



HAMPDEN TOWN COUNCIL
HAMPDEN MUNICIPAL BUILDING
MINUTES

MONDAY

JUNE 17, 2013

7:00 P.M.

Attending:

*Mayor Janet Hughes
Councilor Tom Brann
Councilor David Ryder
Councilor Jean Lawlis
Councilor Bill Shakespeare
Councilor Carol Duprey*

*Town Manager Susan Lessard
Town Attorney Thomas Russell
Town Clerk Denise Hodsdon
A Member of the Press
Citizens*

The meeting was called to order by Mayor Hughes at 7:02 pm.

A. CONSENT AGENDA - *Motion by Councilor Shakespeare, seconded by Councilor Lawlis to accept the Consent Agenda. Unanimous vote in favor.*

1. SIGNATURES

2. SECRETARY'S REPORTS

3. COMMUNICATIONS

4. REPORTS

- a. Bangor Humane Society Report – May 2013**
- b. Finance & Administration Committee Minutes – 6/3/2013**

B. PUBLIC COMMENTS – *There were none.*

C. POLICY AGENDA

1. PUBLIC HEARINGS

- a. FY 2013-2014 Budget** – *Manager Lessard noted that the State budget as proposed by the Legislature would mean a revenue loss to the Town of Hampden of approximately \$213,000.00. This budget as proposed will absorb that amount. She pointed out that the bottom line of every budget is lower than last year, however the Town's share of the school budget and county budget are both up from last year which will result in an increase to the mil rate of approximately 50 cents. Mayor Hughes opened the hearing at 7:21 pm. Proponents: Eric McVay of 23 Cottage Street spoke in favor of the proposed budget and also commented that social service agencies provide a great service to the Town and those agencies deserve to be funded.*

Opponents: None

Questions/Comments: Lee White of 121 Canaan Road, who works for Eastern Area Agency on Aging thanked the Council for its time and effort on behalf of the citizens. She said she knows the Councilors are doing their best but their agency is in the same situation and this is impacting all of us. She noted that Eastern Area Agency provided over \$41,000 in services to Hampden residents last year and she hoped that if there is room in the budget, that the Council would consider some funding.

The hearing was closed at 7:26 pm.

There was considerable discussion about the School District passing along the additional \$142,000 that the voters added to the school budget. Manager Lessard noted that Hampden's share of that additional amount would be approximately \$89,000. It was pointed out that the State budget as adopted by the legislature would add back in funding for teacher retirement that the District had originally budgeted for in its proposed budget. That amount would more than absorb the additional \$142,000 added by the voters and Councilor Brann said he was not willing to absorb the increase from the Town's side of the budget. Manager Lessard estimated that the result would be another increase of 16 cents on the mil rate. Councilor Brann said he would like to see the 2% cost of living increase for all Town employees, not just the union employees.

Councilor Duprey pointed out that the Town has no say over the school budget and she encouraged everyone to go to the School Board meetings and hold the School Board accountable for the way they are spending your dollars. She hoped that the School Board would step up and absorb the additional funds added by the voters into the increase they will be getting in State funds.

Motion by Councilor Brann, seconded by Councilor Shakespeare to not absorb the additional \$89,000 (63% of the \$142,000 increase) in the school budget from the municipal side of the budget. Following discussion, vote on the motion was unanimously in favor.

Motion by Councilor Brann, seconded by Councilor Ryder to fund an even across the board cost of living increase for all full-time town employees. There was some question about the current CPI and what the union contracts stipulate for cost of living increases. Therefore, Councilor Brann moved and Councilor Duprey seconded to postpone a decision on cost of living increases until the next meeting. Unanimous vote in favor.

2. NOMINATIONS – APPOINTMENTS – ELECTIONS

- a. Services Committee Recommendations re New Applications for Appointment to Pool Board of Trustees:** - *Services Committee Chair Lawlis reported that the Committee recommends appointment of all three applicants to the Pool Board.*



**TOWN OF HAMPDEN
PUBLIC NOTICE**

C-1-a

Notice is hereby given that the Hampden Town Council will hold a public hearing at 7:00 pm on Monday, June 17, 2013 at the Hampden Municipal Building for consideration of the entire FY 2014 proposed town budget.

