

FINANCE & ADMINISTRATION COMMITTEE MEETING

Monday, December 3, 2012

5:30 p.m.

Hampden Town Office

1. Minutes of 10/29/2012 meeting
2. Review & Sign Warrants
3. October Financial Statements
4. Old Business
 - a. Victualers Ordinance
 - b. Outdoor Wood Boiler Ordinance
 - c. Military Excise Ordinance
5. New Business
 - a. Library Furnace Bids Discussion
 - b. Foreclosure – 1037 Kennebec Road
 - c. Bangor Hydro Electric Company – Terms of Credit Enhancement Agreement Proposal
 - d. Calvary Apostolic Church Request for use of Old HA Library
6. Public Comment
7. Committee Member comments

FINANCE & ADMINISTRATION COMMITTEE MEETING MINUTES
Monday, October 29, 2012

Attending:

Mayor Janet Hughes Town Manager Susan Lessard
Councilor Jean Lawlis
Councilor Tom Brann
Councilor Andre Cushing
Councilor Shelby Wright

The meeting was called to order at 5:40 p.m. by Mayor Hughes.

1. Minutes of 10/15/2012 meeting – The minutes of the 10/15/12 meeting were reviewed and approved with no changes.
2. Review & Sign Warrants – Committee members reviewed and signed payment warrants.
3. Old Business
 - a. Town Charter Article II – Committee members discussed whether they believed Councilors should also be able to hold other elected office such as legislators or County Commissioners. There was not a consensus among those in attendance as to whether this should be allowed or not.

The Committee also discussed changes to section 211. The provision on section d (voting) related to compelling the attendance of a Councilor should be removed because there is no means of enforcing such a provision. A change to Section e (Agenda) was made to change the 'in the town office' posting requirement to 'publicly posted' all methods of meeting posting now used including the bulletin board at Hannaford, the Post Office and the Town's website, and Section a (Meetings) was amended to replace language related to executive sessions with references to Title 1 Section 405.

- b. Victualer's License & Outdoor Wood Boiler Ordinances – Proposed language changes – Committee members reviewed the minor language changes proposed that would require a first time application for either license to have a public hearing before the Town Council and subsequent licenses to be issued by the Code Officer if there were no

outstanding issues. No Committee member had objections to the proposed language changes. Councilor Brann strongly objected to a portion of the Victualer's Ordinance that was unrelated to any language change, Section 7 (B) Local Suspension or Revocation of License. He feels that this unfairly targets businesses in Hampden who have to have this license and that other businesses are not held responsible for the conduct of their patrons. Since there was no recommendation made by the Committee, this discussion will continue at the next Finance & Administration Committee meeting.

4. New Business - None
5. Public Comment - None
6. Committee Member comments – None

The meeting was adjourned at 6:57 p.m.

Respectfully submitted,

Susan Lessard
Town Manager

**TOWN OF HAMPDEN, MAINE
VICTUALERS ORDINANCE**

TABLE OF CONTENTS

SECTION 1 - PURPOSE.	2
SECTION 2 - LICENSE.	2
SECTION 3 - EXCEPTIONS.	2
SECTION 4 - COMPLIANCE.	2
SECTION 5 - APPLICATION	2
SECTION 6 - PENALTY.	3
SECTION 7 - SUSPENSION AND REVOCATION OF LICENSE	3
SECTION 8 - SEVERABILITY.	3

ADOPTED: Hampden Town Council April 20, 1998
Effective: May 19, 1998

AMENDED: Hampden Town Council November 17, 2003
Effective: December 17, 2003

AMENDED: Hampden Town Council May 16, 2005
Effective: June 15, 2005

The Town of Hampden hereby ordains that this Ordinance be amended as follows (deletions ~~stricken~~ and additions underlined):

**TOWN OF HAMPDEN, MAINE
VICTUALERS ORDINANCE**

Section 1. Purpose. The purpose of this Ordinance is to regulate the sale of prepared food for consumption on or off the premises.

Section 2. License. Any person who owns or operates a place where food is prepared and served to the public as a profit-making venture for consumption on or off the premises, including but not limited to a restaurant, motel and hotel, deli, movie theater, soda fountain, bakery, sandwich shop, convenience store, or outdoor facility, shall be licensed annually as a victualer in order to operate within the Town. ~~(For those licenses in effect upon passage of this Ordinance, the license will renew in the month the last license was issued).~~

At the time of application for a license or license renewal applicant shall pay a fee in accordance with the Town of Hampden Fees Ordinance. *(Amended: 11-17-03) (Amended: 05-16-05)*

Section 3 Exceptions. A public or private school, public service organization, private club, church organization, fire department or any other non-profit organization selling food or drink to raise money for a charitable cause shall be exempt from the requirements of this Ordinance. Grocery stores, except those selling food items prepared on the premises, shall also be exempt. Establishments selling food and drink only through vending machines shall also be exempt.

The Hampden Town Council shall have the authority to decide if an establishment is exempt or not. *(Amended: 05-16-05)*

Section 4. Compliance

- A. All establishments must be inspected by the code enforcement officer and the fire inspector to determine if they are in compliance with all municipal ordinances, including zoning, state life safety, ~~food~~ and liquor regulations. Failure to be in compliance with any of the foregoing shall be grounds for denial of the application. In addition, failure to allow the code enforcement officer and the fire inspector to inspect the establishment shall be grounds for denial of the application.
- B. The treasurer and tax collector must certify that all sewer user fees and personal property taxes are paid in full, as of the date of the application. Failure to meet these requirements shall be grounds for denial of the application.

Section 5. Application. *(Amended: 05-16-05)*

- A. Application forms for a victualer's license or renewal shall be on a form designed for that purpose by the Town. Victualer applications, except for renewal applications under Subsection B below, shall be advertised by publishing notices in a local newspaper and by posting notices in at least two public places, at least seven (7) days prior to the meeting. The council shall conduct a public hearing on the applications at the next scheduled council meeting, and shall make a decision within 30 days following the public hearing. Written notice of the decision shall be provided to the applicant. *(Amended: 05-16-05)*

- B. ~~*Waiver of Public Hearing Requirement.* Notwithstanding the provisions of this section those seeking license renewal may request a waiver of the public hearing provision if their business has been licensed for five consecutive years and no violations of this article are known. The decision to grant the waiver for the public hearing is expressly granted to the Town Manager. (Amended: 05-16-05)~~

As long as there are no unresolved complaints or violations, licenses for renewal applications for the same owner and the same place of business may be issued by the code enforcement officer, after consultation with the fire inspector, treasurer and tax collector, upon determination of compliance with the provisions of this Ordinance. If the code enforcement officer determines that there are unresolved complaints or violations, the application shall be processed in accordance with Subsection A above.

- C. A new license, when granted, shall be valid for one year and renewed annually in the month in which the license was issued. An establishment shall at all times display its current victualer license in a place within the establishment where it can be readily viewed by any member of the public.

Section 6. Penalty.

- A. Any person found guilty of violating any provisions of this article shall be subject to a civil penalty.
- B. In addition to a civil penalty, the Town may enjoin or abate any violation of this article by appropriate action, and may also proceed to revoke the victualer's license, after a hearing on the matter.
- C. Any person operating as a victualer within the Town without a victualer's license shall be subject to a civil penalty of \$100.00 per day for all days of operation without the required license. (Amended: 05-16-05)

Section 7. Suspension or Revocation of License.

- A. *Applicability of State Regulations; Effect of Suspension or Revocation of State License.* All victualers shall be subject to all state regulations of food service establishments, such regulations being enforced by state agencies. It is not the intent of this article to establish for the town a food service regulation scheme apart from that provided under state law. Accordingly, any suspension or revocation of a state license shall be considered as a suspension or revocation, as the case may be, of the victualer's license issued under this article on the same terms as imposed by the state. (Amended: 05-16-05)
- B. *Local Suspension or Revocation of License.* The Town Council, upon notice and hearing, for cause, may at any time suspend or revoke a victualer's license issued pursuant to this article. Cause shall mean the violation of any license provision or any provision of this article, or any condition constituting a threat to the public health, safety, or welfare, including but not necessarily limited to neighborhood disruption, disorderly customers, and excessively loud or unnecessary noise that initiates complaints to or requires a response from police, fire, or other town regulatory bodies or employees. (Amended: 05-16-05)

Section 8. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of the Ordinance.

**TOWN OF HAMPDEN, MAINE
OUTDOOR WOOD BOILER ANNUAL LICENSING ORDINANCE**

ADOPTED: Hampden Town Council, March 19, 2007
Effective Date: April 18, 2007

AMENDED: Hampden Town Council, December 21, 2009
Effective Date: January 20, 2009

CERTIFIED BY: Denise Hodsdon
Name

Town Clerk
Title Affix Seal

**OUTDOOR WOOD BOILER ANNUAL LICENSING ORDINANCE
CONTENTS**

ARTICLE	PAGE
1. TITLE AND PURPOSE.....	2
2. DEFINITIONS.....	2
3. ANNUAL LICENSE REQUIRED.....	3
4. SPECIFIC REQUIREMENT.....	4
5. SUSPENSION OF LICENSE.....	6
6. WAIVERS.....	7
7. PENALTIES.....	7
8. EFFECT ON OTHER REGULATIONS.....	8
9. SEVERABILITY.....	8
10. EFFECTIVE DATE.....	8

The Town of Hampden hereby ordains that this Ordinance be amended as follows (deletions ~~stricken~~ and additions underlined):

TOWN OF HAMPDEN, MAINE
OUTDOOR WOOD BOILER ANNUAL LICENSING ORDINANCE

ARTICLE 1
TITLE AND PURPOSE

1.1. Title. This ~~chapter~~ Ordinance shall be known as the "Town of Hampden, Maine Outdoor Wood Boiler Annual Licensing Ordinance." *Amended: 12-21-09 (Note: The term "outdoor wood-fired boiler" has been changed to "outdoor wood boiler" throughout to be consistent with Chapter 150).*

1.2. Home Rule Authority. It is adopted pursuant to Municipal Home Rule Law.

1.3. Purpose. Although outdoor wood boilers may provide an economical alternative to conventional heating systems, concerns have been raised regarding the safety and environmental impacts of these heating devices, particularly the production of offensive odors and potential health effects of uncontrolled emissions. This Ordinance is intended to ensure that outdoor wood boilers are utilized in a manner that does not create a nuisance and is not detrimental to the health, safety and general welfare of the residents of the Town. Furthermore, this ordinance is intended to comply with the minimum standards contained in DEP Chapter 150, Control of Emissions From Outdoor Wood Boilers.

