



HAMPDEN TOWN COUNCIL
HAMPDEN MUNICIPAL BUILDING
MINUTES

MONDAY

JULY 1, 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
Town Planner Bob Osborne
A Member of the Press
Citizens*

The meeting was called to order by Mayor Hughes at 7:05 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

- a. May 20, 2013
- b. June 17, 2013

3. COMMUNICATIONS

- a. Nealley's Corner Store – Victualer's License Renewal

4. REPORTS

- a. Finance & Administration Committee Minutes – 6/17/2013
- b. Services Committee Minutes – 6/10/2013
- c. Pool Board Minutes – 5/14/2013
- d. Infrastructure Committee Minutes – 6/24/2013

B. PUBLIC COMMENTS – *There were none.*

C. POLICY AGENDA

1. PUBLIC HEARINGS – *There were none.*

2. NOMINATIONS – APPOINTMENTS – ELECTIONS – *There were none.*

3. UNFINISHED BUSINESS

- a. **FY 2014 Town Budget Adoption** – *Town Manager Lessard noted that the losses in State revenue will not be as much as anticipated, but the Town's share of the school budget did increase by approximately \$89,000 due to the additional \$142,000 that was added to the budget by the voters. She estimates that as a worst-case scenario, the mil rate will have to increase by 65-cents to accommodate the increase in the school and county assessments. She reported that the Finance Committee met earlier and discussed taking funds from the Wage Study Reserve account to fund cost-of-living increases for all full-time employees. Motion by Councilor Brann, seconded by Councilor Lawlis to restore a 1.1% cost-of-living adjustment for all full-time employees with funding in the amount of \$22,000 to come from the Wage Study Reserve Account. Unanimous vote in favor. Manager Lessard advised that with this change, the increase in revenues would offset the increase in expenditures so the net budget would remain the same at \$3,604,190. Motion by Councilor Lawlis, seconded by Councilor Brann to approve the 2013/2014 net municipal budget in the amount of \$3,604,190.00. Unanimous vote in favor.*
- b. **Sewer Bond Ordinance – Introduction for Public Hearing** – *Councilor Shakespeare introduced this item for public hearing at the next meeting. Manager Lessard did note that originally this was intended to be a joint project with the Water District, but due to favorable construction prices at the present time, the Water District is moving ahead with their project during this construction season.*
- c. **Zoning Ordinance Text Amendment – Article 3.6.2 Interchange District – Introduction for Public Hearing** – *Councilor Brann introduced this item for public hearing at the next meeting.*
- d. **Infrastructure Committee Recommendation for Hampden Water District Trustee Appointment** – *Councilor Shakespeare reported that the Infrastructure Committee had interviewed three candidates for the vacant Trustee position. He noted that all candidates were well-qualified and the committee recommended the appointment of Ryan Francis. Motion by Councilor Shakespeare, seconded by Councilor Lawlis to appoint Ryan Francis to the Hampden Water District Board of Trustees. Unanimous vote in favor.*

4. NEW BUSINESS

- a. **Halpern Subdivision – Acceptance of Open Space** – *Town Planner Bob Osborne reported that the Planning & Development Committee had recommended acceptance of the proposed open space and pointed out that it does provide connectivity from Western Avenue to*

C-3-a

TOWN OF HAMPDEN
PROPOSED 2014 TOWN BUDGET
(Adjusted 6/27/2013)

| 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 | \$993,279.00 |
| 05-05 | FIRE DEPARTMENT | \$960,735.00 |
| 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 | \$6,830,940.00 |
| LESS | MUNICIPAL REVENUES | \$3,226,750.00 |
| = NET | MUNICIPAL BUDGET TOTAL | \$3,604,190.00 |
| | SAD #22 TAXATION AMOUNT | \$5,650,341.00 |
| | COUNTY TAXATION AMOUNT | \$731,537.00 |

ESTIMATED TOTAL TAXATION REQUIREMENT \$9,986,068.00

* Outside Agency Requests have been made, but recommendation for funding is not included in this budget.
Proposed FY 2014 budget figures are as of 6/27/13. Estimated mil rate impact as presented is a .65 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.

