

# ANNUAL TOWN MEETING WARRANT

June 11, 2024

County of Knox

To: Randy Gagne, Constable of the Town of Camden, Maine

## GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the Inhabitants of the Town of Camden, required by law to vote in town affairs, to meet at Camden Public Safety Building, 31 Washington Street on Tuesday, June 11 2024 at 8:00 a.m. in the forenoon to 8:00 p.m. in the afternoon to vote on Articles 1 through 22 at which time the meeting will adjourn. All said Articles being set out below, to wit:

## ARTICLE 1

To elect a moderator to preside at said meeting.

## ARTICLE 2

Two Select Board Members for a three-year term (Select Board member shall serve as the Board of Overseers, and Wastewater Commissioner);

One Director of Maine School Administrative District #28/CSD #19 for three-year terms

## ARTICLE 3

Shall the Town of Camden amend *Chapter 290, Zoning, Article III Terminology, § 290-3.2 Definitions* by amending the definition of *Accessory Apartment*, to clarify the existing definition and to ensure consistency with the State-Mandated Housing Opportunity Rules?

*NOTE: This amendment is needed to implement the last of the State-Mandated requirements of P.L. 2021, Chapter 672 (LD 2003), An Act to Implement the Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions. This State-mandated law is focused on removing regulatory barriers to increase housing production in Maine, while attempting to preserve municipal ability to create land use plans and protect natural resources. This new law mandates that municipalities amend local codes to accommodate Accessory Apartments/Dwelling units. The proposed amended definition ensures conformance with State Law. A copy of the proposed amendments is available for review in the Town Clerk's Office during regular business hours and on the Town of Camden's website at [www.camdenmaine.gov](http://www.camdenmaine.gov)*

**Planning Board Recommends: 5-0-0**

**Select Board Voted: 4-0-0**

## ARTICLE 4

Shall the Town of Camden amend *Chapter 290, Zoning Article X Performance Standards Generally, §290-10A.5 (B)1(b) Off-street parking and loading standard*, by eliminating the off-street parking requirement for accessory apartments, to ensure consistency with the State-Mandated Housing Opportunity Rules?

*NOTE: This amendment is needed to implement the last of the State-Mandated requirements of P.L. 2021, Chapter 672 (LD 2003), An Act to Implement the Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions. This State-mandated law is focused on removing regulatory barriers to increase housing production in Maine, while attempting to preserve municipal ability to create land use plans and protect natural resources. This new law mandates that municipalities amend local codes to remove off-street parking requirements for Accessory Apartments. A copy of the proposed amendment is available for review in the Town Clerk's Office during regular business hours and on the Town of Camden's website at [www.camdenmaine.gov](http://www.camdenmaine.gov)*

**Planning Board Recommends: 5-0-0**

**Select Board Voted: 4-0-0**

## ARTICLE 5

Shall the Town of Camden amend *Chapter 290 Zoning, Article III, Terminology § 290-3.2 Definitions* by amending a definition and adding other terminology to define Short-Term Rentals uses.

**NOTE:** These amendments add new terms to the definition section of Chapter 290, Zoning to define Short-Term Rental uses and amends the definition of dwelling unit. A copy of the proposed amendments is available for review in the Town Clerk's Office during regular business hours and on the Town of Camden's website at [www.camdenmaine.gov](http://www.camdenmaine.gov)

**Planning Board Recommends: 5-0-0**

**Select Board Voted: 4-0-0**

#### **ARTICLE 6**

Shall the Town of Camden amend Chapter 290, Article VIII, District Regulations, §290 - 8.2, 8.3 & 8.5 through 8.13, 8.15 & 8.16. by adding Short-Term Rental (STR) uses as permitted uses in all of the Town's zoning districts that allow residential uses.

**NOTE:** These amendments would allow the defined Short-Term Rental uses (Commercial STRs, Residential STRs, and Seasonal STRs) to be allowed as permitted uses (residential or commercial) in all of the zoning districts that allow residential uses. A copy of the proposed amendments is available for review in the Town Clerk's Office during regular business hours and on the Town of Camden's website at [www.camdenmaine.gov](http://www.camdenmaine.gov)

**Planning Board Recommends: 5-0-0**

**Select Board Voted: 4-0-0**

#### **ARTICLE 7**

Shall the Town of Camden amend Chapter 215 Rentals, Short-Term to further regulate Short Term Rentals by requiring annual licensing to operate any Short-Term Rental, and the adherence to various standards, including but not limited to a life safety inspection and compliance with the State's subsurface wastewater rules?