ARTICLE 2
DEFINITIONS

2.1. Definitions. As used in this ~~chapter~~ Ordinance, the following terms shall have the meanings indicated:

"Commercial outdoor wood boiler" means any outdoor wood boiler used to service a commercial establishment. *Amended: 12-21-09*

"Outdoor pellet boiler" means an outdoor wood boiler designed and warranted by the manufacturer specifically to burn pellet fuel with metered fuel and air feed and controlled combustion engineering, which is operated according to the manufacturer's specifications and burns only pellet fuel. *Amended: 12-21-09*

"Outdoor wood boiler" (also known as outdoor wood-fired hydronic heater, water stove or outdoor wood furnace) means a fuel burning device designed to (1) burn wood or other approved solid fuels; (2) that the manufacturer specifies for outdoor installation or installation in structures not normally occupied by humans (e.g., garages); and (3) heats building space and/or water via the distribution typically through pipes, of a fluid heated in the device, typically water or a water/antifreeze mixture. *Amended: 12-21-09*

"Outdoor wood boiler Emission Rating" means the EPA's rating system for OWBs which rate the emissions in pounds per million BTU' or lbs/MMBtu. *Amended: 12-21-09*

"EPA Phase-One Qualified OWB" means an OWB that has received certification pursuant to the EPA Outdoor Wood-Fired Hydronic Heater Program, or such alternative certification program as may be approved by the Maine Department of Environmental Protection, that the OWB meets a particulate matter emission limit of 0.60 lbs/MMBtu heat input. *Amended: 12-21-09*

“EPA Phase-Two Qualified OWB” means an OWB that has received certification pursuant to the EPA Outdoor Wood-Fired Hydronic Heater Program, or such alternative certification program as may be approved by the Maine Department of Environmental Protection, that the OWB meets a particulate matter emission limit of 0.32 lbs/MMBtu heat input. *Amended: 12-21-09*

“Phase-Three Qualified OWB” means an OWB (or outdoor pellet boiler if the Town chooses to go with the DEP approach) that has received certification pursuant to the EPA Outdoor Wood-Fired Hydronic Heater Program, or such alternative certification program as may be approved by the Maine Department of Environmental Protection, that the OWB meets a particulate matter emission limit of 0.06 lbs/MMBtu heat input. *Amended: 12-21-09*

“Non-EPA Qualified OWB” means an OWB that has received certification pursuant to the EPA Outdoor Wood-Fired Hydronic Heater Program, or such alternative certification program as may be approved by the Maine Department of Environmental Protection, that the OWB meets a particulate matter emission limits greater than 0.60 lbs/MMBtu heat input or with no certification. *Amended: 12-21-09*

“DEP Qualified OWB” means that the manufacturer of the OWB has voluntarily submitted their product for emission rating to a government other than the US government or other testing bodies as deemed acceptable by the DEP and based on the OWB’s emission report the Maine Department of Environmental Protection classifies the OWB to the corresponding EPA standard. For purposes of this ordinance applicants must provide written documentation from the DEP to show evidence that the OWB is in fact DEP qualified. *Amended: 12-21-09*

“Neighboring Residence Setback” means the minimum linear distance that an outdoor wood boiler must be sited away from the nearest dwelling that is not on the same property as the boiler. *Amended: 12-21-09*

“Nuisance” means any odor, emission, or event that prevents the reasonable use and enjoyment of one’s property. For purposes of this ordinance, an OWB shall constitute a nuisance following three or more verified complaints within any 30 day period.

“Firewood” means trunks and branches of trees and bushes, but does not include leaves, needles, vines or brush smaller than three inches in diameter.

“Setback” means the minimum linear distance that an outdoor wood boiler must be sited away from a prescribed physical location on the ground. *Amended: 12-21-09*

“Untreated lumber” means dry wood which has been milled and dried but which has not been treated or combined with any petroleum product, chemical, preservative, glue, adhesive, stain, paint or other substance.

ARTICLE 3 ANNUAL LICENSE REQUIRED

3.1. Annual license required. In addition to any permit required under the Town’s Fire Prevention Code, no person shall cause, allow or maintain the use of an outdoor wood boiler within the Town of Hampden, Maine without first having obtained an initial annual license from the Hampden Town Council, and an annual renewal license from the Town Council or the code official responsible for enforcement of the Fire Prevention Code. Applications for ~~annual~~ licenses shall be made to the Town Clerk on the forms provided.

3.2. Standards for initial license. The Town Council shall issue an initial license for an outdoor wood boiler if it determines that:

3.2.1 A permit has been issued for the proposed outdoor wood boiler under the Fire Prevention Code; and

3.2.2 The proposed outdoor wood boiler complies with the requirements of Sections 4.2, 4.3, 4.4 and 4.6 of this Ordinance.

3.2.3 The Town of Hampden shall not issue an initial license for a non-EPA qualified OWB or non-Maine Department of Environmental Protection alternative certified OWB after the effective date of this amendment. *Amended: 12-21-09*

3.3. Standards for renewal license. The Town Council, except as provided in Section 3.4, shall issue a renewal license for an outdoor wood boiler if it determines that:

3.3.1. The code official responsible for enforcement of the Fire Prevention Code provides written documentation to the effect that the outdoor wood boiler is in compliance with the applicable provisions of that Code;

3.3.2 The outdoor wood boiler is in compliance with the requirements of Sections 4.2, 4.3, 4.4, and 4.6 of this Ordinance;

3.3.3. The outdoor wood boiler was operated in compliance with the requirements of Sections 4.1 and 4.5 of this Ordinance during the preceding year; and

3.3.4 None of the conditions set forth in Sections 5.1.1, 5.1.2, 5.1.3, 5.1.4, or 5.1.5 of this Ordinance occurred during the preceding year.

3.4. Annual renewal licenses issued by code official. As long as there are no unresolved complaints or violations, annual renewal licenses for an outdoor wood boiler may be issued by the code official responsible for enforcement of the Fire Prevention Code upon determination of compliance with the standards of Section 3.3. If the code official determines that there are unresolved complaints or violations, the application for the annual renewal license shall be processed by the Town Council in accordance with Section 3.3

~~3.4~~ 3.5. Existing outdoor wood boilers. Any outdoor wood boiler that was installed, connected, and operating as of the effective date of this Ordinance shall be permitted to remain, provided that the owner applies for and receives an annual license from the Town Council within 120 days of such effective date. Provided, however, that upon the effective date of this Ordinance all the provisions of this Ordinance, except Sections 4.2 *Permitted Zones*, 4.3 *Minimum Lot Size*, and 4.4 *Setbacks* in the event and to the extent that the existing outdoor wood boiler in question does not comply with the same, shall immediately apply to any existing outdoor wood boiler. Any existing outdoor wood boiler that is not in compliance with Sections 4.3 and 4.4 shall not be made more nonconforming. If the owner of an existing outdoor wood boiler does not receive a permit within one year of the effective date of this Ordinance, the outdoor wood boiler shall be removed.

ARTICLE 4
SPECIFIC REQUIREMENTS

4.1. Permitted fuel. Only firewood and untreated lumber are permitted to be burned in any outdoor wood boiler. Burning of any and all other materials in an outdoor wood boiler is prohibited.

4.2. Permitted zones. Outdoor wood boilers shall be permitted in all zoning districts except the Resource Protection District as shown on the Town's Zoning Map.

4.3. Minimum lot size Outdoor wood boilers shall be permitted only on lots in accordance with the following minimum lot size: *Amended: 12-21-09*

	Minimum Lot Size
Existing Non-EPA Qualified Outdoor Wood Boilers Only	3 Acres
EPA Phase-One Qualified Outdoor Wood Boilers	1 Acre
EPA Phase-Two Qualified Outdoor Wood Boilers	0.5 Acre
Phase-Three Qualified Outdoor Wood Boilers (pellet)	0.25 Acre

The applicant for a permit under this Ordinance shall demonstrate that the Commercial outdoor wood boiler or Outdoor Wood Boiler with a thermal rating greater than 350,000 Btu/hr shall be installed and operated in accordance with Chapter 150 of the Rules of the Maine Department of Environmental Protection, "Control of Emissions from Outdoor Wood Boilers," as the same may be amended from time to time.

4.4. Setbacks and Stack Height. Outdoor wood boilers shall be set back from property lines according to the following standards: *Amended: 12-21-09*

<i>4.4.1. Property Line Setback</i>	Minimum
Existing Non-EPA Qualified Outdoor Wood Boilers Only	150 Feet
EPA Phase-One Qualified Outdoor Wood Boilers	100 Feet
EPA Phase-Two Qualified Outdoor Wood Boilers	50 Feet
Phase-Three Qualified Outdoor Wood Boilers (pellet)	20 Feet

Additionally, outdoor wood boilers shall be set back from neighboring residences according to the following standards: *Amended: 12-21-09*

<i>4.4.2. Neighboring Residence Setback</i>	Minimum
Existing Non-EPA Qualified Outdoor Wood Boilers Only	200 Feet
EPA Phase-One Qualified Outdoor Wood Boilers	120 Feet
EPA Phase-Two Qualified Outdoor Wood Boilers	70 Feet
Phase-Three Qualified Outdoor Wood Boilers (pellet)	40 Feet

4.4.3. Stack Height Requirements for New Outdoor Wood Boilers and Outdoor Pellet Boilers
Amended: 12-21-09

Existing Non-EPA Qualified Outdoor Wood Boilers are not subject to this requirement. *Amended: 12-21-09*

EPA Phase-One Qualified Outdoor Wood Boilers. No person shall install or allow the installation of any EPA Phase-One Qualified Outdoor Wood Boiler unless the outdoor wood

boiler or outdoor pellet boiler: (1) has an attached stack with a minimum stack height of 10 feet above ground level; or (2) has an attached stack extending two feet higher than the peak of the roof of the structure being served by the outdoor wood boiler or outdoor pellet boiler, if a neighboring residence is located less than 300 feet from the outdoor wood boiler or outdoor pellet boiler. *Amended: 12-21-09*

EPA Phase-One Qualified Outdoor Wood Boilers. No person shall operate any EPA Phase-One Qualified Outdoor Wood Boiler if a neighboring residence is located less than 300 feet from the outdoor wood boiler or outdoor pellet boiler, unless the outdoor wood boiler or outdoor pellet boiler has an attached stack extending two feet higher than the peak of the roof of the structure being served by the outdoor wood boiler or outdoor pellet boiler. *Amended: 12-21-09*

EPA Phase-Two Qualified Outdoor Wood Boilers. No person shall install or allow the installation of any EPA Phase-Two Qualified Outdoor Wood Boiler unless the outdoor wood boiler or pellet boiler: (1) has an attached stack with a minimum stack height of 10 feet above ground level; or (2) has an attached stack extending two feet higher than the peak of the roof of the structure being served by the outdoor wood boiler or outdoor pellet boiler, if a neighboring residence is located less than 300 feet from the outdoor wood boiler or outdoor pellet boiler. *Amended: 12-21-09*

EPA Phase-Two Qualified Outdoor Wood Boilers. No person shall operate any EPA Phase-Two Qualified Outdoor Wood Boiler, if a neighboring residence is located less than 300 feet from the outdoor wood boiler or outdoor pellet boiler, unless the outdoor wood boiler or outdoor pellet boiler has an attached stack extending two feet higher than the peak of the roof of the structure being served by the outdoor wood boiler or outdoor pellet boiler. *Amended: 12-21-09*

Phase-Three Qualified Outdoor Wood Boilers. No person shall install or allow the installation of any Phase-Three Qualified Outdoor Wood Boilers, unless the outdoor pellet boiler: (1) has an attached stack with a minimum stack height of 10 feet above ground level; or (2) has an attached stack extending two feet higher than the peak of the roof of the structure being served by the outdoor pellet boiler, if a neighboring residence is located less than 100 feet from the outdoor pellet boiler. *Amended: 12-21-09*

Phase-Three Qualified Outdoor Wood Boilers No person shall operate any Phase-Three Qualified Outdoor Wood Boilers, if a neighboring residence is located less than 100 feet from the outdoor pellet boiler, unless the outdoor pellet boiler has an attached stack extending two feet higher than the peak of the roof of the structure being served by the outdoor pellet boiler. *Amended: 12-21-09*

The applicant for a permit under this Ordinance shall demonstrate that the Commercial outdoor wood boiler or Outdoor Wood Boiler with a thermal rating greater than 350,000 Btu/hr shall be installed and operated in accordance with Chapter 150 of the Rules of the Maine Department of Environmental Protection, "Control of Emissions from Outdoor Wood Boilers," as the same may be amended from time to time. *Amended: 12-21-09*

4.5. Months of operation. Outdoor wood boilers shall be prohibited from operation between the dates of May 1 and October 1.