TOWN OF HAMPDEN

ORDINANCE AUTHORIZING APPROPRIATION AND BORROWING OF FUNDS TO FINANCE VARIOUS SEWER PROJECTS, INCLUDING THE CONSTRUCTION, RECONSTRUCTION, REPLACEMENT OR REPAIR OF SEWER LINES, MANHOLES, PUMP STATIONS, APPURTENANCES, STORMWATER SEPARATION FACILITIES AND OTHER INFRASTRUCTURE IMPROVEMENTS TO THE TOWN OF HAMPDEN SEWER SYSTEM THROUGH ISSUANCE OF GENERAL OBLIGATION BONDS OR NOTES OF THE TOWN OF HAMPDEN WHICH MAY BE CALLABLE IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$902,050.

The Town of Hampden hereby ordains as follows:

Section 1. That pursuant to Section 5772 of Title 30-A, Maine Revised Statutes, as amended, the Charter of the Town and any other applicable authority under Maine law, the Town of Hampden is hereby authorized to borrow a principal amount not to exceed Nine Hundred Two Thousand Fifty Dollars (\$902,050), said amount to be payable over a period not to exceed thirty (30) years, less the term of the Note described below, at such interest rates and on such further terms and conditions as may be approved by the Treasurer and a majority of the Town Council, the proceeds of said loan to be used substantially for various sewer projects, including the construction, reconstruction, replacement or repair of sewer lines, manholes, pump stations, appurtenances, stormwater separation facilities and other infrastructure improvements to the Town of Hampden Sewer System (the "Project"), said loan to be evidenced by the General Obligation Bond or Bonds of the Town to be executed and delivered on behalf of the Town by the Town Treasurer and countersigned by a majority at least of the Town Council (the "Bond") in a principal amount not to exceed \$902,050 in the aggregate. The Bond may be subject to call for redemption as determined by the Town Treasurer and majority of the Town Council.

Section 2. That in anticipation of the receipt of the Bond proceeds for the Project, pursuant to the Charter of the Town and Section 5772 of Title 30-A of the Maine Revised Statutes, as amended, and any other applicable authority under the laws of the State of Maine, the Town of Hampden is hereby authorized to borrow from a lending institution approved by the Town Treasurer and a majority at least of the Town Council a principal amount not to exceed Nine Hundred Two Thousand Fifty Dollars (\$902,050) and in evidence thereof to execute and deliver one or more General Obligation Bond Anticipation Notes (the "Note") of the Town for a period not to exceed one year and to bear interest at such rate and said Note to be subject to such further terms and conditions as the Town Treasurer and a majority at least of the Town Council shall approve, and said Note, together with interest thereon, to be a general obligation of the Town, and intended to be repaid from the Bond, said Note to be executed and delivered on behalf of the Town by the Town Treasurer and countersigned by a majority at least of the Town Council, and such Note may be refunded from time to time for a period not to exceed an

7/1/2013 - Introduced for public hearing

aggregate of three years, with proceeds to be used to provide temporary funds to accomplish the Project.

Section 3. That the Town Treasurer, Mayor or other officers designated by the Town Council be and each of them hereby is authorized to execute such documents and do all things necessary or convenient in order to issue the Bond or Note or any part authorized to execute and deliver such loan applications as may be necessary or appropriate to the Maine Municipal Bond Bank, or other lender. The Treasurer, Mayor, or other officers designated by the Town Council are further authorized to execute any and all loan agreements or resolutions required by Maine Municipal Bond Bank or other lender as may be selected by the Town Treasurer and approved by a majority at least of the Councilors, in such form as may be required by each lender.

Section 4. That the Town Clerk shall distribute a copy of this ordinance to each Council member and to the Town Manager, and shall file a reasonable number of copies of this ordinance in the office of the Town Clerk and shall post a copy of this ordinance together with a Notice of Public Hearing at the following public places: Municipal Building, Post Office, Dyer Library, Hampden Transfer Station, McK's Variety, Pizza Gourmet and R & K Variety, as well as such other places as may be directed by the Town Manager.

Section 5. That a Public Hearing be held at 7:00 p.m. in the Hampden Municipal Building in Hampden, Maine on July 15, 2013, for the purpose of taking testimony and comments from the public with respect to the proposed issuance of the Bond, and that notice of the public hearing be given by the Town Clerk by publishing a summary of this ordinance and a place where copies of the complete ordinance have been filed and times available for inspection in the Bangor Daily News on or before July 6, 2013, together with a notice setting forth the time and place for the public hearing, and for the consideration of the proposed ordinance by the Town Council at a meeting to be held on July 15, 2013, immediately following the public hearing.

