Planning Board on appropriate building design with regard to proposed changes to historic structures.	Historic Preservation Commission	On-going

10. AGRICULTURE

Hampden has a very pleasing rural character with a mix of forest and agricultural lands. If this character is lost or diminished, there is a possibility that property values could diminish with respect to residential and rural areas. Maintaining agricultural land has a tendency to help protect other non-marketable resources within the Town such as wildlife, fisheries, and general ecologic stability. Hampden's agricultural resources contribute to the overall economic stability of the Town, but not necessarily in the form of products or direct income producing revenues. The Town has a good location to market agricultural products with acceptable returns; therefore, there is an economic incentive for the Town and landowners to practice sound management of agricultural resources.

This section provides recommendations to encourage and augment agricultural and other natural resource-based enterprises in Hampden. Recognizing that the rural agricultural land is an important aspect of Hampden's ambiance, the Town must work to support the small family farms and other agricultural based ventures.

10.1 GENERAL GOALS

- Encourage the retention of areas suitable for farming, particularly those with superior soils for agriculture.
- Encourage the retention of critical agriculture properties that provide connectivity throughout town for recreation, habitat, and other natural resources concerns.
- Adequately protect agricultural interests in the development and enforcement of local guidelines and ordinances.
- Encourage productive agricultural practices.
- To promote the use of best management practices for agricultural production (State Minimum).

10.2 STATE GOAL

To safeguard the State's agricultural and forest resources from development which threatens those resources (Title 30-A §4312 sub 3)

10.3 AGRICULTURE IMPLEMENTATION STRATEGIES

Ongoing is used for regularly recurring activities; *Immediate* is used for strategies to be addressed within two years after the adoption of this Comprehensive Plan; and *Long-term* is assigned for strategies to be addressed within ten years.

	Agriculture Resources Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
A 1.	State Minimum: Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	Planning & Development Committee/ Soil and Water Conservation District	Ongoing
A 2.	State Minimum: Amend land use ordinances to require commercial or subdivision developments in critical rural areas, and, if applicable, maintain areas with prime farm land soils as open space to the greatest extent practicable.	Planning & Development Committee/Town Planner/ Town Council	Long-term
A 3.	State Minimum: Limit non-residential development in <i>critical rural areas</i> to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.	Planning & Development Committee/Town Planner/ Town Council	Long-term
A 4.	Tax Relief: Support farms and garden-related businesses with information about tax relief programs and other state and federal programs to keep agricultural land productive.	Town Council	Ongoing
A 5.	Supporting Agriculture: Encourage activities that support productive agriculture operations, such as community supported agriculture operations, roadside stands, greenhouses, and pick-your-own operations.	Planning & Development Committee/Town Planner/ Town Council	Immediate
A 6.	State Minimum: Include agriculture operations in local or regional economic development plans.	Economic Development Director & Committee	Long-term
A 7.	Land Use Regulation: The most current soil survey information available from the USDA Natural Resources Conservation Service should be referenced in review of subdivisions.	Town Planner	On-going
A 8.	Community Gardens: Encourage the development of community gardens by allowing such public garden space to meet open space requirements in the subdivision ordinance.	Planning & Development Committee	Immediate

11. FORESTRY

Hampden's forested areas cover about 15,084 acres or 60.7 percent of the Town. The Town's forest provides numerous benefits including: excellent wildlife habitat; natural land use buffers; reductions in noise, air, and light pollution; a source of fuel and a resource for building materials. Forest lands are seen as an important asset to Hampden's ambiance, as well as critical to habitats, recreation, and the economy.

To optimize forestland use, forests should be effectively managed and harvested. When properly practiced, managed forests can yield regular income from a woodlot, maintain forest cover, and provide for a healthy forest for one's heirs. This section provides recommendations to encourage and advance forestry in Hampden. The Town must promote tree growth and be seen as a leader in forest management for the region. An active tree planting program, along with efforts during the site development process to preserve mature trees, should be considered.

11.1 GENERAL GOALS

- Conserve and protect the Town owned forest resources in a way that is compatible with the town's Tree Ordinance and Forest Management Plan. The objectives of the Forest Management Plan are to:
 - Preserve open space,
 - Provide a variety of active and passive public recreation opportunities,
 - Maintain habitats and ecosystems,
 - Protect water quality,
 - Demonstrate good forest management,
 - Promote the use of forestry best management practices, and
 - Support forestry and encourage the economic viability of forest resources.

11.2 STATE GOAL

To safeguard the State's agricultural and forest resources from development which threatens those resources (Title 30-A §4312 sub 3).

11.3 FORESTRY IMPLEMENTATION STRATEGIES

Ongoing is used for regularly recurring activities; *Immediate* is used for strategies to be addressed within two years after the adoption of this Comprehensive Plan; and *Long-term* is assigned for strategies to be addressed within ten years.

Forestry Resources Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
<p>F 1. Forest Management Information: Provide an informational brochure on forest management which will aim to minimize poor forest management and discourage such practices as liquidation harvesting. The ordinance should address issues related to licensing and certification of foresters and loggers and the difference between the two. The brochure should also address landscaping recommendations to be reviewed in the subdivision ordinance as well as public education efforts to encourage private landowners to actively manage their forests whether it is timber harvesting or maintained nature trails.</p>	<p>Tree Board/ Services Committee/Maine State Forest Service</p>	<p>Ongoing</p>
<p>F 2. Street Trees: Incorporate forestry into the town’s economic development strategy by planting trees in business areas to make them more attractive, and review the subdivision ordinance to have landscaping requirements for both commercial and residential developments. To this end:</p> <ul style="list-style-type: none"> - Fully support efforts related to the Tree City USA initiative and current Tree City USA designation. - Consider the establishment of a street tree planting program through Hampden with particular attention paid to the Route 1A Turtle Head Cove region as well as the downtown business section along Route 1A from Western Avenue to Kennebec Road, out Western Avenue to the Hampden Municipal Building, and the development park. 	<p>Tree Board/ Economic Development Director</p>	<p>Long-term</p>
<p>F 3. Town Forest: Consider the designation of a town forest as both a community and economic development asset on town owned or acquired land. Work with private land owners in the areas adjacent to town owned land, to potentially, acquire land to expand the town forest concept. Acquisition of land may include strategic land swaps, easements, purchase and transfer of development rights.</p>	<p>Tree Board/ Conservation Commission/Town Council</p>	<p>Long-term</p>