**PROPOSED 2014
HAMPDEN TOWN BUDGET**

ACCOUNT NUMBER	ACCOUNT NAME	PROPOSED BUDGET 2014
01-01	ADMINISTRATION	\$571,822.00
01-02	GIS/IT	\$115,083.00
01-03	COMMUNICATIONS	\$21,479.00
01-05	TOWN COUNCIL	\$35,090.00
01-10	MUNICIPAL BUILDING	\$85,890.00
01-15	TAX COLLECTOR	\$6,000.00
01-20	ELECTIONS	\$7,039.00
01-25	PLANNING/ASSESSING	\$252,149.00
01-30	ECONOMIC DEVELOPMENT	\$113,583.00
05-03	NON-DEPT. UTILITIES	\$468,400.00
05-01	POLICE	\$1,000,379.00
05-05	FIRE DEPARTMENT	\$966,835.00
05-10	PUBLIC SAFETY	\$185,131.00
10-01	PUBLIC WORKS	\$1,282,415.00
10-05	MUNICIPAL GARAGE	\$29,080.00
15-10	SOLID WASTE	\$388,274.00
20-01	RECREATION	\$136,544.00
20-10	DYER LIBRARY	\$238,092.00
20-20	LURA HOIT POOL	\$224,630.00
20-25	MARINA	\$0.00
25-10	THE BUS	\$89,380.00
30-10	BUILDINGS & GROUNDS	\$91,564.00
*38-00	OUTSIDE AGENCY REQUESTS	\$0.00
40-10	GENERAL ASSISTANCE	\$7,500.00
50-10	DEBT SERVICE	\$370,671.00
55-00	RESERVES	\$140,000.00
67-10	TIF	\$17,110.00
GROSS	MUNICIPAL BUDGET TOTAL	\$6,844,140.00
LESS	MUNICIPAL REVENUES	\$3,226,750.00

= NET	MUNICIPAL BUDGET TOTAL	\$3,617,390.00
	SAD #22 TAXATION AMOUNT	\$5,559,261.00
	COUNTY TAXATION AMOUNT	\$731,537.00

5,648,723.00

ESTIMATED TOTAL TAXATION REQUIREMENT \$9,908,188.00

* Outside Agency Requests have been made, but recommendation for funding is not included in this budget.

Proposed FY 2014 budget figures are as of 6/3/13. Estimated mil rate impact as presented is a .50 increase (current mil rate is 15.90/thousand and has been for six years).

Copies of the entire proposed FY 2014 Budget are available for public inspection at the Hampden Town Office.

1. **Sam Manhart** – *Motion by Councilor Lawlis, seconded by Councilor Brann to appoint Sam Manhart to the Lura Hoit Pool Board of Trustees. Unanimous vote in favor.*
2. **Benjamin Curtis** - *Motion by Councilor Lawlis, seconded by Councilor Brann to appoint Benjamin Curtis to the Lura Hoit Pool Board of Trustees. Unanimous vote in favor.*
3. **Susan O'Brien** - *Motion by Councilor Lawlis, seconded by Councilor Brann to appoint Susan O'Brien to the Lura Hoit Pool Board of Trustees. Unanimous vote in favor.*

3. UNFINISHED BUSINESS

- a. **Ordinance Authorizing Conveyance of Land Owned by the Town of Hampden (Old Hampden Academy Property) – Introduction for Public Hearing** – *Councilor Brann introduced this for public hearing. Mayor Hughes pointed out that the Purchase & Sale agreement has not yet been finalized and that it is still confidential. She believes that it should be finalized in the next few days and that it would need to be available for public review before a hearing is held. It was decided that the hearing will be held at the July 15th meeting.*
- b. **Public Works Meal Certificate Policy – Infrastructure Committee Recommendation** – *Infrastructure Committee Chair Shakespeare read the proposed policy and then moved to accept the policy. Councilor Brann seconded the motion. Attorney Russell recommended that the first paragraph be amended to say that “At such time that Public Works Employees are required to work overtime for the purpose of plowing snow, the Public Works Director shall have the option of distributing a \$10 meal certificate for meals during the overtime period worked.” Following further discussion, it was decided that the proposed policy needed to be referred back to the Infrastructure Committee. Councilors Shakespeare and Brann withdrew the motion.*