Section 6. That all actions heretofore taken by the Town Council of the Town of Hampden relating to the selling of the Town's General Obligation Bond and Note authorized hereby be and they hereby are ratified, approved and confirmed.

Section 7. That pursuant to the requirements of the Internal Revenue Code of 1986, as amended, the Town designates the Bond and the Note to be "qualified tax exempt obligations" of the Town.

Section 8. That the Town shall take any and all actions required under the Internal Revenue Code of 1986, as amended, to maintain the tax exempt status of the interest on the Notes and Bonds, and to maintain the status of the Bond and the Note as "qualified tax exempt obligations" of the Town; and that in connection with the Notes and the Bonds, the Town Treasurer shall be authorized to execute and deliver on behalf of the Town one or more such Arbitrage and Use of Proceeds Certificates in form approved by the Town's bond counsel, and to covenant on behalf of Town to file any information report and pay any rebate due to the United States in connection with the issuance of the Bonds and Notes; and that the Notes and the Bonds may be subject to such further terms and conditions as may be agreed to by a majority at least of the Councilors and the Treasurer of the Town to carry into effect the full intent of this ordinance.

Section 9. That the Town Council is hereby authorized to retain bond counsel for the Town to advise the Town with respect to the issuance and sale of the Bond and the Note, and to prepare documents and render opinions as may be necessary or convenient for that purpose.

Section 10. That the Town Council and officials of the Town are hereby authorized to execute all documents and certificates, and to take all action, including affixing the seal of the Town, as may be necessary or convenient to carry out the full intent of this ordinance, and to accomplish the Project and issue the Bond and the Note, including approval and signing of contracts and other agreements obligating the Town.

Section 11. That pursuant to Section 902 of the Town Charter, this ordinance shall go into effect only upon approval by the voters of the Town of Hampden. Be it further ordained that a referendum of the Town of Hampden be held to decide this question on November ____, 2013, on the ballot question pursuant to the Town Charter and the laws of Maine. The ballot question shall be substantially as follows:

TOWN OF HAMPDEN
BALLOT QUESTION NO. 1

Ordinance authorizing appropriation and borrowing of funds to finance various sewer projects, including the construction, reconstruction, replacement or repair of sewer lines, manholes, pump stations, appurtenances, stormwater separation facilities and other infrastructure improvements to the Town of Hampden Sewer System through issuance of general obligation bonds or notes of the Town of Hampden which may be callable in the principal amount not to exceed \$902,050.

Shall the above described ordinance be adopted and the municipal officers have the authority to issue general obligation bonds or notes of the Town and accomplish the Project as described above and in the ordinance?

Yes

No

Financial Statement

TOWN OF HAMPDEN

1. Total Town Indebtedness

A. Bonds outstanding and unpaid: \$ _____

B. Bonds authorized and unissued: \$ _____

C. Bonds to be issued if this question is approved: \$ _____

TOTAL: \$ _____

2. Costs

At an estimated maximum interest rate of _____%, the estimated costs of this bond issue will be : _____ (_____) Years _____

Principal: \$ _____

Interest: \$ _____

Total Debt Service:

3. Validity

The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service or the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

Susan M. Lessard
Treasurer, Town of Hampden

C-3-c



TO: Mayor Hughes and Hampden Town Council
FROM: Robert Osborne, Town Planner
SUBJECT: Zoning Ordinance Text Amendment Article 3.6.2 Interchange District
DATE: June 25, 2013

At the June 12, 2013 meeting of the Hampden Planning Board a public hearing was held on the subject draft amendment which the Council referred to the Board at your May 6, 2013 meeting.

No one spoke in favor of the amendment although Mr. Averill was there in support of the amendment. Kathy Walker spoke against the proposed amendment to add single family dwelling to the permitted uses of the Interchange District.

After some discussion the Planning Board made and seconded an "ought to pass" recommendation which received six in favor and one against.

The draft Planning Board Minutes of the meeting are attached.

7/1/2013 - Introduced for Public Hearing

**TOWN OF HAMPDEN
Draft**

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

Deletions are ~~Strikethrough~~ Additions Double Underlined

3.6. Interchange District

3.6.1. Purpose - This district is intended to provide areas for motels, restaurants, service stations and similar uses that provide accommodations for tourists and other travelers using Interstate 95. Residential structures in existence prior to January 1, 1979 may be repaired or modified and accessory structures may be added, provided minimum setback requirements are met.