	Forestry Resources Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
F 4.	State Minimum: Permit land use activities that support productive forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.	Planning & Development Committee/ Town Planner/ Town Council	Immediate
F 5.	Conserving Forest Lands: Explore and encourage the following methods to retain active forest lands: <ul style="list-style-type: none"> - Encourage conservation and preservation of forest land. Provide information on how to qualify for real estate tax reductions under the Tree Growth Tax Law; or - Consider methods by which to encourage the preservation of larger lot sizes or, conversely, smaller lot sizes when the balance of land is kept as a woodlot. 	Tree Board/ Town Planner, Assessor/ Conservation Commission	Long-term
F 6.	State Minimum: Consult with the Maine Forest Service District Forester when developing any land use regulations pertaining to forest management practices.	Town Planner	On-going
F 7.	State Minimum: Include agriculture and commercial forestry operations and land conservation that supports them in local or regional economic development plans.	Economic Development Director & Committee	On-going

12. PUBLIC FACILITIES AND SERVICES

Public facilities and services are provided by the Town for the purposes of protecting the health, safety and welfare of its residents. The adequacy of these facilities and services directly affects the quality of life and the economic well-being of the community. Just as a business has capital investments, employees, and offers services, so do municipalities.

Public facilities and services have a direct relationship with property tax rates as services and facilities are usually funded through local tax revenues. Recent growth within the community has resulted in increases in services and facilities offered by the community. In Hampden, it has become the expectation that the level of services provided by the community will continue to grow as the community does. The residents of the community recognize the efforts made by the municipal leaders to offer a full range of services but do so while remaining cognizant that the increased expectations of services also translates into increased costs.

12.1 GENERAL GOALS

- Expansion and additional utilization of the Town sewer system, within the growth areas is encouraged in order to promote more intensive development in those areas, diminish development pressure in rural area, and lower overall environmental impacts.
- Efficiently meet identified public facility and service needs (State Minimum).
- Provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas (State Minimum).

12.2 STATE GOAL

To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development (Title 30-A §4312 sub 3).

12.3 PUBLIC FACILITIES AND SERVICES IMPLEMENTATION STRATEGIES

Ongoing is used for regularly recurring activities; *Immediate* is used for strategies to be addressed within two years after the adoption of this Comprehensive Plan; and *Long-term* is assigned for strategies to be addressed within ten years.

Public Facilities and Services Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
PF 1. State Minimum: Identify any capital improvements needed to maintain or upgrade public services to accommodate the community’s anticipated growth and changing demographics.	Town Manager/Town Council	Ongoing
PF 2. State Minimum: Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.	Town Council	Long-term
PF 3. Education: Continue to work closely with MSAD #22 in order to insure the new school facility can act as a stimulus to other types of complementary development in the area.	Town Manager/ Town Council/MSAD #22 Administration	Ongoing
PF 4. Education: Continue working cooperatively with MSAD #22 to facilitate a new high school project that will benefit not only local education, but community and economic development as well.	Town Manager/Town Council	Ongoing
PF 5. Health: Continue working with Bangor Department of Health on a collaborative program for the Health Officer position for Hampden to be operated by the City of Bangor.	Town Manager/Town Council	Ongoing
PF 6. Health: Explore opportunity to cooperate with social service agencies, churches, and other entities to insure that there is a “safety net” for community residents.	Town Manager/Town Council/City of Bangor/ Social Service Agencies	Ongoing
PF 7. Public Safety: Fire/EMS: To support the Town Council standard of paramedic-level 24-hour coverage for the community, the Town will apply for AmeriCorps staffing grants.	Town Manager/Town Council/ Public Safety Director	Immediate
PF 8. Roadways: Continue working with the Maine Department of Transportation to provide road maintenance services for some state roads and with the Hampden Water District for coordination of repair and construction of sewer and water lines.	Public Works Department/ Water District/Maine DOT	Ongoing

Public Facilities and Services Recommendation/ Implementation Strategy	Responsible Party(ies)	Timeframe
PF 9. Sewer: Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan.	Town Manager/Town Council/ Public Works Department	Immediate
PF 10. Solid Waste: Continue as a charter member with the Municipal Review Committee that oversees operations at the Penobscot Energy Recovery Company in Orrington to ensure favorable tipping fees.	Town Manager/Town Council	Ongoing
PF 11. Solid Waste: Continue to participate in the regional hazardous waste program operated annually through the City of Bangor, and as part of the regional recycling program operated through the City of Bangor. In addition, the Town will continue to annually evaluate the subsidizing of the purchase of home composters for residents.	Town Manager/Town Council/Public Works Department/City of Bangor	Ongoing
PF 12. Stormwater Management Facilities: As an MS4 community, the Town participates actively in the Bangor Area Stormwater Group. The Town will continue to maintain active public information distribution concerning best management practices for homeowners in stormwater management.	Public Works Department/ Code Enforcement Officer/ Economic Development Director	Ongoing
PF 13. Town Offices: Continue to investigate expansion options for the town offices.	Town Manager/Town Council	Long-term
PF 14. Water Supply: Adopt aquifer protection performance standards within the Subdivision and Zoning Ordinance to ensure the protection of those aquifers determined to be of significant potential as a future resource for a public water supply.	Town Planner/Planning & Development Committee	Long-term
PF 15. State Minimum: If public water supply expansion is anticipated, identify and protect suitable sources.	Town Planner/Planning Board/Code Enforcement Officer	On-going
PF 16. State Minimum: Explore options for regional delivery of local services.	Town Planner/Planning Board/Code Enforcement Officer	On-going

13. FISCAL CAPACITY AND CAPITAL INVESTMENT PLAN

This section makes recommendations that should be applied to the governance and administration of Hampden in order to improve the town's financial position.