4. NEW BUSINESS

- a. **Draft Zoning Ordinance Text Amendment re Village Commercial Signs – Referral to Planning Board** – *Motion by Councilor Brann, seconded by Councilor Lawlis to refer this item to the Planning Board. Unanimous vote in favor.*
- b. **Draft Zoning Ordinance Text Amendment re Bed and Breakfasts in the Residential B District – Referral to Planning Board** – *Motion by Councilor Brann, seconded by Councilor Ryder to refer this item to the Planning Board. Unanimous vote in favor.*
- c. **Draft Zoning Ordinance May Amendment – Old Hampden Academy – Referral to Planning Board** – *Motion by Councilor Brann, seconded by Councilor Shakespeare to refer this item to the Planning Board. Unanimous vote in favor.*

C-4-a



TO: Mayor Hughes and Hampden Town Council
FROM: Robert Osborne, Town Planner RLO
SUBJECT: Draft Zoning Ordinance Text Amendment, Village Commercial Signs
DATE: June 12, 2013

At the June 5, 2013 Town Council Planning and Development Committee meeting this item was recommended to be referred to the Hampden Planning Board for public hearing, review and recommendation (see draft minutes excerpt below).

C. Village Commercial Sign Text

Sign provisions were discussed and the following action occurred.

Committee Action: Motion was made and seconded to forward amended provisions to Council with request for forwarding to the Planning Board for review and comment. M-Jean/S-Dave Vote: 4-0.

This draft amendment of the sign provisions of the Zoning Ordinance allow internal illumination of signs in the Village Commercial Districts and also make adjustments on shopping center signage.

6/17/13- Referred to Planning Board

TOWN OF HAMPDEN
Draft

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

Deletions are ~~Strikethrough~~ Additions Double Underlined

4.8.7. Signs in the Commercial Districts *Amended 01/21/03*

1. *Signs in the Business District and Rural Business District* - Two (2) of the following sign options identifying on-premises business names, uses or goods sold or services rendered shall be allowed for uses in the Business District and the Rural Business District: *Amended 01/21/03*
 - a. One (1) freestanding sign, not to exceed thirty-six (36) square feet. *Amended 01/21/03*
 - b. Wall signs not to exceed one and one-half (1-1/2) square feet of area for every running foot of building frontage. The aggregate area of all wall signs on the premises shall not exceed one hundred fifty (150) square feet.
 - c. One (1) projecting or roof sign not to exceed thirty-six (36) square feet in area. *Amended 01/21/03*
2. *Signs in the Business B District* - Two (2) of the following sign options identifying on-premises business names, uses or goods sold or services rendered shall be allowed for uses in the Business B District provided total signage does not exceed 250 square feet in area. *Amended 01/21/03*
 - a. One (1) freestanding sign, not to exceed fifty (50) square feet in area. *Amended 01/21/03*
 - b. Wall signs not to exceed two square feet of area for every running foot of building frontage. The aggregate area of all wall signs on the premises shall not exceed two hundred (200) square feet.
 - c. Projecting signs not to exceed (25) square feet in area.
3. *Signs in the Commercial Service District* - The following signs, identifying on-premises business names, uses or goods sold or services rendered shall be allowed for uses in the Commercial-Service District: *Amended 01/21/03*
 - a. One (1) freestanding sign, not to exceed thirty-six (36) square feet. *Amended 01/21/03*
 - b. Wall signs not to exceed two (2) square feet of area for every running foot of building frontage. The aggregate area of all wall signs on the premises shall not exceed two hundred (200) square feet.
 - c. One (1) projecting, or roof sign not to exceed seventy-two (72) square feet in area. *Amended 01/21/03*