3.6.2. Permitted Uses (Subject to Site Plan Review) – Any retail or service business, hotel, motel, take-out restaurant, small restaurant, sit-down restaurant, automobile and truck service station and repair facility, gift shop, truck terminal, business or professional office, indoor recreation, single family dwelling on Old Coldbrook Road, home occupation (subject to *Article 4.10*), accessory uses or structures, essential services, and wireless telecommunications facilities (subject to *Article 4.22*).
(Amended: 03-08-99, 05-21-01, 10-01-01, 12-6-04, 03-21-05, 1-17-12).

3.6.3. Conditional Uses (Subject to Site Plan Review) - Fast-food restaurant, outdoor dining restaurant, tavern, bar, dance hall, outdoor recreation, stockpiles (subject to *Article 4.9*) not accessory to excavation, gravel pit and quarry activities and buildings necessary for essential services. Any establishment which provides in excess of 5,000 square feet of outdoor display or storage of goods or equipment (Amended: 05-21-01, 12-6-04, 12-17-07, 1-17-12)

3.6.4. Lot Dimensions

| | | |
|-------------------------|---|------------|
| Minimum Area | - | 1 acre |
| Minimum Road Frontage | - | 200 feet |
| Minimum Setbacks: | | |
| Street Yard | - | 30 feet |
| Side Yard | - | 20 feet |
| Rear Yard | - | 20 feet |
| Maximum Ground Coverage | - | 25 percent |
| Maximum Building Height | - | 50 feet |

(Amended: 01-19-06)

3.6.5. Special District Regulations

1. Fast-food restaurant use shall be located on a lot having a minimum lot size of 1.5 acres, minimum frontage of 200 feet and no part of the vehicle queue shall be located within 100 feet of a residential structure. (Amended: 12-6-04)
2. Sale or consumption of alcoholic beverages is prohibited for outdoor dining restaurant uses in conjunction with take-out restaurants and fast-food restaurants. (Amended: 12-6-04)
3. Outdoor dining areas proposed for outdoor dining restaurant uses shall be clearly delineated on a site plan including barriers required under M.R.S.A. *Title 28-A*. Outdoor dining restaurant uses

proposing outdoor consumption of alcoholic beverages shall comply with M.R.S.A. *Title 28-A: LIQUORS §1051. Licenses generally* which requires that outside areas be controlled by barriers and by signs prohibiting consumption beyond the barriers. *(Amended: 12-6-04)*

4. No bar or dance hall shall be located within 500 feet of a residence. *(Amended: 12-6-04)*
5. Buildings in excess of 35 feet in height shall provide additional setbacks on all yards as herein stipulated: Subtract 35 feet from the proposed building height and add that difference to each yard setback requirement. *(Amended: 01-19-06)*

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

| Setback Type | | Base Setbacks: | Total Setback |
|--------------|---|----------------|---------------|
| Street Yard | - | 30 feet | 43 feet |
| Side Yard | - | 20 feet | 33 feet |
| Rear Yard | - | 20 feet | 33 feet |

(Amended: 01-19-06)

**TOWN OF HAMPDEN
PLANNING BOARD
DRAFT MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Wednesday, June 12, 2013 at the Hampden Municipal Building Council Chambers by Chairman Peter Weatherbee.

Attendance: Planning Board Chairman Peter Weatherbee, Members Michael Avery, Mort Syversen, Eugene Weldon, Peter Frazier, Kelley Wiltbank and Associate Member Jim Davitt.

Also in attendance: Town Planner Robert Osborne and applicants for tonight's meeting.

1. APPROVAL OF MINUTES (May 8, 2013)

Member Syversen made a motion to approve the minutes as written this was seconded by Member Avery. The vote was unanimous in favor of the motion.

2. NEW BUSINESS

A. Zoning Ordinance Text Amendment – Town of Hampden requests amendment to Article 3.6.2 Interchange District Permitted Uses to add single family dwelling on Old Coldbrook Road to the list of permitted uses in the district. – Public Hearing and Recommendation to Town Council.

Chairman Weatherbee asked if this item had been noticed, Mr. Osborne replied that it had been public noticed.

Chairman Weatherbee opened the public hearing asking for anyone wishing to speak in favor of the application, anyone with general questions or comments then anyone wishing to speak in opposition of the application.