13.1 GENERAL GOALS

- Ensure that best practices are followed to gain financial efficiency and optimum value for monies spent.
- Encourage the town to pursue programs that increase funding to the town in addition to property taxes.
- Adopt tools that encourage and facilitate the recommendations covered in the land use section of this plan.
- Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas in the Future Land Use Plan (State Minimum).
- Introduce programs that facilitate fair treatment for taxpayers and landowners, as well as new and long-time residents of Hampden.
- To reduce Maine's tax burden by staying within LD 1 spending limitations (State Minimum).
- Require the forecasting and sizing of a capital program based on foreseeable needs and growth projections that permit the town to meet the objectives of this plan.

In considering alternative revenue generation as a means to reduce the growth in property taxes, in addition to cost control, other options than those addressed in this section were considered. They included the imposition of a local sales tax, a local income tax, and additional or increased fees.

However, apart from potential conflicts with state tax policies, all of those types of taxes or fees would simply add in a recurring sense to the existing tax burdens of Hampden citizens.

13.2 STATE GOAL

To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development (Title 30-A §4312 sub 3).

13.3 FISCAL CAPACITY AND SERVICES IMPLEMENTATION STRATEGIES

Ongoing is used for regularly recurring activities; *Immediate* is used for strategies to be addressed within two years after the adoption of this Comprehensive Plan; and *Long-term* is assigned for strategies to be addressed within ten years.

Fiscal Capacity Recommendations and Implementation Strategy	Responsible Party(ies)	Timeframe
FC 1. State Minimum: Implement the capital investment plan (CInP) by developing a capital improvement program (CIP).	Town Manager/ Department Directors/ Town Council	Ongoing and Long- term
FC 2. State Minimum: Review and/or update the capital improvement program annually or biennially.	Town Manager/ Department Directors/ Town Council/Finance Committee	Ongoing and Long- term
FC 3. State Minimum: Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	Town Manager	Ongoing
FC 4. Budget Committee Review: To better allocate limited discretionary resources, the Budget Committee will continue to review funding requests yearly and make recommendations in accordance with an established criteria.	Finance Committee	Ongoing and Long- term
FC 5. Capital Improvements/Investments: See the Capital Investment Plan below.		
FC 6. Development Costs: To reduce the public costs of private development, the Planning Board, in conjunction with the Town Council, should determine whether the current land use ordinances should be modified to protect the Town's fiscal responsibility for changes to and future maintenance of municipal facilities and services created by new commercial development and residential subdivisions.	Finance Committee, Planning & Development Committee/ Town Council	Long-term

Fiscal Capacity Recommendations and Implementation Strategy

Responsible Party(ies)

Timeframe

FC 7. Grant Programs: To reduce the tax burden, the Town Council should determine what state and federal grant programs are available to the Town of Hampden. The Town Council should provide this information to the Budget Committee and to the townspeople on an annual basis or as often as possible.

Town Manager/Town Council

Ongoing and Long-term

FC 8. Tax Payment Schedule: To better meet taxpayer needs, the Town Council should analyze current property tax payment schedules and determine whether alternatives, such as monthly tax payments, would be acceptable to the Town and beneficial to Hampden residents.

Town Manager/Town Council

Immediate

13.4 CAPITAL INVESTMENT PLAN

The capital investments/improvements identified below were assigned funding based on their priority at the time of creation. Projects referenced are the basis for this capital investment/improvement plan and have been incorporated into the table below for potential funding if deemed warranted.

Hampden Capital Investment Plan 2008-2018

Dept	Project	Life/ yrs	Cost	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Municipal Building	Roof Replacement (Front)	20	\$55,000	\$55,000	\$2,750	\$2,750	\$2,750	\$2,750	\$2,750	\$2,750	\$2,750	\$2,750	\$2,750
	Air Handling System	15	\$40,000	\$13,333	\$13,333	\$13,334							
	Parking Area (new area)	10	\$50,000	\$10,000	\$20,000	\$20,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
	* Expansion/Renovation	20	\$500,000	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
	* Bonded for 10 years												
	Parking Lot Paving (old lot)	10	\$75,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
Recreation	Rain Garden (drainage imp.)	20	\$30,000	\$15,000	\$15,000								
	* Recreation Center	20	\$500,000	\$0	\$0	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
	(Purchase/rehab)												
Fire/ EMS	* Bonded 10 years												
	Pumper/Tanker	10	\$325,000	\$162,500	\$162,500	\$32,500	\$32,500	\$32,500	\$32,500	\$32,500	\$32,500	\$32,500	\$32,500
	SCBA	10	\$88,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000
	Ambulance	10	\$120,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$12,000	\$12,000