- d. Industrial Parks, as defined, may erect one industrial park sign per entrance. Such sign shall not exceed fifty (50) square feet.
4. *Signs in the Interchange District* - The following signs, identifying on-premises business names, uses or goods sold or services rendered, shall be allowed for uses in the Interchange District:
Amended 01/21/03
- a. One (1) freestanding, projecting, or roof sign not to exceed one hundred fifty (150) square feet in area. *Amended 01/21/03*
- b. Wall signs not to exceed four (4) square feet of area for every running foot of building frontage. The aggregate area of all wall signs on the premises shall not exceed four hundred (400) square feet.
- c. Industrial parks, as defined, may erect one (1) industrial park sign per entrance. Such sign shall not exceed fifty (50) square feet.
5. *Signs in the Village Commercial and Village Commercial II Districts* - Two (2) of the following sign options identifying on-premises business names, uses or goods sold or services rendered shall be allowed for uses in the Village Commercial District provided total signage does not exceed 30 square feet in area. *Amended 01/21/03*
- a. One (1) freestanding sign ~~indirectly illuminated~~ not to exceed twenty-four (24) square feet in area and fifteen (15') feet in height. *Amended 01/21/03*
- b. Wall signs not to exceed twelve (12) square feet in area.
- c. Projecting signs not to exceed (12) square feet in area.
- d. *Prohibited signs* - No ~~internally illuminated or~~ roof signs shall be permitted in the Village Commercial District.
- e. *Shopping center signs* - Shopping Center Signs shall be allowed in conformance with *Article 4.8.7.7*, provided the sign is ~~neither internally illuminated nor does not~~ does not exceed fifteen (15') twenty (20') feet in height.
6. *Fuel sales* - In addition to signs allowed under *Article 4.8.7* of the Ordinance, uses selling gasoline or diesel fuel may display one sign not to exceed sixteen (16) square feet in area, advertising the price of said gasoline or diesel fuel.
7. *Signs in shopping centers* - In addition to signs allowed under *Article 4.8.7* of the Ordinance, Shopping centers, as defined, each ~~store or shop~~ tenant within the shopping center may have a projecting or roof sign (where permitted) not to exceed thirty-six (36) square feet. Additionally ~~stores~~ each tenant within the shopping center shall be allowed wall signs as allowed in 4.8.7.1.b above not to exceed thirty (30) square feet. Notwithstanding the foregoing limitation on wall signage the wall signs may be increased to fifty (50) sq. ft. if both the exterior wall of the tenant space is 50 feet or more from the street frontage and if that tenant has a floor area of at least 10,000 sq. ft. and one (1) detached or freestanding sign as allowed under Article 4.8.7.1.a. above. Each shopping center may display a shopping center sign naming the shopping center and identifying uses or services rendered on the premises and/or the name(s) of stores on the premises. The main panel of the sign, which names and gives general information about the

~~shopping center shall not exceed twenty four (24) square feet in area. In addition, each store or shop in the shopping center may display a single sign, attached to the shopping center sign, identifying the name of the store or shop and services it provides. Such store or shop sign shall not exceed six (6) square feet in area.~~ shopping centers shall not have individual freestanding signs for each tenant, but instead shall have one common freestanding sign identifying the shopping center and the tenants therein. The overall size of the freestanding shopping center sign shall not exceed sixty (60) sq. ft. The shopping center freestanding sign shall consist of a place name for the shopping center located at the top of the sign not to exceed twelve (12) sq. ft. in area and tenant identification not to exceed forty-eight (48) sq. ft. in area. No one tenant's sign content shall exceed twenty-four (24) sq. ft. of the shopping center sign's area and shall not be less than six (6) sq. ft.. The tenant area of the shopping center sign may either be utilized by identifying the name of the tenant's premises (such as Smith's Pet Shop) or by categorically identifying what the tenant's use is (such as bakery or florist).

C-4-b



TO: Mayor Hughes and Hampden Town Council
FROM: Robert Osborne, Town Planner RLO
SUBJECT: Draft Zoning Ordinance Text Amendment, Bed and Breakfasts in the Residential B District
DATE: June 12, 2013

At the June 5, 2013 Town Council Planning and Development Committee meeting this item was recommended to be referred to the Hampden Planning Board for public hearing, review and recommendation (see draft minutes excerpt below).