4.6. Spark arrestors and rain caps. All outdoor wood boilers shall be equipped with properly functioning spark arrestors. Use of a rain cap on the stack of an OWB is prohibited unless required by the manufacturer specifications. *Amended: 12-21-09*

4.7. Continued compliance required. If an outdoor wood boiler is installed in compliance with Sections 4.3 and 4.4, the outdoor wood boiler may not be used if the lot on which it is situated is altered so that the minimum lot size or setback(s) are no longer met.

ARTICLE 5
REVOCATION OF LICENSE

5.1. Revocation of license. A license issued pursuant to this Ordinance may, after notice and hearing, be revoked as the Town Council may determine to be necessary to protect the public health, safety and welfare of the residents of the Town of Hampden if any of the following conditions occur:

5.1.1. Emissions from the outdoor wood boiler exhibit opacity that obscures or partially obscures clear view of structures and trees that lay behind the smoke and haze on either the property where the outdoor wood boiler is located or on adjoining properties. This may be evidenced by photographs that are time dated;

5.1.2. Malodorous air contaminants from the outdoor wood boiler are detectable outside the property boundaries of the land on which the outdoor wood boiler is located. This may be evidenced by Town Public Safety Officials;

5.1.3. The emissions from the outdoor wood boiler interfere with the reasonable enjoyment of life or property;

5.1.4. The emissions from the outdoor wood boiler cause damage to vegetation or property; or

5.1.5. The emissions from the outdoor wood boiler are or may be harmful to human or animal health.

5.2. Prohibited use after revocation. If a license is revoked, the outdoor wood boiler in question shall not be used or operated.

5.3. Reinstatement of license. A revoked license may be reinstated once the condition which resulted in revocation is remedied and reasonable assurances are given that such condition will not recur. Recurrence of a condition which has previously resulted in revocation of a license shall be considered a violation of this Ordinance subject to the penalties provided in *Section 7.1 Penalties for offenses* hereof.

ARTICLE 6
WAIVERS

6.1. Waivers. Where the Town Council finds that extraordinary and unnecessary hardships may result from strict compliance with this Ordinance, it may vary the regulations so that substantial justice may be done and the public interest secured, provided that such variations will not have the effect of nullifying the intent and purpose of this Ordinance or of jeopardizing the health, safety or welfare of the public. In varying any regulations, the Town Council may impose such conditions and requirements as it deems reasonable and prudent. The Town Council may, at its discretion, hold a public hearing as part of its review. If the Town Council grants the waiver, a license shall be issued for the outdoor wood boiler. If the Town Council denies the waiver, the outdoor wood boiler must either be brought into compliance with this Ordinance or removed. If the Town Council does not take any action with respect to the waiver within 60 days from its receipt of an application for waiver, the waiver shall be deemed denied.

ARTICLE 7
PENALTIES

7.1. Penalties for offenses. Failure to comply with any of the provisions of this Ordinance shall be a violation and, upon conviction thereof, shall be subject to a civil penalty in accordance with Title 30-A M.R.S. §4452. In addition, any license issued pursuant to this Ordinance shall be revoked upon conviction of a second offense and the subject outdoor wood boiler shall not be eligible for another license. Each day that a violation occurs shall constitute a separate offense. All penalties shall inure to the benefit of the Town of Hampden. The owners of premises upon which prohibited acts occur shall be jointly and severally liable for violations of this Ordinance. Violators shall also be responsible for any and all court fees, expert witness fees, costs, and reasonable attorney fees if the Town is the prevailing party in an enforcement action.

ARTICLE 8
EFFECT ON OTHER REGULATIONS

8.1. Effect on other regulations. Nothing contained herein shall authorize or allow burning which is prohibited by codes, laws, rules or regulations promulgated by the United States Environmental Protection Agency, Maine Department of Environmental Protection or any other federal, state, regional or local agency. Outdoor wood boilers, and any electrical, plumbing or other apparatus or device used in connection with an outdoor wood boilers, shall be installed, operated and maintained in conformity with the manufacturer's specifications and instructions and any and all local, state and federal codes, laws, rules and regulations. In case of a conflict between any provision of this Ordinance and any applicable federal, state or local ordinances, codes, laws, rules or regulations, the more restrictive or stringent provision or requirement shall prevail.

ARTICLE 9
SEVERABILITY

9.1. Severability. Should any provision of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected.

ARTICLE 10
EFFECTIVE DATE

10.1. Effective Date. The effective date of this Ordinance shall be 30 days from the date of adoption by the Town Council.



4c

Susan Lessard <manager@hampdenmaine.gov>

Military Tax Exemption

3 messages

Daniel McClure <dsmcclure66@yahoo.com>

Sun, Oct 21, 2012 at 8:35 PM

Reply-To: Daniel McClure <dsmcclure66@yahoo.com>

To: "manager@hampdenmaine.gov" <manager@hampdenmaine.gov>

I am sending this email in regards to the military tax exemption. I have been a resident of Hampden since 1978. I graduated from Hampden Academy in 1984 and enlisted in the U.S. Navy in 1986. I continue to serve in the Navy.

Nine months of discussion over the military tax exemption is pointless. Hampden is either pro-military or anti-military. Not being able to pass this legislation shows which way the town is leaning. Maine already has a tax exemption for Active Duty Military who are stationed in the state, but are residents of another state. They do not pay excise tax on vehicles registered in Maine. This new law, passed by the Maine Legislature, extends the excise tax exemption to Military members who are residents of the state.

My wife and I own 4 vehicles and a 5th wheel camper. When the military excise tax exemption passes, I will be able to use this exemption for 3 more years, until I retire back to Hampden with 30 years of honorable service.

Very respectfully,
Daniel S. McClure
LCDR, NC, USN
935 Kennebec Rd
Hampden

Daniel McClure <dsmcclure66@yahoo.com>

Tue, Oct 23, 2012 at 12:23 PM

Reply-To: Daniel McClure <dsmcclure66@yahoo.com>

To: "manager@hampdenmaine.gov" <manager@hampdenmaine.gov>

Resending the below email as I don't know if it was received.

R,
Daniel S. McClure

[Quoted text hidden]

Susan Lessard <manager@hampdenmaine.gov>

Tue, Oct 23, 2012 at 12:28 PM

To: Daniel McClure <dsmcclure66@yahoo.com>

Mr. McClure-

My apologies. I received your email and it will be included with the information for the Council on this topic. The most current edition of the Hampden Highlights newsletter that went out last week asked for feedback from those who may be eligible for this exemption and we have heard from a number already.

Sue Lessard
Town Manager
[Quoted text hidden]



Susan Lessard <manager@hampdenmaine.gov>

military excise exemption

1 message

Mary Armstrong <magouch@tds.net>
To: manager@hampdenmaine.gov

Mon, Oct 22, 2012 at 3:30 PM

Dear Sue,

Our son William Armstrong has been serving on active duty in Afganistan since April, 2012. He lives at Heritage Woods,
135 Mayo Rd. Hampden, Me. 04444.

Would you please add his name to your list for consideration for the military excise exemption.

Thank you for your help with this matter.

Mary Armstrong
(Bill's mother)



Susan Lessard <manager@hampdenmaine.gov>

Military Excise Exemption (UNCLASSIFIED)

1 message

Smith, Aaron C SGT NG NG ME ARNG <aaron.c.smith2@us.army.mil>

Thu, Oct 18, 2012 at 4:16 PM

To: manager@hampdenmaine.gov

Classification: UNCLASSIFIED

Caveats: NONE

Sir/Ma'am,

I am Aaron Smith and currently reside in Hampden. I work full time for the Maine Army National Guard (MEARNG) in Bangor. The article in the "Hampden Highlights" is a little vague on the guidelines for the exemption.

The Military Excise Exemption may apply to 5 to 10 people that I know of residing in Hampden. That number would depend on the guidelines of the ordinance. Also the term stationed elsewhere would need to be defined. For example, I am on active duty orders for the MEARNG and my orders are stationed for Bangor, but I reside Hampden. I don't think the exemption should apply to me, but if it did your number of participants would increase. If more specific guidelines were provided I could reply with a fairly accurate number for the MEARNG. Thank you.

AARON C. SMITH
Sergeant, 52 TC
Human Resources NCO

Classification: UNCLASSIFIED

Caveats: NONE



Susan Lessard <manager@hampdenmaine.gov>

Military excise exemption

1 message

Marybeth B Richards <mbrichards444@msn.com>

Wed, Oct 17, 2012 at 6:47 AM

To: "manager@hampdenmaine.gov" <manager@hampdenmaine.gov>

My son is an active duty Coast Guardsmen stationed in Astoria, Oregon. His permanent address is here in Hampden. He will be home this winter and plans to buy a used car, actually it is my current vehicle which I plan on replacing with a new vehicle. That should offset the lost excise tax for the town in this situation.

Thanks,

MaryBeth B Richards
443 Sawyer Road
Hampden

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T 207.945.5105
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5/a

November 2, 2012



Galen "Chip" Swan
Public Works Director
Town of Hampden
106 Western Avenue
Hampden, ME 04444

Thursday 9/20/12
11/9 Finance & Council

Re: Bid Recommendation - Edythe L. Dyer Community Library Boiler Replacement

Dear Chip:

All three contractors that participated in the original October 23, 2012, project bid submitted a revised scope and price yesterday. Two of the three proposals met the budget limit of \$10,000. The third (Ray Plumbing Co.) provided two alternates, both above that limit. The tabulated bid result sheet and bids are attached.

We tasked the bidders to provide you with a package that met the original intent to the extent possible within the \$10,000 budget. Penobscot Temperature Controls, Inc. appears to have provided the best package within that restraint. Both Huntley Oil Company, Inc. (Biasi boiler) and Penobscot Temperature Controls, Inc. (New Yorker boiler) proposed energy star boilers. However, the Biasi boiler is oversized (based on historic fuel consumption) and will likely short cycle. There was also no reset control included with the Biasi product. The short cycling and lack of reset control will both reduce seasonal efficiency. So, within the \$10,000 limit, we suggest you work with Penobscot Temperature Control, Inc.

The third bidder, Ray Plumbing Co., provided two alternatives at \$15,215 and \$12,247 along with payback analysis for each. Given that the Energy Kinetics EK-1 boiler has a built-in blend pump that allows the piping system temperature within the building to fully respond to the outdoor temperature (saving additional energy) while still protecting the boiler, their analysis appears reasonable. The basic reset control proposed by Penobscot requires the entire system to maintain a minimum temperature for boiler condensation and shock protection.

As part of their two revised proposals, Ray would eliminate the indirect water heater and provide a small electric water heater. Given your reportedly low domestic hot water use, a well-insulated electric unit would decrease your costs as compared to the current tankless coil situation and allow the boiler to be completely shut down in summer.

If the Town has additional funds beyond the grant that could be directed to this project, either of Ray's proposals should provide acceptable paybacks

Code issues were not comprehensively reviewed as part of our scope. The oil line is noted as being replaced for all bidders. As you can see from the bids, other code items that concerned the bidders varied per bidder. We suggest you work with local code enforcement and your selected bidder to identify code issues and additional costs prior to awarding a contract.

Please call with any questions or concerns.

Sincerely,

WOODARD & CURRAN INC.