Dept	Project	Life/ yrs	Cost	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	Pick-up	5	\$70,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Police	Cruiser		\$250,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Public Works Vehicles	1998 Ford	10	\$125,000	\$125,000	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500
	2001 Freightliner	10	\$125,000	\$41,666	\$41,666	\$41,667	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500
	2002 Freightliner	10	\$100,000	\$25,000	\$25,000	\$25,000	\$25,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	2000 Sterling	10	\$125,000	\$62,500	\$62,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500
	2003 Freightliner	10	\$125,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500
	2009 Foreman Pickup	5	\$60,000	\$30,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
	2005 JD Loader	5	\$200,000	\$25,000	\$25,000	\$25,000	\$25,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
	2007 JD Backhoe	5	\$140,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000
	2004 JD Tractor	5	\$16,000	\$8,000	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600
	2005 JD Tractor	5	\$16,000	\$4,000	\$4,000	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600
	2007 JD Tractor	5	\$16,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600
	2006 Ford F-450	5	\$70,000	\$11,666	\$11,666	\$11,667	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
	2006 Ford F-450	5	\$70,000	\$11,666	\$11,666	\$11,667	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
2003 Trackless	10	\$100,000	\$16,666	\$16,666	\$16,666	\$16,666	\$16,666	\$16,666	\$16,667	\$10,000	\$10,000	\$10,000	
Public Works/Sewer Projects	Mayo Road Engineering		\$50,000	\$50,000									
	Mayo Road Construction*	25	\$2,000,000	\$0	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
	* Bonded for 25 year payback												
	Elm Street East Culvert	20	\$46,000	\$11,500	\$11,500	\$11,500	\$11,500						
	Paper Mill Road Culvert	20	\$165,000	\$55,000	\$55,000	\$55,000							
	Salt Shed Building	20	\$75,000	\$37,500	\$37,500	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
	Route 1A Sewer*	25	\$1,200,000	\$0	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000
	* Bonded for 25 years												
	Route 1A Sewer	25	\$1,200,000	\$0	\$0	\$0	\$0	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000
*Bonded for 25 years													
Coldbrook Road Guardrail	20	\$18,000	\$6,000	\$6,000	\$6,000								
Public Works Paving	4,000 tons per year	6	\$3,200,000	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000
Transfer Station	Compactor Replacement	20	\$80,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Library	Roof	20	\$25,000	\$12,500	\$12,500								
	* Expansion/Renovation/ Move	20	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000	\$50,000	\$50,000

Dept	Project	Life/ yrs	Cost	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	* Would be bonded 10 years												
	Parking Lot Paving	10	\$40,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Lura Hoyt Pool	Major Renovations (2006)	10	\$180,000	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$18,000	\$18,000
	Roof Replacement	20	\$35,000	\$35,000									
	Other Repairs (see list)	10	\$82,000	\$41,000	\$4,555	\$4,555	\$4,555	\$4,555	\$4,555	\$4,555	\$4,555	\$4,555	\$4,556
	Parking Lots Paving	10	\$80,000	\$8,889	\$8,889	\$8,889	\$8,889	\$8,889	\$8,889	\$8,889	\$8,889	\$8,888	\$8,000
Computers	To Fund proposed plan	5	\$100,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Communications	Cameras/Equipment - CC	5	\$80,000	\$10,000	\$10,000	\$10,000	\$10,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Marina	Parking Lot Paving	10	\$45,000	\$15,000	\$15,000	\$15,000	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500
	Trails & Lot	20	\$75,000	\$0	\$25,000	\$25,000	\$25,000						
Cemetery	Lakeview Expansion	20	\$15,000	\$15,000									
	Stone Repair - All Cemeteries	20	\$30,000	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000			
Playgrounds/ Parks	Pool Area	10	\$30,000	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750		
	Development - other areas`	10	\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000				
	Dorothea Dix	10	\$15,000	\$5,000	\$5,000	\$5,000							
	Town Forest (trails/amenities)	20	\$50,000	\$0	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000				
	Totals		\$12,867,000	\$1,418,636	\$1,265,041	\$1,021,645	\$927,310	\$916,410	\$946,411	\$969,744	\$964,744	\$953,493	\$952,606

Source: Town of Hampden

14. FUTURE LAND USE PLAN

In order to meet Hampden’s long-term objectives, this section provides a framework for future regulatory and planning committees to direct the formulation and implementation of Hampden’s land use policies. The proposed parameters and formulas outlined in this section are suggested guidelines and it is understood that ordinance writers will need to be more analytical and detailed in order to develop zoning regulations that minimize non-conformity without compromising the intended objectives of this section.

14.1 GENERAL GOALS

- Enhance the rural landscape and small-town character of Hampden by designating land use areas that encourage citizens to enjoy the natural beauty and other assets of the town, while making Hampden an ever more desirable place to live and work.
- Facilitate the use of land for a variety of living and working preferences, ranging from village neighborhoods to rural living. Land use should encompass and provide for areas of the community to accommodate: conventional, cluster and conservation subdivisions; village/business; mixed business/residential; and commercial retail/low impact industrial uses. Permit and encourage sensible growth in appropriate zones for both residential and business purposes, while encouraging the conservation of land for agriculture, forestry, recreation, scenic purposes, watershed protection, and wildlife habitat.
- Encourage the development and vibrancy of “village” life in appropriate areas of the town with the following: 1) a variety of lot sizes; 2) retail/business uses mixed with residential uses; 3) public and commercial services located in convenient walking distances; 4) interconnecting streets with sidewalks, street trees, and traffic calming methods to promote safe pedestrian travel where deemed necessary; 5) areas of common green space for recreation and enjoyment; and 6) when warranted, investment in “village” infrastructure.
- Minimize the increase in tax burden on residents and business owners in the town by stabilizing future municipal spending and growth through more effective land use concepts that result in planned and efficient infrastructure improvements. And, encourage growth of the tax base where it is cost-effective to do so.
- Protect critical resource areas from the impacts of development (State Minimum).