5. *New Business:*

A. Zoning Change Requests

Planner requested a zoning amendment which would permit Bed and Breakfasts in the Residential B District.

Committee Action:

Motion was made and seconded to forward amended provisions to Council with request for forwarding to the Planning Board for review and comment. M-Jean/S-Dave. Vote 4-0

This amendment was prompted by a request. The attached materials document that request.

6/17/13 - Referred to Planning Board

**TOWN OF HAMPDEN
Draft**

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

Deletions are ~~Strikethrough~~ Additions Double Underlined

3.8. Residential B District

3.8.1. Purpose - These areas are designated for a mixture of residential uses: single family, multi-family, and mobile home parks, developed as either individual lots, conventional subdivisions or cluster subdivisions. In addition, the RB District shall allow certain low impact nonresidential uses.

3.8.2. Deleted - *(Amended 12-05-05, Effective 01-04-06)*

3.8.3. Permitted Uses (Subject to Site Plan Review where applicable) - Single family dwellings, certified manufactured homes, home day care (subject to *Article 4.19*), accessory uses and structures; non commercial parks or playgrounds, essential service, congregate care facility, public schools, multi-family structures, multi-family attached structures, elderly housing, mobile home parks (subject to *Article 4.13.3*) home occupation (subject to *Article 4.10*),. *(Amended: 8-22-94, 1-21-97) (03-21-05)*

3.8.4. Conditional Uses (Subject to Site Plan Review) - Day care facility (subject to *Article 4.19*), churches, non-profit schools, funeral homes, community buildings, community facilities, nursing homes, bed and breakfast, institutional buildings in excess of 35 feet in height, buildings necessary for essential services, animals other than usual pets provided the premises consists of at least 2.5 acres, and animals shall be kept a minimum of fifty (50) feet from any property line. *(Amended: 8-22-94) (Amended: 12-04-01) (03-21-05) (Amended: 08-11-2008)*

3.8.5. Lot Dimensions

	Public Sewer & Water	On-Site Waste Disposal
Minimum Lot Area	- 16,500 sq. ft.	- 25,000 sq. ft.
Minimum Road Frontage	- 100 feet	- 125 feet
Minimum Setbacks:		
Street Yard	- 25 feet	- 30 feet
Other Yards	- 20 feet*	- 30 feet
Maximum Ground Coverage	- 25 percent	- 25 percent
Maximum Building Height	- 35 feet	- 35 feet

(Amended 12-05-05, Effective 01-04-06)

*Any lawfully existing lot of record situated in a Residential B District containing road frontage of 100' or less as of July 3, 1991 which is served by public sewer may be developed for single family dwellings and accessory structures with minimum side yards of not less than 10' each. Any such lots containing between 100' and 120' of road frontage may be developed for single family dwellings and accessory structures with minimum side yards of 10' each, plus .5' per side yard for each foot of road frontage in excess of 100'. *(Amended 7-6-92)*

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

Accessory Structures Ground Floor Area		Up to 250 Square Feet
Maximum Height	-	16 feet
Minimum Other Yard	-	5 feet

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

3.8.6. Special District Regulations

1. No multi-family structures, cluster developments, and group developments in the RB District shall be established without public sewer and water service. Notwithstanding this regulation a single multifamily structure may be established with public water only
2. A single multi-family structure of up to six units may be located in areas with public water only provided that an additional 10,000 sq. ft. of lot area is provided for each dwelling unit over the base lot area requirement. Adequate area must be provided for an approved on-site waste disposal design and for an approved replacement on-site waste disposal system design.
3. Any combination of multi-family structures shall be allowed provided the maximum gross density does not exceed five (5) units per acre, nor shall any structure contain more than ten (10) units.
4. For multi-family structures in excess of four (4) units, the required yards shall be increased by two (2') feet per unit over four (4).
5. For churches, schools, funeral homes, community buildings, nursing homes and congregate care facilities, which abut an existing residential use or district shall increase the required other yard(s) setback by fifty 50% along the applicable property line(s). *(Amended: 1-16-96)*
6. Nursing homes shall not exceed a density of twenty-five (25) beds per acre.
7. No churches, schools, funeral homes, or community buildings shall be established unless it has public sewer and water service and access from, and frontage on an arterial street.
(Amended 12-05-05, Effective 01-04-06)
8. Notwithstanding the maximum building height regulation herein building height for institutional uses may be up to 60 feet maximum height under the following condition: Buildings in excess of 35 feet in height shall provide additional setbacks on all yards as herein stipulated: Subtract 35 feet from the proposed building height and add that difference to each base yard setback requirement. *(Amended: 08-11-2008)*