Devon Carter, PE, LEED AP
Project Engineer

DLC/jiv
213357.00 007



COMMITMENT & INTEGRITY
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Bangor, Maine 04401
www.woodardcurran.com

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F 207.946.5492

TOWN OF HAMPDEN, MAINE
EDYTHE L. DYER COMMUNITY LIBRARY BOILER REPLACEMENT
PROJECT NO. 213357
November 1, 2012 - Re-Bid Under Reduced Scope

No.	Description	Unit	Estimated Quantity	Ray Plumbing & Heating Co.		Penobscot Temperature Controls, Inc.		Huntley Oil Company, Inc.	
				Unit Price	Value	Unit Price	Value	Unit Price	Value
1	Boiler Replacement	LS	1	See Below		\$9,789.00	\$9,789.00	\$9,996.02	\$9,996.02
				TOTAL BASE BID	\$0.00	TOTAL BASE BID	\$9,789.00	TOTAL BASE BID	\$9,996.02
	Revised Original Proposal Dated October 15, 2012	LS	1	\$18,244.00	\$18,244.00		\$0.00		\$0.00
	Revised Proposal #1	LS	1	\$15,215.00	\$15,215.00		\$0.00		\$0.00
	Revised Proposal #2	LS	1	\$12,247.00	\$12,247.00		\$0.00		\$0.00
				TOTAL BID	\$9,789.00	TOTAL BID	\$9,789.00	TOTAL BID	\$9,996.02

Ray Plumbing Co.
P.O.Box 588, 180 Abram Way
Ellsworth, Maine 04605

PROPOSAL

DATE: October 15, 2012

FOR: Edythe L. Dyer Community Library
JOB: Boiler Replacement, Town of Hampden, Maine

Replace Boiler

Energy Kinetics System 2000 EK-1 Frontier Premier Heat and Hot Water Boiler Package: Includes Standard Base, Air Box, Digital Manager, Filter Kit w/ Flex Oil Line, Complete Supply, Return, By-pass Piping, Main Circulator, Air Purger and Vent, Gauge, Relief Valve, Boiler Feeder & Back Flow Preventer, Ball Valve and Purge, 40 Gallon Hot Water Storage Tank, Heat Exchanger, Smart Pump Kit

Boiler as Listed Above	1	
Resettable LWCO & Hi Limit Kit	1	
Re-use Expansion Tank	1	
Smoke Pipe	1	
Air Box Piping w/ Core Drill	1	
Run New Coated Oil Line, Protect @ Door	1	
Add Tiger Loop to Oil System	1	
Pipe Existing Zones Supply & Return For Primary/Secondary, Re-use Circulators	1	
10 Zone ERC Control	1	
Injection Zone Valves	2	
Replace Existing Zone Valves	7	
New Thermostats, Honeywell Programmable	7	
Pipe HW Storage Tank w/ Thermal Exp	1	
Watts Mixing Valve for Hot Water	1	
Wire Boiler and Controls	1	
Removal/Disposal of Boiler	1	
Total for Boiler Replacment		\$18,244

Options:

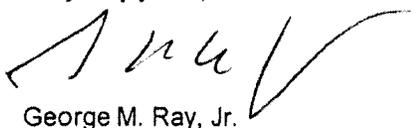
5"SS Chimney Liner, Installed	1	\$2,443
Twin 275 Gallon Oil Tank Package	1	\$2,957
Grundfos Comfort HW Recirc System	1	\$1,360

Notes:

Code requires whole system be brought up to date, including chimney and oil tank.
Oil tanks meet code "as is". May want to upgrade due to age.
Oil line must be changed.
Chimney is lined. A SS liner is recommended.
Liner price based on no off-sets or restrictions in chimney.
There may be a 24 hour period when heat and/or hot water will be off.

Thank you for the opportunity to quote on this project. Should you have any questions or require any additional information, please feel free to contact me.

Very truly yours,



George M. Ray, Jr.
207.667.5536

Acceptance of Proposal

The above prices, specification and conditions satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature _____ Date _____

Terms: 50% down, balance as requisitioned.

Ray Plumbing Co.
P.O.Box 588, 180 Abram Way
Ellsworth, Maine 04605

PROPOSAL Revised #1

DATE: October 31, 2012

FOR: Edythe L. Dyer Community Library
JOB: Boiler Replacement, Town of Hampden, Maine

Replace Boiler

Energy Kinetics System 2000 EK-1 Frontier Premier Heat Only Package: Includes Standard Base, Air Box, Digital Manager, Filter Kit w/ Flex Oil Line, Complete Supply, Return, By-pass Piping, Main Circulator, Air Purger and Vent, Gauge, Relief Valve, Boiler Feeder & Back Flow Preventer, Ball Valve and Purge

Boiler as Listed Above, No Tank	1	
Resettable LWCO & Hi Limit Kit	1	
Re-use Expansion Tank	1	
Smoke Pipe	1	
Air Box Piping w/ Core Drill	1	
Run New Coated Oil Line, Protect @ Door	1	
##Add Tiger Loop to Oil System		
Pipe Existing Zones Supply & Return For Primary/Secondary, Re-use Circulators	1	
10 Zone ERC Control	1	
Injection Zone Valves	2	
Replace Existing Zone Valves	7	
##Re-use Extg Thermostats		
**Pipe HW Storage Tank w/ Thermal Exp		
**Watts Mixing Valve for Hot Water		
% Remove Extg 80 Gal Water Heater	1	
% 30 Gal Electric Water Heater w/ Timer	1	
Wire Boiler and Controls	1	
Removal/Disposal of Boiler & 80 Gal EWH	1	
Total for Boiler Replacment		\$15,215

Options:

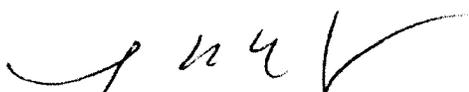
5"SS Chimney Liner, Installed	1	\$2,443
Twin 275 Gallon Oil Tank Package	1	\$2,957
Grundfos Comfort HW Recirc System	1	\$1,360

Notes:

** = Modified, ## = Deleted, % = Added.
 Code requires whole system be brought up to date, including chimney and oil tank.
 Oil tanks meet code "as is". May want to upgrade due to age.
 Oil line must be changed.
 Chimney is lined. A SS liner is recommended.
 Liner price based on no off-sets or restrictions in chimney.
 There may be a 24 hour period when heat and/or hot water will be off.

Thank you for the opportunity to quote on this project. Should you have any questions or require any additional information, please feel free to contact me.

Very truly yours,


 George M. Ray, Jr.
 207.667.5536

Acceptance of Proposal

The above prices, specification and conditions satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature _____ Date _____
 Terms: 50% down, balance as requisitioned.

Ray Plumbing Co.
P.O.Box 588, 180 Abram Way
Ellsworth, Maine 04605

PROPOSAL - Revised #2

DATE: October 31,2012

FOR: Edythe L. Dyer Community Library
JOB: Boiler Replacement, Town of Hampden, Maine

Replace Boiler

Energy Kinetics System 2000 EK-1 Frontier Premier Heat Only Package: Includes Standard Base, Air Box, Digital Manager, Filter Kit w/ Flex Oil Line, Complete Supply, Return, By-pass Piping, Main Circulator, Air Purger and Vent, Gauge, Relief Valve, Boiler Feeder & Back Flow Preventer, Ball Valve and Purge

Boiler as Listed Above, No Tank	1	
Resettable LWCO & Hi Limit Kit	1	
Re-use Expansion Tank	1	
Smoke Pipe	1	
Air Box Piping w/ Core Drill	1	
Run New Coated Oil Line, Protect @ Door	1	
##Add Tiger Loop to Oil System		
**Connect to Extg Supply & Return As Is, Re-use Circulators	1	
**10 Zone Digital Manager Upgrade	1	
% 7 Zone Interface Relay Set-up	1	
##Injection Zone Valves		
##Re-use Existing Zone Valves		
##Re-use Extg Thermostats		
**Pipe HW Storage Tank w/ Thermal Exp		
**Watts Mixing Valve for Hot Water		
% Remove Extg 80 Gal Water Heater	1	
% 30 Gal Electric Water Heater w/ Timer	1	
Wire Boiler and Controls	1	
Removal/Disposal of Boiler	1	
Total for Boiler Replacment		\$12,247

Options:

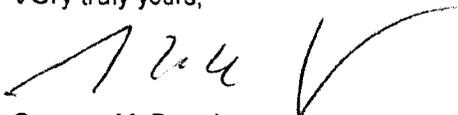
5"SS Chimney Liner, Installed	1	\$2,443
Twin 275 Gallon Oil Tank Package	1	\$2,957
##Grundfos Comfort HW Recirc System		

Notes:

** = Modified, ## = Deleted, % = Added.
 Code requires whole system be brought up to date, including chimney and oil tank.
 Oil tanks meet code "as is". May want to upgrade due to age.
 Oil line must be changed.
 Chimney is lined. A SS liner is recommended.
 Liner price based on no off-sets or restrictions in chimney.
 There may be a 24 hour period when heat and/or hot water will be off.

Thank you for the opportunity to quote on this project. Should you have any questions or require any additional information, please feel free to contact me.

Very truly yours,



George M. Ray, Jr.
 207.667.5536

Acceptance of Proposal

The above prices, specification and conditions satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature _____ Date _____

Terms: 50% down, balance as requisitioned.

Ray Plumbing Co.
P.O.Box 588, 180 Abram Way
Ellsworth, Maine 04605

Estimated Annual Fuel Use		Gallons Per	Fuel Cost	Annual Fuel Cost
	Year	Year		
Existing Oil Used	2080		3.25	\$6,760
Years Of Use	20			\$135,200
Less Expected Fuel Savings Of Another System 10%	208			
Estimated Fuel Use	1872		3.25	\$6,084
Years Of Use	20			\$121,680
System 2000 Boiler				
Less 33% Fuel Use	686.4			
Estimated Fuel Use	1393.6		3.25	\$4,529
Years Of Use	20			\$90,584

Replacement System	10/15/2012	Other System - Brand A	System 2000 EK-1	10/31/2012	System 2000 EK-1	10/31/2012
Investment	\$18,244	\$ 11,500.00	Investment	\$15,215	Investment	\$12,247
Fuel Use/YR	\$4,529	\$6,084	Fuel Use/YR		Fuel Use/YR	
Yrs Of Use	\$90,584	\$121,680	Yrs Of Use		Yrs Of Use	
Total Systems	\$108,828	\$133,180	Total Systems		Total Systems	
Brand A		\$133,180	System 2000		System 2000	
System 2000		\$108,828	Additional Money Spent On Fuel To Avoid Spending Difference In		Additional Money Spent On Fuel To Avoid Spending Difference In	
		\$24,352	Projected Pay Back		Projected Pay Back	
Projected Pay Back Of Both Systems			System 2000		System 2000	
System 2000	\$18,244	\$11,500.00	Grant	\$15,215	System 2000	\$12,247
Grant	(\$10,000)	(\$10,000)	Total	(\$10,000)	Grant	(\$10,000)
Total	\$8,244	\$1,500.00	Fuel Savings / Yr \$	\$5,215	Total	\$2,247
Fuel Savings / Yr \$	\$2,231	\$676.00	Yrs To Pay Back	\$2,231	Fuel Savings / Yr \$	\$2,231
Yrs To Pay Back	3.7	2.2	Yrs To Pay Back	2.3	Yrs To Pay Back	1.0
ROI	27%	45%		43%		99%

Penobscot Temperature Controls, Inc.