14.2 STATE GOAL

Encourage orderly growth and development in appropriate areas of each community, while protecting the State's rural character, making efficient use of public services and preventing development sprawl (Title 30-A §4312 sub 3).

14.3 LAND USE IMPLEMENTATION STRATEGIES

Ongoing is used for regularly recurring activities; *Immediate* is used for strategies to be addressed within two years after the adoption of this Comprehensive Plan; and *Long-term* is assigned for strategies to be addressed within ten years.

Growth Area Strategies:		Responsible Party	Timeframe
LU 1.	Growth Area Public Investments: To make growth areas (village areas) attractive to new development or renovations and rehabilitations, consider municipal infrastructure investments such as street trees, park land, bike trails, and sidewalks with state, federal and private funding leverage sought.	Town Planner/Town Council	On-going
LU 2.	Business Growth: Based on the implementation strategies of the Employment and Economy Chapter of this plan, review the applicable districts to ensure that opportunities continue to be available for additional business growth in those areas most suitable for such growth. This process should include thorough review related to rural businesses.	Economic Development Director	Immediate
LU 3.	Area Recommendations: Implement recommendations for Growth Areas identified in Section 14.7. (See LU-54).	Town Planner/Planning Board/ Planning & Development Committee	Long-term
LU 4.	Buffers: Enhance buffer ordinance provision standards between transportation corridors such as railways, highways or busy arterial streets, and residential developments, as well as parking areas, outdoor storage areas, and dumpster locations. Buffers should be included in developments with sensitive natural resources such as water bodies or wetlands.	Town Planner/Planning Board/Planning & Development Committee	Immediate
LU 5.	Housing Affordability: To encourage affordable housing opportunity while protecting the character of existing residential neighborhoods, the Town will create zoning provisions intended to do so.	Town Planner/Planning Board/ Planning & Development Committee	Immediate
Rural Area Strategies:		Responsible Party	Timeframe
LU 6.	Rural Business: Create provisions in the rural district to allow home based/ rural businesses.	Town Planner/Planning Board/Town Council/ GIS Specialist	Immediate
LU 7.	Rural Area Forestry: The Town will promote State and Federal cost share programs for sustainable forestry and wildlife management.	Tree Board/Conservation Commission	Long-term
LU 8.	Rural Area Preservation: Strengthen visual screening language in zoning ordinance to maintain and encourage as much rural character as practical.	Tree Board/Conservation Commission/ Town Planner	Immediate

Rural Area Strategies:

Responsible Party

Timeframe

LU 9. Rural Area Productivity: To keep rural lands productive informational materials on the following programs will be available at the town office for residents (a) the Tree Growth Tax Program, and (b) the Farm and Open Space Tax Program.

Assessor

On-going

LU 10. Rural Development: To encourage the preservation of rural character, the Town will develop subdivision standards which will provide for three types of subdivision design. Traditional, cluster and conservation subdivision design will be allowed throughout the community. Consideration will be given to allowing for a density bonus in conservation design to encourage greater preservation of open space. Developers will be encouraged to plan for open space contiguous to open space on adjacent land. The intent of this provision is to preserve open space and maintain wildlife corridors. The Zoning Ordinance and/or Subdivision Ordinance will include additional incentives to provide for the preservation of open space in rural areas.

Town Planner/ Planning Board/ Town Council/ Planning & Development Committee

Immediate

Critical Resource Area Strategies:

Responsible Party

Timeframe

LU 11. Critical Resource Area Preservation: To preserve areas of environmental and scenic value, the Town will:

- Designate on a Natural Resources Regulatory Map those Critical Resources Areas as identified by the State and Federal Government that require regulatory protection along with other valued areas. Develop an Open Space Plan, utilizing the “Inclusive Natural Resources Map” as a resource for prioritizing and identifying areas of strategic open space value. Future acquisition/conservation of these areas will be considered in collaboration with the property owner, and upon consent of the property owner. Encourage subdivision or non-residential property developers to take reasonable measures, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation, in order to protect non-regulatory resources shown on the “Inclusive Natural Resources Map”.
- Consider the establishment of a fund to assist in critical conservation purchases or stewardship endowments.
- Encourage the establishment of buffers so that corridors can be created along the Souadabscook and Reeds Brook.

Conservation Commission/ Planning Board/ GIS Specialist/ Town Planner

Immediate to Long-term

Critical Resource Area Strategies:

Responsible Party

Timeframe

LU 12. Shoreland Zoning: As required by the State of Maine, the town will continue to amend the shoreland zoning ordinance and map as necessary to include moderate and high value habitats.	Town Planner/GIS Specialist/Code Enforcement Officer	Immediate
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14.4 GENERAL LAND USE RECOMMENDATIONS