Kathy Walker, 5 Old Coldbrook Road, spoke in opposition of the proposed text amendment, to permit single family dwellings on the Old Coldbrook Road in the Interchange District. She stated that the history of the street was that there were six houses there when she first moved there and four of them were subsequently became dilapidated as rentals and were burned down by the fire department after the houses were vacated. She does not want any more trashed and burned houses in the neighborhood.

Ms. Walker expressed some relief that she had spoken to Bob Averill who was also in attendance at this meeting, he is the owner of the former beauty shop and that he intends to convert the building to a single family residence for his family's use as an owner occupied residence.

Ms. Walker questioned why the town would want a residential pod surrounded by industrial uses. She questioned what does this change mean for the surrounding vacant properties? She indicated that the Averill property was constructed by Downeast Associates and has never been a residence although it may have been designed and constructed with the thought that it might be re-used as a house.

Ms. Walker questioned if the town might make the use conditional in a fashion where the town could assess how it had worked out?

Ms. Walker expressed concern for many houses to be built and more rentals to be trashed and burned. She questioned where this fits into the comprehensive plan.

Bob Osborne, town planner, spoke about the text amendment. This draft zoning text amendment which was referred to the Planning Board comes from the Council Planning and Development Committee. The town had received a written request to consider allowing the Averill property to be used as a single family residence. The text amendment limits the area of impact to Old Coldbrook Road (approximately 900 feet in length). He noted that many of the commercial districts in the Town of Hampden contemplate single family residential uses (including Commercial Service, Business, Rural Business, Village Commercial and Village Commercial II Districts however the Interchange and Business B Districts do not). The lot area and frontage requirements of any newly created lots would as stated in the Interchange District (lot area 1 acre and 200 feet of street frontage). Staff recommends that the Planning Board return this item to the Town Council with an "ought to pass" recommendation.

Member Frazier asked Mrs. Walker what the major concern was with having single family dwelling in the Interchange Zone.

Mrs. Walker stated that Dysart's and Bouchard's owned several of the houses that had been rentals, then eventually burned down by the fire department due to the poor condition of the dwelling. She stated that it is more fitting to the comprehensive plan that the Coldbrook and Old Coldbrook Road be developed for service industry, not single family dwellings.

Member Weldon stated his understanding of the concerns voiced after living on the Coldbrook Road corridor.

Member Avery made a motion that this is consistent with other zones and an "ought to pass" recommendation be sent back to Town Council, this motion was seconded by Member Syversen. The vote was six in favor of the "ought to pass" recommendation to Town Council and one against the motion. (Member Weldon voted no)

Chairman Weatherbee requested that the Town Planner's memo to be made part of the public record.

3. STAFF REPORT

Bob Osborne has nothing to report.

4. BOARD MEMBER CONCERNS

5. ADJOURNMENT

Meeting was adjourned at 7:35 p.m.

MEMORANDUM

TO: Town of Hampden Planning Board
FROM: Robert C. Osborne, Town Planner
RE: 7:00 PM, Wednesday, June 12, 2013, Planning Board Agenda
DATE: June 5, 2013

2. NEW BUSINESS

A. Zoning Ordinance Text Amendment – Town of Hampden requests amendment to Article 3.6.2 Interchange District Permitted Uses to add single family dwelling on Old Coldbrook Road to that list of permitted uses in the district - Public Hearing and Recommendation to Town Council

Overview. This item was referred to the Board by the Town Council. As you may be aware Old Coldbrook Road is a short stretch of Coldbrook Road that was realigned when the interstate was constructed. The only current uses on Old Coldbrook Road are single family dwellings. The amendment came to the Council from the landowner of the former Aphrodite and Adonis Beauty Shop who wish to convert this building to a residence which it probably was back in the day but not in recent years. The effect of the amendment which simply adds single family dwelling the list of permitted uses on this short street is of very little impact.

Recommendation. Staff recommends that the Planning Board return this item to the Town Council with an “ought-to-pass” recommendation.