EXAMPLE: A 60 foot tall building is proposed. By subtracting the base district building height from the proposed height the following is the result $60 - 35 = 25$. *(Amended: 08-11-2008)*

Street Yard	-	Minimum Setbacks: Modified Setback
		25 feet 50 feet

Other Yard

- 20 feet

45 feet

9. *Infill Uses of Existing Community Buildings.* Community buildings of which portions are occupied by qualified community educational, fraternal, cultural and recreational activities such as an auditorium, library, historical building, lodge, indoor swimming, performing arts, etc. may also infill their vacant space with low traffic uses such as a single residential apartment unit, business or professional office, a single storage space consisting of records management and other similar uses as determined by the Code Enforcement Officer. Nonresidential infill uses may not be open between the hours of 9:00 pm and 8:00 am, except for special events upon a prior determination by the Code Enforcement Officer that the proposed event will not be unreasonably disruptive to other occupied buildings in the vicinity. The Planning Board review of the infill use must determine that the existing site development can either function properly with no changes or the Planning Board must be provided with a revised site plan that details the changes to the building and site development that will function properly and with minimal disruption to the neighborhood and limited modifications to the existing site development and building. Existing community buildings are not required to satisfy the area and yard requirements of Article 3.8.6.5. to utilize the provisions of Article 3.8.6.9. *Amended: 10-29-2012.*

10. *Bed and Breakfast.* Bed and breakfast use shall be limited to the re-use of existing buildings in the Residential B District however alterations and expansions are contemplated in the reuse of such existing buildings.

6/1/2013

Paula Whitney (paula@whitney.net)
Haymarket Union Associates
581 Old Country Road
Etna, Maine 04434

Bob Osborn (planner@hampdenmaine.gov)
Town of Hampden Planning Officer
106 Western Avenue
Hampden, Maine

Dear Bob,

Per our phone discussion a couple of weeks ago, this is a request to amend the zoning for 154 Main Road South in Hampden. It is my understanding the current zoning is Residential B along the front 200 to 300 feet of the property bordering on US Route 1A, while the remaining 7 acres (approx.) is zoned rural.

The house here, known as the Gilbert Mansion, is a unique property in that it has both architectural and historical significance. The Victorian structure was built in the 1880's, and later owned by Fred Gilbert, one of the founders of Great Northern Paper Company. At 5,550 sq. ft., it is a large structure and not well suited for an individual family. It is currently in very poor condition and uninhabited. My company, which owns an office building in downtown Bangor, would like to purchase and repair the house to be used as a Bed and Breakfast. The B&B would also have a small restaurant.

James Kiser, of Kiser & Kiser, an engineering and development consulting company, was engaged to perform a structural assessment of the property earlier this year. Attached is his report, confirming the overall poor condition including concerns about the safety of the barn.

Preliminary estimates indicate about \$500,000 would be needed to save and restore this structure. The restoration would be a tremendous undertaking, both difficult and costly. Restoration, however, would add immediate value to the community of Hampden in terms of increased tax revenue, as well as, future benefit from added cultural and historical value as a tourist destination.

We have been working with realtor Manon de Carlo, Realty of Maine, who indicated the property has been for sale for 3-4 years. Last year there was a contract on the property but the sale fell through. We speculate the loan application was not approved due to the overall poor condition of the property. If my company makes an offer, it would be a cash purchase.

Although we do see a lot of potential in this property and would like to make an offer, we will not do so unless the zoning can accommodate an income generating business. Again, our intentions are to restore the house for use as a B&B with small restaurant.