54 Nadine's Way
 Hampden, ME-04444
 (207)945-9350

Quote

Date	Quote #
11/1/2012	72

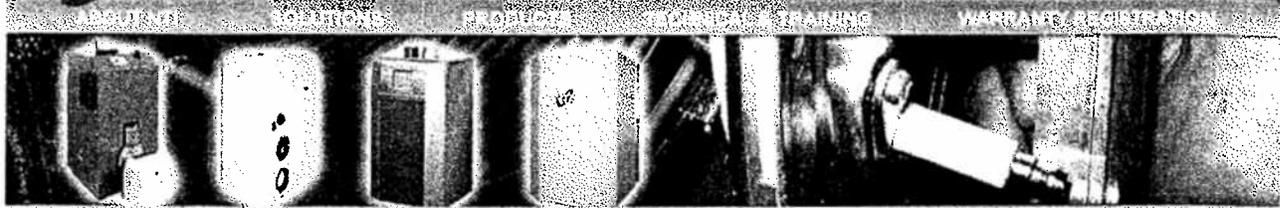
Name / Address
Town of Hampden 106 Western Avenue Hampden, ME 04444

		Project	Location
		New Boiler	Town Office
Item	Description	Qty	Total
Materials and labor	Edythe L Dyer Community Library Boiler Replacement. We will remove and dispose for the existing boiler. We will provide and install one NY Thermal Odyssey model # CT 120-180 boiler / Riello burner. with Tekmar outdoor reset control, one 40 gallon indirect water heater. Tiger loop oil filter unit, replace existing oil line. Use existing heating circulation pumps and zone valves Thermostat control wire connections, new boiler system start up and check out. One year warranty		9,789.00
Thank you for your business! **This quote may be withdrawn by us if not accepted within 30 days.**		Total	\$9,789.00



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FEATURES

- Its unique three-pass combustion path design generates outstanding performance with efficiencies up to 85 per cent
- The most advanced technology, NTI's Fuel smart Hydrostat 3250 from hydrolevel
- The flame envelope is totally surrounded by water resulting not only in high efficiencies but low installation clearances
- Safely operates at low water temperatures allowing a reliable "cold start" operation
- Lifting holes are provided in the casting to enable the use of lifting bars, making boiler placement efficient and safe
- All boilers are protected with a plastic film to prevent damage before installation
- Certified for low clearance and combustible floor installations
- The snap-off front panel and hinged burner door make cleaning easy and quick

SPECIFICATIONS

Model	Input GPH	Heating Capacity BTU	Efficiency	Dimension A	Water Volume	Weight (lbs)
CT-80	.65	77,000	83.6%	17.5	3.6	260
CT-90	.75	88,000	83.0%	17.5	3.6	260
CT-100	.85	99,000	82.4%	17.5	3.6	260
CT-120	1.00	121,000	85.1%	25.5	5.4	390
CT-150	1.25	149,000	84.0%	25.5	5.4	390
CT-180	1.50	176,000	82.8%	25.5	5.4	390
CT-215	1.75	212,000	85.8%	33.5	7.3	500
CT-230	1.85	223,000	85.8%	33.5	7.3	500
CT-250	2.00	240,000	85%	33.5	7.3	500

SUPPLY AND RETURN SIZE	1 1/4" NPT
Stack Size	5"
Allowable operating Range °f	90-220°f
Maximum allowable temperature	240°f
Maximum allowable pressure	50 Psi

PROPOSAL

HUNTLEY OIL COMPANY, INC.
740 MAIN ROAD NORTH
HAMPDEN, MAINE 04444
(207) 945-9378

October 30, 2012

Edythe L. Dyer Community Library
PROPOSAL SUBMITTED TO
269 Main Road North
STREET
Hampden, Maine 04444

We hereby submit specifications and estimates for: Boiler Replacement at the Edythe L. Dyer Community Library.

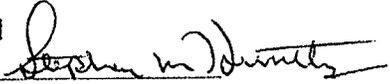
Price for the installation: \$9,996.02

We propose hereby to furnish material and labor- complete in accordance with above specifications, for the sum of Nine Thousand Nine Hundred Ninety-Six dollars and 02/100. Payment to be made as follows: \$4,998.01 is due to start the conversion and \$4,998.01 is due once the installation is completed.

Due to recent world conditions, Huntley Oil Co., Inc. cannot and will not be responsible for any cost increase in any metal or metal made product. We will also reserve the right to substitute Pex tubing for copper tubing. This will depend on price and availability.

All material is guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. Any alterations or deviations from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. The owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance and are State of Maine licensed.

Note: This proposal may be
Withdrawn by us if not accepted
Within 30 days

Authorized
Signature 
Stephen M. Huntley, President

Acceptance of Proposal: The above prices,
Specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified. Payment will be made as
Outlined above.

Date of Acceptance _____

Signature _____

PROPOSAL

*HUNTLEY OIL COMPANY, INC.
740 MAIN ROAD NORTH
HAMPDEN, MAINE 04444
(207) 945-9378*

Edythe L. Dyer Community Library
PROPOSAL SUBMITTED TO
269 Main Road North
STREET
Hampden, Maine 04444

October 30, 2012

We hereby submit specifications and estimates for: Boiler Replacement

1-Biasi cast iron boiler B10-9

1-Rellio 40 F10 oil burner

We will be connecting to the existing piping and zoning system.

Price will include:

- All the necessary piping and wiring for boiler replacement only.
- The installation of a 41-gallon indirect storage tank and all the necessary piping.
- The re-piping of the oil tank vent piping.
- The replacement of the oil supply line and sleeving to the oil burner.
- The removal and hauling off of the existing boiler.

Please note that we recommend the oil tanks to be replaced.

Please note that the public cannot be allowed near the boiler or in the boiler room.

If a wall separation is needed, you will have to provide the necessary combustion and ventilation air requirements at an extra cost.

Please note that all existing A/C ducts need to be closed off during the winter months.

Please note that we will also advise you to have a protective cover built over the oil supply connections at the fuel oil tank.

Please note that if the existing chimney does not meet the code requirements, relining or repair of will be at an extra cost

The work will be done during normal business hours, Monday-Friday, 7:00a.m to 5:00p.m.

The installation will be installed to comply with All State & local codes.

J&M Chase Electric, Inc will be a subcontractor on this replacement.

Due to recent world conditions, Huntley Oil Co., Inc. cannot and will not be responsible for any cost increase in any metal or metal made product. We will also reserve the right to substitute Pex tubing for copper tubing. This will depend on price and availability.

All material is guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. Any alterations or deviations from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. The owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance and are State of Maine licensed.

Note: This proposal may be
Withdrawn by us if not accepted
Within 30 days

Authorized
Signature 
Stephen M. Huntley, President

Acceptance of Proposal: The above prices,
Specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified. Payment will be made as
Outlined above.

Date of Acceptance _____

Signature _____

The **BIASI B-10 Boiler System**



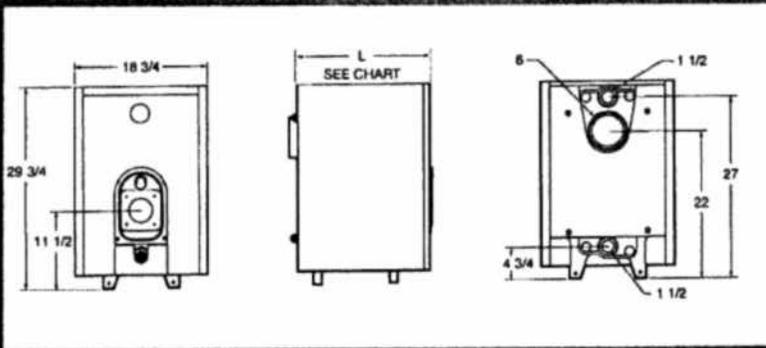
- **Energy Star compliant**
- **Compact size**
- **Limited lifetime warranty**



Quincy Hydronic Technology, Inc. • 1-800-501-7697 • E-mail: info@qhtinc.com

BIASI...The Style of Warmth

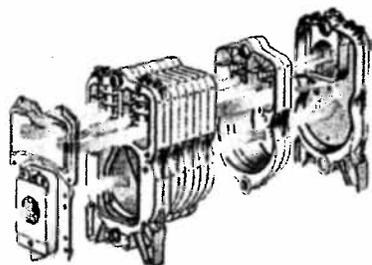
The B-10 boiler system has been heating residential buildings throughout the world for years. It has proven its fuel efficiency and durability in countries where fuel can cost up to four times as much as in the U.S. The same fuel-saving technology is now available here in North America. With the three-pass boiler design and low water content, heat is quickly supplied for your heating zones and hot water needs. Combined with a boiler temperature reset, high limit control, you can achieve a fuel savings of up to 40% over conventional single-pass boilers. You will also have peace of mind since the B-10 boiler package complies with ASME and UL standards. The B-10 boiler system is the cost-competitive heat and hot water system of choice.



The BIASI B-10 Residential Series

Boiler Model #	DOE Heating Capacity	Gross Input Burner Capacity		Net IBR Output (MBH)	AFUE Efficiency (%)	Water Content (Gals.)	Length (L) (Inches)	Weight (Lbs.)
		GPH	MBH					
B-3	67	0.55	80	58	86.6	3.7	15.5	247
B-4	97	0.80	112	84	86.8	4.7	19.5	307
B-5	124	1.00	140	108	87.2	5.7	23.5	367
B-6	153	1.25	175	133	86.7	6.7	27.5	427
B-7	185	1.50	215	161	86.8	7.7	31.5	486
B-8	211	1.80	257	183	86.8	8.7	35.5	546
B-9	257	2.10	298	223	86.5	9.7	39.5	606

Maximum water working pressure: 58 PSI. (1) The burner input is based on oil with a heat value of 140,000 BTU/Gal.; (2) The net output ratings shown are based on piping and pick-up allowance of 1.15; (3) The efficiency ratings are based on a combustion condition of 12.5% CO₂. Warranty: The BIASI B-10 boiler has a limited lifetime warranty. A copy is provided with each boiler or is available from your dealer. Built in accordance with the requirements of ASME boiler and pressure vessel code.



A 3-pass boiler design is the most efficient way to get the maximum amount of heat from the fuel, since it contains three times as much interior surface area (compared to a single-pass boiler) to extract heat from.

Technical Advantages

- Gas or oil burner compatible
- Easy-access swing door
- No flue required; can be direct vented outdoors
- Low water content boiler heats up faster with less fuel
- Efficient 3-pass heat exchanger boiler design
- GG20 cast-iron construction for superior heat retention and durability
- ASME and UL listed
- 58 PSI cast-iron construction

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5b

Re: Tax Repayment Plan for property at
1037 Kennebec Road in Hampden, ME

Attn: Mayor Janet Hughes

106 Western Ave

Hampden Me, 04444

October 23rd, 2012

Brian/Joseph Sullivan

43 Riverside Ave Suite 224

Medford MA, 02155

Dear Mayor Hughes,

I am writing you in the hopes of reinstating the property tax repayment program that was recently submitted for cancellation and subsequent escalation payment. Ms Lessard and her office where more than understanding when they initiated this plan for us, and we deeply regret allowing the September payment to go late. This late payment was caused by circumstances beyond our control, but none the less, the directions for repaying the debt were clear in the plan set forth for us, and we understand fully the reason for the escalation.

We again ask for the kindness and understanding of Your Honor, The Council, and Ms Lessard, to please allow us to continue with our repayment plan that was initiated for the property back in March. We want to repay these taxes as soon as possible and will do so at the very moment we can, but it would be extremely helpful to have a structured payment plan in place so that we could continue to make installments until we have the money necessary to pay the balance in full. We never wanted to be problem for the Town of Hampden and will NEVER allow this to happen again. If I may, I would like to give some background information to support my case and request.