- Amend Ordinances: Amend the Zoning Ordinance and Map, and other ordinances as necessary, to reflect changes recommended in this Future Land Use Plan and the Proposed Land Use Map.
- Planning Board Review: For a consistency of development review, it is recommended that land use decisions, even where multiple reviews are indicated through different ordinances, be delegated to the Planning Board. Amendment processes for existing plans should be expedited.
- Unified Code: To clarify the provisions of Hampden’s ordinances and increase efficiency of enforcement of those ordinances, all ordinances should be reviewed for internal consistency as well as consistency between ordinances..
- Ordinance Amendments: Any revision to the administration section of the zoning ordinance should include much more explicit instructions for both the creation and interpretation of zoning maps.
- Regional Input: To adequately plan for development near the Town’s boundaries or for large-scale development that might have a regional impact, the Town will provide neighboring communities with information on development, planning initiatives or changes in land use ordinances that may impact neighboring communities, in order to solicit opinions and suggestions from those communities.
- Cul de sacs: The Town should limit the use of Cul-de-sacs, only being used as a temporary solution for early phases of residential development.
- Impact Fees: To allow for adequate review of development proposals and the provision of sufficient public services to meet the demands associated with that proposal, the Town will study and consider development of an Impact Fee Ordinance to deflect unnecessary infrastructure investment costs away from the taxpayer.
- Subsurface Utilities: Future large-scale development should be required to install appropriately sized and designed subsurface utilities, in order to minimize the costs to taxpayers, in the event of an unforeseen expansion of that development.
- Zoning District Boundaries: To address zone district boundary inconsistencies, such boundaries may be adjusted to include similarly developed areas that would benefit from sharing the same ordinance performance standards and design guidelines.

The Proposed Land Use Map shows generalized areas with similar land uses upon which zoning amendments would be based. However, exact zone boundaries can only be determined after detailed site-specific analysis, working in direct consultation with property owners.

- Mapping: In addition to the zoning regulations, the identification of shoreland areas and historic districts should be included in the same set of maps available to the public.
- Community Wells and Wastewater Treatment: To facilitate more efficient developments in areas that are not served by public water or sewer, where the costs of public water or sewer installation/extension would be prohibitive, examine the feasibility of shared community wells and wastewater treatment systems.
- Rural Guidelines: Maintaining internal connectivity is essential to recreation (snowmobiles, hiking trails), therefore, pipelines, wildlife habitats, etc. should be considered when reviewing and approving subdivisions to encourage their preservation.
- Property Rights: To protect property rights, the Town, when creating zoning districts and district provisions, will minimize non-conformity to the greatest practical extent. Lots which do not meet current standards will be considered Non-Conforming Lots of Record, providing that the lots pre-exist the adoption of the ordinance; were legally created and registered in the Registry of Deeds at the time of the ordinance adoption; and meet the other applicable requirements of the ordinance, not afforded by the protection of non-conforming status.
- Subdivision Road Public Costs: In order to minimize costs to taxpayers, road acceptance policy will be explored which establishes a correlation between length of road and the public costs associated with its long term maintenance.
- Subdivision Road Types: To allow for more appropriate subdivision road design based upon the number of lots serviced and traffic generated, a range in performance design standards, especially as regards road cross-sections, road widths, rights-of-way, and sidewalks, will be considered rather than imposing one set of requirements for all subdivisions regardless of their size.
- Roadway Safety: To protect existing roadways, traffic control will be consistent with the Maine Department of Transportation (MDOT) Access Management Standards. Permitting and enforcement of entrances and driveways on state and state aid roadways outside of the urban compact area is done by MDOT, not the town. No new roadway intersections with US 1A and Route 202 will be sought; rather, reconfiguration of existing entrances and driveways to improve and coordinate existing access points in order to provide increased capacity to accommodate future development will be pursued with MDOT. Subdivision Road Intersections: To ensure new subdivision road intersections with existing roads are safe, the Town will develop a plan to address outstanding safety concerns.
- Stormwater: Add language to the Zoning Ordinance to set a threshold at which a formal drainage plan is required for submission. Carefully review development proposals to ensure seasonal flooding is not aggravated by new development.
- Evaluation: Track new development in Hampden by type and location.

14.5 LAND USE TYPES

The Proposed Land Use Map (available on the 2010 Comprehensive Plan tab at www.hampdenmaine.gov) identifies the general locations for land use types and indicates whether a type is intended to be a growth or rural area. The narrative below provides some policy guidelines and further defines land use types based on geographical features. Critical and Natural Resources will be mapped and provided to the Planning Board as a resource for development review to ensure conformance with the required State and Federal protection requirements. Occasionally, these resources occur in areas designated for growth. In these instances, the town will ensure local, state, and federal regulatory requirements are met, and that adequate buffers are provided and best management practices for protecting the resources are followed.

14.5.1 Residential Areas

Growth Area: Low Density Residential. Low Density Residential areas include both conventional and cluster developments. These areas allow accessory uses such as home day care and limited home occupations. Accessory apartments are allowed only if found to be compatible with adjacent uses. Low Density Residential will also allow, subject to conformance with ordinance standards, schools, nursing homes, and other compatible uses. Standard development densities are about two units per acre. Low Density Residential areas are typically serviced with a full contingent of urban services, including public sewer and water, although some locations may lack certain services.

Growth Area: Moderate Density Residential. Moderate Density Residential areas include mixed-use areas near community services and shopping and arterial street access. These areas allow accessory uses such as home day care and limited home occupations. Accessory apartments are allowed subject to certain design standards. Structures may be detached or attached; single-family or multi-family residential uses and structures. Standard development densities vary from two to five units per acre, depending on development type. Density incentives will be evaluated and incorporated, if determined to encourage affordable and elderly housing development. Cluster development, and attached-residential developments should be provided for, and cluster/open space design encouraged. Manufactured home parks are an allowed use in this area. Civic and community buildings should be directed to these areas. These are intended to be serviced areas, with the exception of detached single-family dwellings. Adequate buffering, screening, and landscaping requirements for multi-family and commercial uses are important and should be incorporated into the zoning standards.