**Kathy W. Walker
5 Old Coldbrook Road
Hampden, ME 04444**

Hampden Town Council
Town of Hampden
106 Western Avenue
Hampden, ME 04444

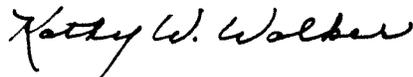
Dear Councilors:

The Hampden Planning Board voted on June 12, 2013 to amend Article 3.6.2 of the town Zoning Ordinance to allow single family dwellings on the Old Coldbrook Road as a permitted use in the Interchange District. The reason for the amendment is to allow the owner of a building that has been the site of many businesses since the mid-sixties to convert this building into a home. I have lived on the Old Coldbrook Road for over forty years and spoke in opposition to the amendment for the following reasons:

- The road now consists of mostly vacant lots. In recent years, the homes previously located on these lots were rented, were trashed by the occupants and were eventually demolished. Only three structures remain on the road. Two remaining structures are homes and the third structure is the business building. The Ordinance amendment does not appear to honor the intent of the comprehensive plan or the interchange zone because it potentially allows new houses to be built in an area of Hampden zoned specifically to encourage business development.
- Lot size is a concern because of the vacant properties on the road. I was told at the public hearing that a one acre minimum lot size would be required for single family dwellings with two hundred feet minimum road frontage. The lot in question at 12 Old Coldbrook Road is only 37,000 square feet in size.
- This amendment adds a new use to the list of permitted uses in the Interchange District. The new use of "single family dwelling", however, is not defined in the amendment. Although I don't support any part of the amendment, I certainly do not want mobile housing units moved into the vacant lots beside my home but there is nothing in the amendment to preclude this from occurring.

The track record of single family dwellings located on the Old Coldbrook road has not been a good one in recent years, especially compared to the businesses that have occupied 12 Old Coldbrook Road. I do not want to encourage any new homes in this area and do not believe it is in the best interest of the Town to do so. Thank you for your careful consideration of this amendment.

Sincerely,



Kathy W. Walker

other open space off the Patterson Road. Motion by Councilor Brann, seconded by Councilor Shakespeare to accept the open space as shown on the Halpern Subdivision plan. Unanimous vote in favor.

D. COMMITTEE REPORTS

Services Committee – Councilor Lawlis – *The next meeting is at 6:00 pm on July 8th with agenda items to include the rec center and Dorothea Dix Park. The Committee is soliciting input from local senior citizens as to how they would like to see the rec center utilized.*

Planning & Development Committee - Councilor Brann – *The next meeting is on July 3rd and the committee will be continuing with negotiations of the purchase and sale agreement for the old Hampden Academy property and the proposal for development of the business park.*

Infrastructure Committee – Councilor Shakespeare – *The committee met on June 24th and conducted interviews for the vacant Water District Trustee position, discussed the Public Works Department's request to purchase a zero turn mower and reviewed the policy regarding the priority of sidewalk plowing.*

Finance Committee – Mayor Hughes – *The committee met earlier in the evening and reviewed the Town's current reserve accounts.*

- E. MANAGER'S REPORT** – *Manager Lessard said she was pleased to report that the budget finished in the black last year. She noted all valuation numbers are not in yet and that the mil rate for FY 2014 won't be set until either the 2nd or 3rd week of August. She also reported that there were less outstanding taxes at the end of this year than there were last year even though there was a higher total amount to collect this year.*

F. COUNCILORS' COMMENTS

Councilor Lawlis reiterated that she understands why the Town is not funding outside agencies this year, but next year she will fight a little harder to try to put some of those back in the budget.

Councilor Brann noted that the Council has accepted another piece of open space property this evening and asked that the Infrastructure Committee look into mapping and identifying all Town-owned open space so citizens can identify access points and enjoy using the properties. He wished that SAD #22 Administration would step up and respect the wishes of the voters and use the additional \$142,000 put in to the budget for the purpose specified by the voters. He pointed out that the school budget continues to increase every year and people are just accepting it.

Councilor Shakespeare concurred with Councilor Lawlis regarding outside agencies. He said this is going to be a tough year and if we can't pave roads next year, we will have to make cuts somewhere.

Mayor Hughes said that questions are being asked of the Council about the school budget and pointed out that the Council has no control over that budget. She did note that the Town sent a letter to Superintendent Lyons, Assistant Superintendent Genest and School Board members but no response has been received to date. She commented that the Town had been working toward a better relationship with the School Board and feels it is time to send another letter to them about the need to work together. She feels it is a good idea to hold joint meetings on a quarterly basis. She wished everyone a Happy 4th of July and reminded everyone that the Town's new

Town Council Meeting
July 1, 2013

fireworks ordinance goes into effect this week. She noted that use of consumer fireworks is still legal, but urged everyone to be safe when using them.

G. ADJOURNMENT – *The meeting adjourned at 8:08 pm.*

A handwritten signature in cursive script that reads "Denise Hodsdon".

*Denise Hodsdon
Town Clerk*