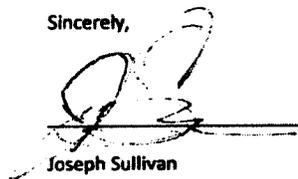
Our situation began when our Father passed away suddenly without a will. We were then forced to mediate our affairs in the long and argues process of the Probate Court. After this painstaking process we fell into our first Tax Foreclosure situation while we were trying to sort out all these new found responsibilities. Ms Lessard and her office were more than gracious in formatting a repayment plan, which we followed to restore the property that we love dearly, back into our families' name. After this time we felt it necessary to ask the assistance of a family friend to help in the financial arrangements of all the matters we had before us. This worked for a few years but we now find ourselves in the same predicament. It had recently come to our attention that this "friend" was far less than virtuous than we thought and had not been attending to our financial matters at all. This great deceit coupled with some major medical issues that befell one of the children in our family have combined to land us in this most recent financial debacle regarding the property in Hampden.

Since discovering these issues, we contacted Ms Lessard and her office; they were again most gracious in allowing the property to be put back into a repayment plan. We were more than grateful and honored by the compassion and professionalism extended to us by Ms Lessard. Since then we have been mostly diligent in keeping up with the arrangement, paying back more than half of the debt including the current year's tax bill (\$4200.00) since April. This is until the September payment was delayed by some extenuating circumstances, and we fell into the current situation of potential retraction of the repayment plan. The payment has since been submitted and the plan is "back on schedule" so to speak. Even so, we did not follow the agreement exactly to its terms, and understandably, are now in risk of an escalation of the balance and the current year's taxes to be due immediately.

If we would need to produce the entire amount due at once, it would force our family into greater financial hardships as it would make other financial responsibilities more difficult to satisfy as well as this one. So it is for this reason we ask the understanding of Your Honor, your Council, and Ms Lessard, to please consider reinstating the repayment plan we began in April. We feel we have made good strides by making the \$600 dollar installments resulting in \$4200.00 in payments during this current repayment plan, reducing the debt substantially. Also, hopefully, we have shown a genuine commitment that we wish to recover this property by way of repaying the debt back to the Town of Hampden. This property means a GREAT DEAL to my Family, and we have a GREAT RESPECT for your Town, and wish to regain good standing with both.

I would like to Thank Your Honor for taking the time to read this letter and I would also like to thank you in advance for any consideration you give this matter. Please feel free to contact me directly with any questions or concern your office may have.

Sincerely,



Joseph Sullivan

781-866-9646



Brian Sullivan

SULLIVAN, JOSEPH F
64 WAREHAM LAKESHORE DR
01-0
-056

E WAREHAM, MA 02538
B3638P1
000122

SULLIVAN, BRIAN M.
122

10 FELLOWSHIP CIRCLE
WEST WAREHAM MA 02576
B7492P153
01
0
056

PROPERTY DATA

NEIGHBORHOOD CODE	48	YEAR	1989/90	LAND	20,790	BUILDINGS	8,800	EXEMPT	0	TOTAL	29,590
STREET CODE		X-COORDINATE	ACCT: 000122		MAP/LOT: 01-0-056						
Y-COORDINATE			1990/91								

ASSESSMENT RECORD	YEAR	LAND	BUILDINGS	EXEMPT	TOTAL
	1989/90	20,790	8,800	0	29,590
	1990/91	48,600	9,500	0	58,100
	91/92	49,600	9,500	0	59,100
	92/93	46,800	9,500	0	56,300
	93/94	46,800	9,400	0	56,200
	94/95	46,800	9,400	0	56,200
	95/96	46,800	9,400	0	56,200
	97/98	46,800	9,200	0	56,000
	98/99	46,800	9,100	0	55,900
	99/00	46,800	9,100	0	55,900
	00/01	48,100	9,100	0	57,200
	01/02	56,600	9,000	0	65,600
	02/03	56,600	9,000	0	65,600
	03/04	62,100	9,800	0	71,900
	04/05	67,900	10,700	0	78,600
	05/06	76,400	12,100	0	88,500
	06/07	96,200	15,200	0	111,400
	07/08	96,200	15,200	0	111,400
	08/09	96,200	15,200	0	111,400
	09/10	96,200	15,200	0	111,400
	10/11	96,200	15,200	0	111,400
	11/12	96,200	15,200	0	111,400
	12/13	96,200	15,200	0	111,400

SALE DATA	DATE(MM/YY)	PRICE
	10/11	96,200
	11/12	96,200
	12/13	96,200
	12-1	122-1 Map/Lot: 01-0-056

SALE TYPE	ACRES	ACRES/SITES	ACRES (cont.)
1. Land	2.2	2.2	34. Pasture 1
2. Land & Bldg.	2.2	2.2	35. Pasture 2
3. Building Only	2.2	2.2	36. Pasture 3
4. Mobile Home	2.2	2.2	37. Softwood
5. Other	2.2	2.2	38. Mixed Wood
6. Cash	2.2	2.2	39. Hardwood
7. Family	2.2	2.2	40. Waste
8. Other	2.2	2.2	41.
9. Conitid.	2.2	2.2	
10. Split	2.2	2.2	
11. Valid	2.2	2.2	
12. Related	2.2	2.2	
13. Disstress	2.2	2.2	
14. Split	2.2	2.2	

Final AA

Dead 50.00 acres

Hampden
10:57 AM

**Town of Hampden
Tax Information Sheet
As of: 11/26/2012**

11/26/2012
Page 1

Account: 122 **Name:** SULLIVAN, BRIAN M., "TENANTS IN POSSESSION"
Location: 1037 KENNEBEC RD
Map and Lot: 01-0-056 **Sale Date:**
Deed Reference: B7492P153 **Sale Price:**
Land: 96,200 **Total Acres:** 50
Building: 15,200 **Tree Growth:** Soft : 0 Mixed : 0 Hard : 0
Exempt: 0 **Farmland:**
Total: 111,400 **Open Space:**
Zoning: 13 - Rural
SFLA: 500

Last Billed : 2013-1	Amount	Mill Rate
Previous Billed : 2012-1	1,771.26	15.90
	1,771.26	15.90

Outstanding Taxes					
Year	Per Diem	Principal	Interest	Costs	Total
2013-1	0.1698	1,771.26	9.17	0.00	1,780.43
2012-1	0.2634	1,373.45	1.58	0.00	1,375.03
	0.4332	3,144.71	10.75	0.00	3,155.46
2013-1 Period Due					
	10/03/2012	885.63	9.17	0.00	894.80
	04/03/2013	885.63			885.63
					1,780.43

Information Given By: _____
 Title: _____ 11/26/2012
 Tax year July 1 - June 30. Sewer acct # _____
 All calculations are as of: 11/26/2012



Emera Companies

**Town of Hampden & Bangor Hydro Electric Company
 A Public-Private Partnership Proposal
 Regarding a
 Proposed Operational Facility Project
 28 Penobscot Meadow Drive
 Hampden, Maine**

Bangor Hydro Electric Company requests that the Town of Hampden provide support for its planned \$18 million consolidation investment in the Town over the next six years. By creating a tax increment financing (TIF) district and approving a credit enhancement agreement, Hampden will provide critical assistance in support of this investment, will move Bangor Hydro’s extensive fleet to Hampden, and will bring approximately 250 employees to the Town. This support will secure Hampden, Maine as the home-base of Bangor Hydro operations and position it as the likely location for any future expansion.

Background:

In 2004 Bangor Hydro consolidated most of their Bangor-based office employees from a number of buildings on State Street and Exchange Street in Bangor into a new facility on Telcom Drive in Bangor with the intent of accommodating staff for a 10-15 year period. At that time the company had a total of approximately 210 employees. Since that time employee numbers have increased and continue to do so. To accommodate the growth, Bangor Hydro purchased a 9000 SF building on Illinois Avenue in Bangor and subsequently outgrew this facility as well. To accommodate this further growth Bangor Hydro has leased 6000 SF of space in the Key Plaza building. Currently Bangor Hydro employs 302 people.

Existing Operations in Hampden:

Bangor Hydro owns two parcels of land totaling approximately 50 Acres of which half is located in Hampden and half in Bangor. The proposed project would be entirely on the parcel in Hampden.

The site is currently home to a 13,000 Sq. Ft. warehouse storage building built in 2002 and a gravel yard area with fenced enclosure. The original development included the construction of the access road and utilities from Route 202 into the project site. The road, Penobscot Meadow Drive, has since been turned over to the Town of Hampden.

Proposed Development:

The project is proposed in two phases.

Phase 1 is expected to begin construction in the first quarter of 2013 and be completed and occupied by the end of the fourth quarter 2014. Phase 1 includes the construction of additional warehouse space, a Fleet service facility, and a truck parking garage, all of which will be interconnected. Additionally a portion of the new warehouse will have a mezzanine level where offices will be constructed for multiple departments. The estimated direct cost of this project is \$11,500,000. This project will become the new workplace for all of our employees and departments currently housed at Facilities located on Main St in Bangor as well as some employees from other Bangor Hydro Facilities in Bangor. The proposed facility will also house the Company's extensive fleet of vehicles. Excise tax paid on this Fleet to the City of Bangor in 2012 was \$83,554.96.

Phase 2 consists of the construction of a two-story office building which would be connected with the other buildings constructed in Phase 1. This phase of the project would likely be constructed beginning in the second quarter of 2017 and would be occupied by the first quarter of 2019. The estimated direct cost for this project is \$6,500,000. This would complete Bangor Hydro's long-term vision of having all Bangor region based employees on a single campus where business could be conducted effectively for the foreseeable future.

Bangor Hydro looks forward to working with the various Town of Hampden representatives as part of the team that will guide this project to a successful completion. The Company and this project will become part of the local community and we at Bangor Hydro look forward to this. There are currently 32 Bangor Hydro employees that live in the community. Initially approximately 100 Bangor Hydro employees will be housed in the Phase I Facility. The Phase II project is expected to house all of remaining Bangor Hydro employees working in the Bangor region, the estimated number of additional employees is 150.

Proposed Tax Increment Financing District:

Geographic Area:

Proposed district boundaries include the entire parcel of land owned by Bangor Hydro Electric Company at 28 Penobscot Meadow Drive. Specific acreage and boundaries to be identified.

Term:

To provide value to the Town and reduce impact on the general fund due to sudden loss of shelter benefit, a 25 year TIF term is proposed with 20 years of credit enhancement to the Company and a step-down capture in the final 5 years —with the resultant TIF revenue allocated entirely to the Town.

Credit Enhancement Request:

Bangor Hydro Electric Company requests Town assistance with this \$18,000,000 project through a twenty-year credit enhancement of 50% for five years, 75% for five years, 50% for five years, and 25% for the final five years.

It is anticipated that the town would capture 100% in years 1-20 and a step down capture in years 21 through 25 and would utilize the revenues not allocated to the credit enhancement for municipal economic development purposes. This, of course, is at the discretion of the Town. Bangor Hydro representatives will work with the Town to implement the terms and allocation of municipal capture that best meets municipal needs.