Thank you in advance for your consideration.

Kind Regards,

Paula Whitney (paula@whitney.net)
Owner
Haymarket Union Associates

C-4-c



TO: Mayor Hughes and Hampden Town Council
FROM: Robert Osborne, Town Planner *RO*
SUBJECT: Draft Zoning Ordinance Map Amendment, Old Hampden Academy
DATE: June 12, 2013

At the June 5, 2013 Town Council Planning and Development Committee meeting this item was recommended to be referred to the Hampden Planning Board for public hearing, review and recommendation (see draft minutes excerpt below).

6. Comprehensive Plan Implementation

A. Zoning Amendment Discussion

Community and Economic Development Director requested the Committee consider initiating a zoning district amendment which would re-designate the former SAD #22 property (22 Acres) from Residential B and Residential A Districts to Commercial Service District II.

Committee Action: Motion was made and seconded to forward zoning change request to change zoning designation of the former SAD #22 from Residential B to Village Commercial II. M-Bill/S-Dave. Vote 3-0.

The proposal is to amend the Zoning Ordinance Map to change Map 36, Lot 76, Map 41, Lot 5, and Map 41, Lot 4, which are the three parcels that the old Hampden Academy property are comprised of from Residential B District and a smaller portion of Residential A District to Village Commercial II District. The neighboring commercial plaza including Schacht's, Eastern Maine Healthcare's new facility and Bangor Savings Bank is zoned Village Commercial II.

It was also discussed that the Comprehensive Plan contains language that would encourage the Council to consider such a change in zoning.