Rural Area. Rural areas include natural resource-based activities like farming, forestry, and other open space uses. Residential development should be designed to be compatible with the rural landscape through appropriate layout. Open space preservation will be encouraged. Rural areas are not planned for municipal sewer or water in either the immediate or ten to twenty year future. Conservation design is achieved through utilizing landscape elements such as stone walls and mature trees, maintaining large open vistas by siting homes back along the tree line rather than in the open field. Cluster development, with potential for shared driveways should be seen as avenues to preserve identified rural resources such as farm fields or views. Multi-unit development should be designed in a way which supports the rural character of the area and minimize any appearance of residential sprawl. Rural areas should

allow accessory agricultural businesses such as farm stands, riding schools, nurseries, and other rural-based enterprises where the products are derived from the site at which they are marketed. Rural businesses should be designed to support rural character and be compatible with their rural surroundings. Home based services should be considered beyond the standard home occupation criteria.

14.5.2 Commercial Areas

Commercial locations are divided into several groups including: Village Commercial, Business, Commercial Service, and Waterfront Development. Adequate buffering, screening, and landscaping are important in all commercial areas, and minimum standards should be incorporated as necessary into the zoning ordinance. Standards will be developed within the individual commercial districts which reflect the business community views on district design and purpose. Regulatory provisions which may negatively impact community businesses will be minimized.

Growth Area: Village Commercial areas should be located in areas of the Town's historic origins. Village Commercial areas will include a mix of residential and commercial uses; small lots and compact development patterns. Village Commercial should address architectural style, site design, and compatibility with surrounding uses. As indicated in the Community Character Section of Book 2, public parking and other amenities should be provided to enhance the viability of this area. Village Commercial allows a mix of retail service and office uses in a pedestrian environment. This area is intended to be serviced by a full contingent of urban services, including sewer, water, and public transportation.

Growth Area: Business areas include retail and service and mixed commercial with limited residential uses which are not constrained by small lot sizes as in village center locations. Business areas can accommodate larger enterprises with greater off-site impacts than can the Village Commercial areas. Business areas are intended to be serviced by a full contingent of urban services. The Business District is also intended to allow mixed use.

Growth Area: Commercial Service areas contemplate larger, heavier commercial uses such as automobile service, contracting and construction activities, truck terminals, and wholesale distribution. Commercial Service areas can also be suitable to small scale industrial operations and outdoor storage after appropriate review. Commercial Service areas should include a range of sites from fully serviced to non-serviced areas. Commercial Service areas should be located in areas which support the intended uses.

Growth Area: Waterfront area is contemplated for the redevelopment of the Turtle Head area along the Penobscot River. The intent is to allow high density residential and commercial development in close proximity to the water in support of the town marina. This area should be designated for future development. In addition to private development, such as a restaurant, public amenities, including a park, marina, moorings, slips, and launch facilities will be necessary to allow this area to achieve its full potential.

14.5.3 Industrial Areas

Growth Area: Industrial areas are classified as serviced and unserved. Serviced Industrial areas which have available sewer and water are intended for clean industrial operations having few, if any, objectionable impacts. Un-served Industrial areas are designed to provide larger locations for industrial uses that do not require or seek the amenities of industrial parks. Industrial areas should be limited to those areas which limit their adverse impact on residential properties. Adequate buffering, screening, and landscaping requirements for industrial uses are important and should be incorporated into the zoning standards.

14.6 SUMMARY OF RECOMMENDED GENERAL AMENDMENTS TO HAMPDEN ZONING DISTRICTS

District Name	SPO Type	Recommended New Standards
Business	Growth	Buffer standards
Business B	Growth	Buffer standards
Commercial Service	Growth	1 acre min lot size, 200 ft min. road frontage, Commercial Service will be amended to provide for sites without public sewer & water
Industrial	Growth	200 ft min. road frontage, with provisions for back lot development.
Industrial 2	Growth	N/C, Industrial 2 will be deleted as public utilities are made available and revert to an Industrial District Designation
Industrial Park	Growth	100 ft min. road frontage
Interchange	Growth	Business B followed by Commercial Service
Residential A	Growth	Allow accessory apartments
Residential B	Growth	Allow accessory apartments
Residential Districts	Growth	Will be developed in order to minimize non-conformity within existing residential areas.
Rural	Rural	Alternative subdivision design standards to be developed to include provisions for Conservation Subdivisions.
Rural Business	Rural	Rural Business District will be eliminated and its uses incorporated as conforming uses in the Rural District.
Seasonal	Rural	Seasonal District designation will be replaced by limited Residential District Designation.
Village Commercial	Growth	Review and amend setback requirements and other standards to allow a variety of lot sizes, retail/business uses mixed with residential uses, encouraging interconnecting streets with sidewalks.
Village Commercial II	Growth	Review and amend setback requirements and other standards to allow a variety of lot sizes, retail/business uses mixed with residential uses, encouraging interconnecting streets with sidewalks.

14.7 SPECIFIC AREA RECOMMENDATIONS

During the development of this plan, Hampden’s Community Services Committee, serving as the town’s Comprehensive Planning Committee, met to discuss future policies related to land use, transportation, infrastructure, residential development, government services, and economic development. The Committee worked tirelessly to come to near consensus on development patterns for the

Town of Hampden. In addition, a second review of the plan was performed, resulting in additional recommended land use strategies to be incorporated in this comprehensive plan.