Town of Hampden
Bangor Hydro Electric Municipal Development and TIF District

	Estimated Annual Investment	Projected Cumulative Investment	Projected Increase in Annual Assessed Value		Annual Assessed Value Retained		Mil Rate	Gross New Taxes
			Real Property	Projected Annual Assessed Value	%	\$ Amount		
base	\$ 7,700,000	\$ 7,700,000						
1	\$3,800,000	\$ 11,500,000	\$ 7,700,000	\$ 7,700,000	100%	\$ 7,700,000	15.90	\$ 122,430
2		\$ 11,500,000	\$ 11,500,000	\$ 11,500,000	100%	\$ 11,500,000	15.90	\$ 182,850
3		\$ 11,500,000	\$ 11,500,000	\$ 11,500,000	100%	\$ 11,500,000	15.90	\$ 182,850
4	\$3,250,000	\$ 14,750,000	\$ 11,500,000	\$ 11,500,000	100%	\$ 11,500,000	15.90	\$ 182,850
5	\$3,250,000	\$ 18,000,000	\$ 14,750,000	\$ 14,750,000	100%	\$ 14,750,000	15.90	\$ 234,525
6		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
7		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
8		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
9		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
10		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
11		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
12		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
13		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
14		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
15		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
16		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
17		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
18		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
19		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
20		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
21		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
22		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	80%	\$ 14,400,000	15.90	\$ 286,200
23		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	65%	\$ 11,700,000	15.90	\$ 286,200
24		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	40%	\$ 7,200,000	15.90	\$ 286,200
25		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	15%	\$ 2,700,000	15.90	\$ 286,200
26		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	5%	\$ 900,000	15.90	\$ 286,200
27		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000				
Cumulative Avg. Annual	\$ 18,000,000		\$ 16,678,000	\$ 16,678,000		\$ 14,554,000		\$ 6,629,505
								\$ 265,180

Years in projection 25
 Mill Rate (per thousand) 15.90
 Original Assessed Valuation \$1,204,700 (estimated)
 Years 26 and 27 shown for tax shift purposes only.

Town of Hampden
Bangor Hydro Electric Municipal Development and TIF District

TIF Proforma

	base	2013-2014	Town Revenues			Company TIF Allocation		
			Total TIF Revenues	New General Fund	TIF %	TIF Revenues	Total Town Revenues	%
1		\$ 122,430	\$ -	50.0%	\$ 61,215	\$ 61,215	50.0%	\$ 61,215
2		\$ 182,850	\$ -	50.0%	\$ 91,425	\$ 91,425	50.0%	\$ 91,425
3		\$ 182,850	\$ -	50.0%	\$ 91,425	\$ 91,425	50.0%	\$ 91,425
4		\$ 182,850	\$ -	50.0%	\$ 91,425	\$ 91,425	50.0%	\$ 91,425
5		\$ 234,525	\$ -	50.0%	\$ 117,263	\$ 117,263	50.0%	\$ 117,263
6		\$ 286,200	\$ -	25.0%	\$ 71,550	\$ 214,650	75.0%	\$ 214,650
7		\$ 286,200	\$ -	25.0%	\$ 71,550	\$ 214,650	75.0%	\$ 214,650
8		\$ 286,200	\$ -	25.0%	\$ 71,550	\$ 214,650	75.0%	\$ 214,650
9		\$ 286,200	\$ -	25.0%	\$ 71,550	\$ 214,650	75.0%	\$ 214,650
10		\$ 286,200	\$ -	25.0%	\$ 71,550	\$ 214,650	75.0%	\$ 214,650
11		\$ 286,200	\$ -	50.0%	\$ 143,100	\$ 143,100	50.0%	\$ 143,100
12		\$ 286,200	\$ -	50.0%	\$ 143,100	\$ 143,100	50.0%	\$ 143,100
13		\$ 286,200	\$ -	50.0%	\$ 143,100	\$ 143,100	50.0%	\$ 143,100
14		\$ 286,200	\$ -	50.0%	\$ 143,100	\$ 143,100	50.0%	\$ 143,100
15		\$ 286,200	\$ -	50.0%	\$ 143,100	\$ 143,100	50.0%	\$ 143,100
16		\$ 286,200	\$ -	50.0%	\$ 143,100	\$ 143,100	50.0%	\$ 143,100
17		\$ 286,200	\$ -	75.0%	\$ 214,650	\$ 214,650	25.0%	\$ 71,550
18		\$ 286,200	\$ -	75.0%	\$ 214,650	\$ 214,650	25.0%	\$ 71,550
19		\$ 286,200	\$ -	75.0%	\$ 214,650	\$ 214,650	25.0%	\$ 71,550
20		\$ 286,200	\$ -	75.0%	\$ 214,650	\$ 214,650	25.0%	\$ 71,550
21		\$ 228,960	\$ 57,240	100.0%	\$ 228,960	\$ 286,200	0.0%	\$ -
22		\$ 186,030	\$ 100,170	100.0%	\$ 186,030	\$ 286,200	0.0%	\$ -
23		\$ 114,480	\$ 171,720	100.0%	\$ 114,480	\$ 286,200	0.0%	\$ -
24		\$ 42,930	\$ 243,270	100.0%	\$ 42,930	\$ 286,200	0.0%	\$ -
25		\$ 14,310	\$ 271,890	100.0%	\$ 14,310	\$ 286,200	0.0%	\$ -
26								
27								
		Cumulative	\$ 5,785,215		\$ 3,185,963	\$ 4,030,253		\$ 2,599,253
		Avg. Annual	\$ 231,409		\$ 127,439	\$ 161,210		\$ 103,970
					Company 20-year average annual=			129,963

		State/County Projected Tax Shift				
		EPS Education Shift	Revenue Sharing Shift	County Tax Shift	Total Tax Shift	
base	2013-2014	\$ -	\$ -	\$ -	\$ -	
1	2014-2015	\$ -	\$ -	\$ -	\$ -	
2	2015-2016	\$ 59,213	\$ 5,397	\$ 9,002	\$ 73,612	
3	2016-2017	\$ 88,435	\$ 8,010	\$ 14,004	\$ 110,449	
4	2017-2018	\$ 88,435	\$ 8,010	\$ 14,591	\$ 111,037	
5	2018-2019	\$ 88,435	\$ 8,010	\$ 15,204	\$ 111,649	
6	2019-2020	\$ 113,428	\$ 10,220	\$ 20,312	\$ 143,959	
7	2020-2021	\$ 138,420	\$ 12,407	\$ 25,819	\$ 176,646	
8	2021-2022	\$ 138,420	\$ 12,407	\$ 26,902	\$ 177,729	
9	2022-2023	\$ 138,420	\$ 12,407	\$ 28,031	\$ 178,857	
10	2023-2024	\$ 138,420	\$ 12,407	\$ 29,206	\$ 180,033	
11	2024-2025	\$ 138,420	\$ 12,407	\$ 30,432	\$ 181,258	
12	2025-2026	\$ 138,420	\$ 12,407	\$ 31,708	\$ 182,535	
13	2026-2027	\$ 138,420	\$ 12,407	\$ 33,038	\$ 183,865	
14	2027-2028	\$ 138,420	\$ 12,407	\$ 34,424	\$ 185,251	
15	2028-2029	\$ 138,420	\$ 12,407	\$ 35,868	\$ 186,695	
16	2029-2030	\$ 138,420	\$ 12,407	\$ 37,373	\$ 188,199	
17	2030-2031	\$ 138,420	\$ 12,407	\$ 38,940	\$ 189,767	
18	2031-2032	\$ 138,420	\$ 12,407	\$ 40,574	\$ 191,400	
19	2032-2033	\$ 138,420	\$ 12,407	\$ 42,276	\$ 193,102	
20	2033-2034	\$ 138,420	\$ 12,407	\$ 44,049	\$ 194,876	
21	2034-2035	\$ 138,420	\$ 12,407	\$ 45,897	\$ 196,723	
22	2035-2036	\$ 138,420	\$ 12,407	\$ 47,822	\$ 198,649	
23	2036-2037	\$ 110,736	\$ 9,983	\$ 39,876	\$ 160,595	
24	2037-2038	\$ 89,973	\$ 8,147	\$ 33,767	\$ 131,887	
25	2038-2039	\$ 55,368	\$ 5,050	\$ 21,661	\$ 82,079	
26	2039-2040	\$ 20,763	\$ 1,908	\$ 8,467	\$ 31,138	
27	2040-2041	\$ -	\$ -	\$ -	\$ -	
Cumulative		\$ 2,929,506	\$ 263,242	\$ 749,243	\$ 3,941,990	
Avg. Annual		\$ 117,180	\$ 10,530	\$ 29,970	\$ 157,680	

base/ Yr 1	Estimated Annual Investment	Projected Cumulative Investment	Projected Increase in Annual Assessed Value		Annual Assessed Value Retained		Mill Rate	Gross New Taxes
			Real Property	Projected Annual Assessed Value	%	\$		
2013-2014	\$ 7,700,000	\$ 7,700,000	\$ 7,700,000	\$ 7,700,000	100%	\$ 7,700,000	15.90	\$ 122,430
2014-2015	\$ 3,800,000	\$ 11,500,000	\$ 11,500,000	\$ 11,500,000	100%	\$ 11,500,000	15.90	\$ 182,850
2015-2016		\$ 11,500,000	\$ 11,500,000	\$ 11,500,000	100%	\$ 11,500,000	15.90	\$ 182,850
2016-2017		\$ 11,500,000	\$ 11,500,000	\$ 11,500,000	100%	\$ 11,500,000	15.90	\$ 182,850
2017-2018	\$ 3,250,000	\$ 14,750,000	\$ 14,750,000	\$ 14,750,000	100%	\$ 14,750,000	15.90	\$ 234,525
2018-2019	\$ 3,250,000	\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2019-2020		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2020-2021		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2021-2022		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2022-2023		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2023-2024		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2024-2025		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2025-2026		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2026-2027		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2027-2028		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2028-2029		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2029-2030		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2030-2031		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2031-2032		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2032-2033		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2033-2034		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2034-2035		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2035-2036		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2036-2037		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2037-2038		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2038-2039		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2039-2040		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	100%	\$ 18,000,000	15.90	\$ 286,200
2040-2041		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	80%	\$ 14,400,000	15.90	\$ 286,200
2041-2042		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	65%	\$ 11,700,000	15.90	\$ 286,200
2042-2043		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	40%	\$ 7,200,000	15.90	\$ 286,200
2043-2044		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000	15%	\$ 2,700,000	15.90	\$ 286,200
2044-2045		\$ 18,000,000	\$ 18,000,000	\$ 18,000,000		\$ 2,700,000		\$ 286,200
Cumulative	\$ 18,000,000		\$ 16,298,333	\$ 16,298,333		\$ 15,098,333		\$ 7,774,305
Avg. Annual			\$ 16,298,333	\$ 16,298,333		\$ 15,098,333		\$ 259,144

Years in projection 30
 Mill Rate (per thousand) 15.90
 Original Assessed Valuation \$1,204,700 (estimated)
 Years 31 and 32 shown for tax shift purposes only.