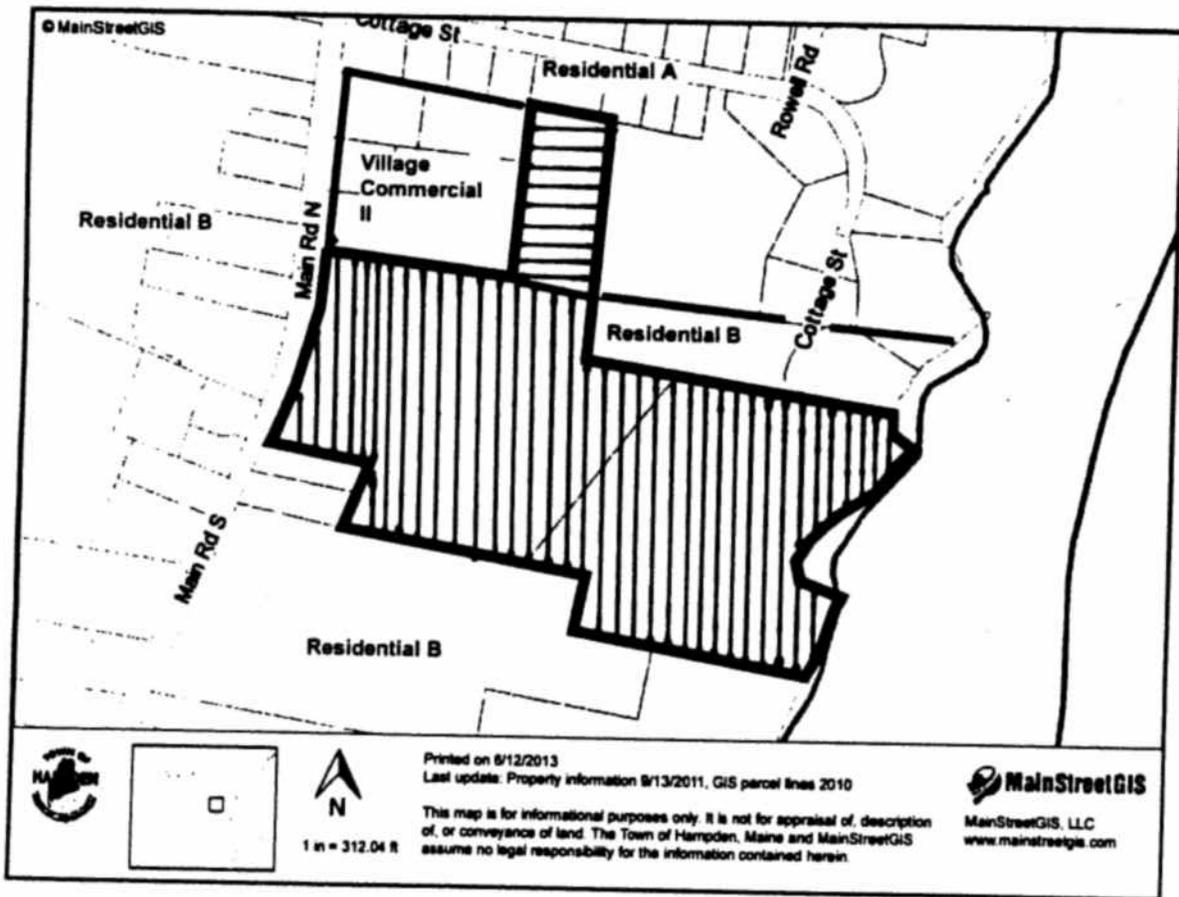
Four Mile Square

- 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)...

6/17/2013 - Referred to Planning Board

TOWN OF HAMPDEN Draft

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



Residential A to Village Commercial II



Residential B to Village Commercial II

- d. **July Meeting Dates** – *Manager Lessard noted that in past years during the first week of July it has been difficult to obtain a quorum for Council meetings given that Councilors often times are away on vacation during that week. She inquired whether there would be a quorum in order to hold a meeting on July 1st and it was determined that at least five Councilors would be available for that date. The meetings for July will follow the regular schedule of July 1st and 15th.*

D. COMMITTEE REPORTS

Services Committee – *Councilor Lawlis reported that the Committee met on June 10th and discussed progress at the Papermill Road Park. She reported that the poison ivy at the park has been eradicated. A workday is being planned by the Friends of Dorothea Dix Park.*

Planning & Development Committee – *The next meeting will be at 6:00 pm on June 19th.*

Infrastructure Committee – *The next meeting is scheduled for 5:30 pm on June 24th.*

Finance & Administration Committee – *Mayor Hughes reported that the agenda for this evening's meeting only included review of warrants and financial statements.*

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

F. COUNCILORS' COMMENTS

Councilor Ryder *said he was thankful that the Shaw Hill Road extension has been fixed. He has heard from several happy residents.*

Councilor Lawlis *commented that this has been a difficult budget year but noted that there appears to be a lot of new construction in Town and she is optimistic about what that may mean down the road for future budget years.*

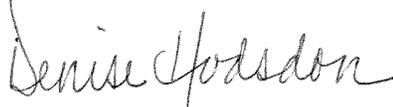
Councilor Brann *said in an effort for the public to learn more about the marina project, he has asked the Manager to have Public Works mow a path so people can walk down in that area. He did note however, that there is poison ivy in the area that needs to be taken care of.*

Councilor Shakespeare *commented that State employees have not received a cost of living increase for 3 years and they have been hit with furlough days. He hoped that everyone realizes that the Town and Council are doing the best we can to balance our budget and take care of everything.*

Councilor Duprey *commented that whether the School budget gets funded from the State or from the Town, we are still the ones who pay for it so the only real solution is to get the school budget under control.*

Mayor Hughes *said she had the opportunity to attend the first graduation ceremony in the new high school and she congratulated the Hampden Academy Class of 2013.*

- G. ADJOURNMENT** – *The meeting was adjourned at 9:27 pm.*



Denise Hodsdon
Town Clerk

MANAGER'S REPORT
June 17, 2013

Clean Up for Cancer Fundraiser – A reminder that there will be a Clean Up for Cancer fundraiser on Saturday, June 22nd at the Skehan Recreation Center. There will be a yard sale from 6 a.m. until 2 p.m. and then an auction from 3 p.m. until 9 p.m.

Safety Grant – Congratulations to firefighter Jason Lundstrom for writing a successful Safety Enhancement Grant application for \$2,000 for the purchase of headsets for emergency communications.