Coldbrook Road/ Triangle

1. Extension of infrastructure, such as water and sewer, will be explored and initiated, in existing Commercial and Industrial areas, if deemed feasible and advantageous to the community, in the promotion of commercial and industrial development opportunity.
2. The Coldbrook Road will be the location of the most significant infrastructure investment during the planning period.
3. A commercial area along both sides of Coldbrook Road will be developed with the intent of providing a business/professional zone.
4. Explore the limitation of curb cuts along Coldbrook Road to encourage the development of a frontage road to run parallel with the Coldbrook Road.
5. The Town will consider the establishment of a Town Forest, capitalizing on the dedication of land, deemed necessary for wetland mitigation in support of the new school department. In addition, town owned property can be effectively used to provide additional mitigation opportunities for future economic development initiatives.
6. Connect existing open space land for recreation use along the full length of the Souadabscook.
7. Explore the establishment of an energy cluster next to the land fill and allow for industrial uses.
8. Contemplate the creation of a large retail development off Coldbrook Road, north of the interchange, serviced off of Coldbrook Road and extending to Ammo Industrial Park.
9. Create cluster and conservation development standards that encourage conservation and preservation of farm land and open space.
10. Discuss with Bangor their development plans for land adjacent to the industrial park.
11. Discuss with Hermon, the potential for collaboration on sewer and water infrastructure expansion along Coldbrook Road.

Turtle Head Cove

1. Maintain a business zone north of Route 1A.
2. Establish a commercial services zone south of Route 1A.
3. Increase residential density along Old County Road.

4. Along the waterfront, North of Turtle Head Cove, provide for the possibility of a mixed use development with the creation of a Waterfront District which extends beyond the Marina Park location.

Four Mile Square

1. Create an institutional zone to accommodate the school complex on the western side of Route 1A within the Four Mile Square.
2. Determine the appropriate re-use for the “old” Hampden Academy once the new high school is constructed (east side of Route 1A).
3. Provide for high density residential development, including multi-family, in areas deemed suitable.
4. Investigate the creation of subdivision provisions that would encourage affordable housing development within the Four Mile Square.
5. Establish criteria for alternative subdivision designs for Hampden.

15. SUMMARY OF REGIONAL COORDINATION GOALS AND STRATEGIES

Employment and Economy

Employment and Economy Goal: Foster business development in specific industry sectors that are compatible with existing economic clusters through the use of Tax Increment Financing, the development of business parks, and regional cooperation.

EE7. Regional Coordination: Continue to participate in local and regional economic development efforts.

Housing

Housing Goal: Establish a relationship with a regional housing organization or nonprofit housing group to promote and encourage development of subsidized rental housing opportunities in Hampden.

H.9 Grants: Apply for grants (CDBG housing assistance, infrastructure, and rehabilitation) and projects for the construction of subsidized housing whether within the Town or the region, and grants to homeowners for improvements to energy efficiency, habitability, etc.

Transportation

Transportation Goal: To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.

T.1 State Minimum: Develop or continue to update a prioritized ten-year improvement, maintenance and repair plan for the communities' transportation network.

T.2 State Minimum: Initiate or actively participate in regional and state transportation and land use planning efforts.

T.3 State Minimum: Enact or amend local ordinances as appropriate to be consistent with local, regional and state transportation policies identified in this plan.

Recreation

R.3 State Minimum: Work with public and private landowners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.

Marine Resources

MR.1 State Minimum: Working with local residents and businesses, neighboring communities, the Department of Environmental Protection, and the Department of Marine Resources develop an action plan to protect fishery habitats and identify and eliminate point and non-point source pollution.

MR.5 Regional Cooperation: Continue working with other Penobscot River communities to improve water quality, improve access to the shellfish resources, and manage the commercial fisheries for sustainable yields utilizing tools such as regional ordinances and inter-local agreements.

MR.6 State Minimum: Work with local property owners, land trusts, and others to protect major points of physical and visual access to coastal waters, especially along public ways and in public parks.

Water Resources

WR.6 Regional Coordination: Continue working with the City of Bangor and the Town of Hermon to develop a consistent set of rules to manage the Shaw Brook Urban Impaired Stream designation, and the upcoming designation of Sucker Brook as an Urban Impaired Stream.

WR. 13 Regional Coordination: Continue to participate in regional planning efforts focused on the Penobscot River.

WR. 17 Continue to participate in the Bangor Area Stormwater Management group.

Critical Resources

Critical Resources Goal: Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.

CR.7 Regional Coordination: Initiate and/or participate in regional planning, management, or regulatory efforts around the protection of shared natural resources. Notify Planning Boards in neighboring towns of development proposals near shared borders or developments that will affect shared natural resources.

Public Facilities and Services

PF.11 Solid Waste: Continue as a charter member with the Municipal Review Committee that oversees operations at the Penobscot Energy Recovery Company in Orrington to ensure favorable tipping fees.

PF.12 Solid Waste: The Town will continue to participate in the regional hazardous waste program operated annually through the City of Bangor, and as part of the regional recycling program operated through the City of Bangor as well. In addition, the Town will continue to annually evaluate the subsidizing of the purchase of home composters for residents of the Town of Hampden as a means of encouraging home composting and therefore source reduction of waste.

PF.13 Stormwater Management Facilities: As an MS4 community, the Town participates actively in the Bangor Area Stormwater Group. The Town will continue to maintain active public information distribution concerning best management practices for homeowners in stormwater management.

PF.4 Education: Continue to work closely with MSAD #22 in order to insure the new school facility can act as a stimulus to other types of complementary development in the area.

PF.5 Education: Continue working cooperatively with MSAD #22 to facilitate a new high school project that will benefit not only local education, but community and economic development as well.

PF.6 Health: Continue working with Bangor Department of Health on a collaborative program for the Health Officer position for Hampden to be operated by the City of Bangor.

PF.7 Health: Explore opportunity to cooperate with social services agencies, churches, and other entities to insure that there is a “safety net” for community residents.

Fiscal Capacity

FC3. State Minimum: Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.

General Land Use Recommendations - Regional Input: To adequately plan for development near the Town’s boundaries or for large-scale development that might have a regional impact, the Town will provide neighboring communities with information on development, planning initiatives or changes in land use ordinances that may impact neighboring communities, in order to solicit opinions and suggestions from those communities.