base/ Yr 1	Total TIF Revenues		Town Revenues			Company TIF Allocation	
	Total TIF Revenues	New General Fund	TIF %	TIF Revenues	Total Town Revenues	%	TIF Revenues
2013-2014							
2	\$ 122,430	-	50.0%	\$ 61,215	\$ 61,215	50.0%	\$ 61,215
3	\$ 182,850	-	50.0%	\$ 91,425	\$ 91,425	50.0%	\$ 91,425
4	\$ 182,850	-	50.0%	\$ 91,425	\$ 91,425	50.0%	\$ 91,425
5	\$ 182,850	-	50.0%	\$ 91,425	\$ 91,425	50.0%	\$ 91,425
6	\$ 234,525	-	50.0%	\$ 117,263	\$ 117,263	50.0%	\$ 117,263
7	\$ 286,200	-	25.0%	\$ 71,550	\$ 71,550	75.0%	\$ 214,650
8	\$ 286,200	-	25.0%	\$ 71,550	\$ 71,550	75.0%	\$ 214,650
9	\$ 286,200	-	25.0%	\$ 71,550	\$ 71,550	75.0%	\$ 214,650
10	\$ 286,200	-	25.0%	\$ 71,550	\$ 71,550	75.0%	\$ 214,650
11	\$ 286,200	-	25.0%	\$ 71,550	\$ 71,550	75.0%	\$ 214,650
12	\$ 286,200	-	50.0%	\$ 143,100	\$ 143,100	50.0%	\$ 143,100
13	\$ 286,200	-	50.0%	\$ 143,100	\$ 143,100	50.0%	\$ 143,100
14	\$ 286,200	-	50.0%	\$ 143,100	\$ 143,100	50.0%	\$ 143,100
15	\$ 286,200	-	50.0%	\$ 143,100	\$ 143,100	50.0%	\$ 143,100
16	\$ 286,200	-	50.0%	\$ 143,100	\$ 143,100	50.0%	\$ 143,100
17	\$ 286,200	-	75.0%	\$ 214,650	\$ 214,650	25.0%	\$ 71,550
18	\$ 286,200	-	75.0%	\$ 214,650	\$ 214,650	25.0%	\$ 71,550
19	\$ 286,200	-	75.0%	\$ 214,650	\$ 214,650	25.0%	\$ 71,550
20	\$ 286,200	-	75.0%	\$ 214,650	\$ 214,650	25.0%	\$ 71,550
21	\$ 286,200	-	75.0%	\$ 214,650	\$ 214,650	25.0%	\$ 71,550
22	\$ 286,200	-	100.0%	\$ 286,200	\$ 286,200	0.0%	\$ -
23	\$ 286,200	-	100.0%	\$ 286,200	\$ 286,200	0.0%	\$ -
24	\$ 286,200	-	100.0%	\$ 286,200	\$ 286,200	0.0%	\$ -
25	\$ 286,200	-	100.0%	\$ 286,200	\$ 286,200	0.0%	\$ -
26	\$ 286,200	-	100.0%	\$ 286,200	\$ 286,200	0.0%	\$ -
27	\$ 288,960	57,240	100.0%	\$ 288,960	\$ 288,960	0.0%	\$ -
28	\$ 186,030	100,170	100.0%	\$ 186,030	\$ 286,200	0.0%	\$ -
29	\$ 114,480	171,720	100.0%	\$ 114,480	\$ 286,200	0.0%	\$ -
30	\$ 42,930	243,270	100.0%	\$ 42,930	\$ 286,200	0.0%	\$ -
31							
32							
Cumulative	\$ 7,201,905	\$ 572,400		\$ 4,602,653	\$ 5,175,053		\$ 2,599,253
Avg. Annual	\$ 240,064	\$ 19,080		\$ 153,422	\$ 172,502		\$ 86,642

Company 20-year average annual= 129,963

base/ Yr. 1	State/County Projected Tax Shift					Total Tax Shift
	EPS Education Shift	Revenue Sharing Shift	County Tax Shift	State Tax Shift	County Tax Shift	
2013-2014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2014-2015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2015-2016	\$ 59,213	\$ 5,397	\$ 9,002	\$ 73,612	\$ 9,002	\$ 73,612
2016-2017	\$ 88,435	\$ 8,010	\$ 14,004	\$ 110,449	\$ 14,004	\$ 110,449
2017-2018	\$ 88,435	\$ 8,010	\$ 14,591	\$ 111,037	\$ 14,591	\$ 111,037
2018-2019	\$ 88,435	\$ 8,010	\$ 15,204	\$ 111,649	\$ 15,204	\$ 111,649
2019-2020	\$ 113,428	\$ 10,220	\$ 20,312	\$ 143,959	\$ 20,312	\$ 143,959
2020-2021	\$ 138,420	\$ 12,407	\$ 25,819	\$ 176,646	\$ 25,819	\$ 176,646
2021-2022	\$ 138,420	\$ 12,407	\$ 26,902	\$ 177,729	\$ 26,902	\$ 177,729
2022-2023	\$ 138,420	\$ 12,407	\$ 28,031	\$ 178,857	\$ 28,031	\$ 178,857
2023-2024	\$ 138,420	\$ 12,407	\$ 29,206	\$ 180,033	\$ 29,206	\$ 180,033
2024-2025	\$ 138,420	\$ 12,407	\$ 30,432	\$ 181,258	\$ 30,432	\$ 181,258
2025-2026	\$ 138,420	\$ 12,407	\$ 31,708	\$ 182,535	\$ 31,708	\$ 182,535
2026-2027	\$ 138,420	\$ 12,407	\$ 33,038	\$ 183,865	\$ 33,038	\$ 183,865
2027-2028	\$ 138,420	\$ 12,407	\$ 34,424	\$ 185,251	\$ 34,424	\$ 185,251
2028-2029	\$ 138,420	\$ 12,407	\$ 35,868	\$ 186,695	\$ 35,868	\$ 186,695
2029-2030	\$ 138,420	\$ 12,407	\$ 37,373	\$ 188,199	\$ 37,373	\$ 188,199
2030-2031	\$ 138,420	\$ 12,407	\$ 38,940	\$ 189,767	\$ 38,940	\$ 189,767
2031-2032	\$ 138,420	\$ 12,407	\$ 40,574	\$ 191,400	\$ 40,574	\$ 191,400
2032-2033	\$ 138,420	\$ 12,407	\$ 42,276	\$ 193,102	\$ 42,276	\$ 193,102
2033-2034	\$ 138,420	\$ 12,407	\$ 44,049	\$ 194,876	\$ 44,049	\$ 194,876
2034-2035	\$ 138,420	\$ 12,407	\$ 45,897	\$ 196,723	\$ 45,897	\$ 196,723
2035-2036	\$ 138,420	\$ 12,407	\$ 47,822	\$ 198,649	\$ 47,822	\$ 198,649
2036-2037	\$ 138,420	\$ 12,407	\$ 49,828	\$ 200,655	\$ 49,828	\$ 200,655
2037-2038	\$ 138,420	\$ 12,407	\$ 51,918	\$ 202,745	\$ 51,918	\$ 202,745
2038-2039	\$ 138,420	\$ 12,407	\$ 54,096	\$ 204,923	\$ 54,096	\$ 204,923
2039-2040	\$ 138,420	\$ 12,407	\$ 56,365	\$ 207,192	\$ 56,365	\$ 207,192
2040-2041	\$ 138,420	\$ 12,407	\$ 58,730	\$ 209,556	\$ 58,730	\$ 209,556
2041-2042	\$ 138,420	\$ 12,407	\$ 61,183	\$ 211,910	\$ 61,183	\$ 211,910
2042-2043	\$ 138,420	\$ 9,983	\$ 48,972	\$ 197,375	\$ 48,972	\$ 197,375
2043-2044	\$ 138,420	\$ 8,147	\$ 41,469	\$ 188,036	\$ 41,469	\$ 188,036
2044-2045	\$ 138,420	\$ 5,050	\$ 26,602	\$ 170,072	\$ 26,602	\$ 170,072
Cumulative	\$ 3,760,026	\$ 323,368	\$ 1,033,451	\$ 5,116,844	\$ 1,033,451	\$ 5,116,844
Avg. Annual	\$ 125,334	\$ 10,779	\$ 34,448	\$ 170,561	\$ 34,448	\$ 170,561

5. New Business

- A. Executive Session pursuant to 1 M.R.S.A. §405 (6)(C) to discuss an economic development proposal.

Motion by Councilor Hughes: To enter into Executive Session pursuant to 1 M.R.S.A. §405 (6)(C) for the purposes of discussing an economic development proposal. In attendance will be:

Committee Members: Tom Brann, Janet Hughes, Jean Lawlis

Councilor Elect: Bill Shakespeare

Bangor Hydro Electric Project Manager: Eric Clapp

Starboard Leadership Consulting: Noreen Norton

Staff Members: Dean Bennett (CED), Bob Osborne (Planner)

Seconded by Councilor Lawlis

Vote 3-0 to enter into Executive Session @ 7:15pm.

Motion by Councilor Hughes to End Executive Session

Seconded by Councilor Lawlis

Vote 3-0 to End Executive Session @ 7:45pm.

Committee Action: To support and recommend to the Finance Committee and Town Council approval of the terms of the Tax Increment Financing request as proposed by the Bangor Hydro Electric Company with the exception to extend the terms of the TIF to 30 years. The Credit Enhancement Agreement to remain as proposed. Motion by Hughes/Second by Lawlis. Vote: 3-0

- B. Request from Bangor Police Department for use of the Old Hampden Academy.

Committee Action: Committee approved the request as presented and recommended notification of the action to be provided to Council as information. Motion by Hughes/Second by Lawlis. Vote 3-0

- C. Request for use of Academy Building Library – Calvary Apostolic Church

Committee Action: To support and recommend to the Town Council the approval of the use of the Library and classrooms of Wing 3 as requested by the Calvary Apostolic Church. Lease agreement to be formalized by Town Council once drafted.

Pastor Thomas Channell

Calvary Apostolic Church
Hampden, ME 04444

Church: (207) 862-3579

Cell: (207) 478-5693

November 26, 2012

Planning & Development Committee
Town of Hampden
106 Western Avenue
Hampden, 04444

To whom it may concern:

I would like to thank you for the time that you have allotted me to express the interest of Calvary Apostolic Church in obtaining a lease agreement with the town of Hampden concerning the former Hampden Academy facility. As of right now, we are currently meeting in the former Hampden Physical Therapy building that is owned by Penobscot Community Health Care at 177 Coldbrook Road in Hampden. Our current lease expires on Dec. 31, 2012, and as of now we have not received a renewal of the lease agreement from PCHC. Therefore, we are pursuing another lease option for a temporary meeting place.

Upon receiving information that the Town of Hampden had acquired the former Hampden Academy facility and was interested in possible suitors for use of the building, we contacted Dean Bennett for a tour of the building. After viewing the facility, it was decided by members of our building committee that the library area could be a suitable meeting place for us.

Our proposal for you to consider is a twelve month lease for use of the former library area, entryway, and four adjacent classrooms for \$20,000.00 which includes utilities. In viewing the proposed area of use, an estimate of \$15,000.00 was given to bring the proposed rooms up to a suitable level for our use. This would include new carpeting, painting, and cleaning of the existing rooms.

Our schedule consist of Wednesday evenings and Sunday mornings for a total of 5-6 hours per week.

Thank you for your consideration in this matter.

Sincerely,

Thomas Channell
Pastor
Calvary Apostolic Church

5. New Business

- A. Executive Session pursuant to 1 M.R.S.A. §405 (6)(C) to discuss an economic development proposal.

Motion by Councilor Hughes: To enter into Executive Session pursuant to 1 M.R.S.A. §405 (6)(C) for the purposes of discussing an economic development proposal. In attendance will be:

Committee Members: Tom Brann, Janet Hughes, Jean Lawlis

Councilor Elect: Bill Shakespeare

Bangor Hydro Electric Project Manager: Eric Clapp

Starboard Leadership Consulting: Noreen Norton

Staff Members: Dean Bennett (CED), Bob Osborne (Planner)

Seconded by Councilor Lawlis

Vote 3-0 to enter into Executive Session @ 7:15pm.

Motion by Councilor Hughes to End Executive Session

Seconded by Councilor Lawlis

Vote 3-0 to End Executive Session @ 7:45pm.

Committee Action: To support and recommend to the Finance Committee and Town Council approval of the terms of the Tax Increment Financing request as proposed by the Bangor Hydro Electric Company with the exception to extend the terms of the TIF to 30 years. The Credit Enhancement Agreement to remain as proposed. Motion by Hughes/Second by Lawlis. Vote: 3-0

- B. Request from Bangor Police Department for use of the Old Hampden Academy.

Committee Action: Committee approved the request as presented and recommended notification of the action to be provided to Council as information. Motion by Hughes/Second by Lawlis. Vote 3-0

- C. Request for use of Academy Building Library – Calvary Apostolic Church

Committee Action: To support and recommend to the Town Council the approval of the use of the Library and classrooms of Wing 3 as requested by the Calvary Apostolic Church. Lease agreement to be formalized by Town Council once drafted.