**NOTE:** These amendments will require all Short-Term Rentals (STR) to be licensed annually by the Town and would require STR operators to adhere to standards that address the life safety of their transient guests, adequate septic system/drain field capacity, and "good neighbor" policies. STRs will also require life safety inspections ensuring compliance with applicable Life Safety Codes. A copy of the proposed amendments is available for review in the Town Clerk's Office during regular business hours and on the Town of Camden's website at [www.camdenmaine.gov](http://www.camdenmaine.gov)

**Select Board Voted: 4-0-0**

#### **ARTICLE 8**

Shall the Town of Camden amend Chapter 290, Zoning, Article X Performance Standards, § 290-10.2 Shoreland Areas, I. (1) General Standards and J. Piers to further regulate piers?

**NOTE:** These amendments would further regulate piers in the Town's Outer and Coastal Harbors by adding new performance standards for piers and adds new construction and maintenance standards for piers. The new performance standards would only allow for new piers if there were no other feasible or practicable alternative. In addition, applicants would also have to demonstrate that the new piers are not within 200' of Camden Hills State Park, or any public right-of-way or public access. In addition, new piers would not be permitted in or near Significant Wildlife Habitat, Tidal Waterfowl and Wading Bird Habitat, areas containing or near areas containing eelgrass, or areas that have a been historically mapped with eelgrass, in, on or near areas containing unstable or highly unstable coastal bluffs, in, on or near coastal sand dunes, or in an area designated as a Velocity VE zone on the most recent FEMA flood maps. The amendments do contain a provision to waive these requirements based on specific criteria and expert and third-party review. The amendments also contain new construction and maintenance standards for new and existing piers and require the submittal of a maintenance plan that includes an annual inspection of new and existing piers and their components. A copy of the proposed amendments is available for review in the Town Clerk's Office during regular business hours and on the Town of Camden's website at [www.camdenmaine.gov](http://www.camdenmaine.gov)

**Planning Board Recommends: 4-0-0**

**Select Board Voted: 4-0-0**

#### **ARTICLE 9**

Shall the Town amend Chapter 290, Article XII, Site Plan Review, § 290-12.6 Approval Criteria J. Special criteria for piers, wharves, land-attached floats, breakwaters, municipal boat ramps, municipal piers, consolidated piers,

causeways, marinas, bridges over 20 feet in length and other uses projecting into water bodies (1)-(7), by amending the existing approval criteria and adding new approval criteria.

**NOTE:** *These amendments would amend the existing approval criteria and would add additional approval criteria for projects that require Site Plan approval by the Planning Board. The new criteria would include ensuring that projects don't unduly interfere with established public trust rights for fishing, fowling, and navigating and unreasonably impact the viewshed and scenic and aesthetic resources of Camden's harbors and Penobscot Bay, in addition to other environmental approval criteria. A copy of the proposed amendments is available for review in the Town Clerk's Office during regular business hours and on the Town of Camden's website at [www.camdenmaine.gov](http://www.camdenmaine.gov)*

**Planning Board Voted: 5-0-0**

**Select Board Voted: 3-0-0**

#### **ARTICLE 10**

Shall the Town amend *Chapter 108, Harbor and Waterways, Article VI*, to amend the maximum height of piers and to require that repairs to and the replacement of existing piers comply with the construction and maintenance standards proposed in the proposed amendments for piers in *Chapter 290, Zoning*.

**NOTE:** *These amendments ensure that the regulations on piers in Chapter 108, Harbors and Waterways are consistent with the proposed amendments further regulating piers in Chapter 290. Minor changes are needed to address proposed changes in the maximum height of piers and to require that any repairs to and replacement of existing piers are done in conformance with the construction and maintenance standards in Chapter 290, Zoning. A copy of the proposed amendments is available for review in the Town Clerk's Office during regular business hours and on the Town of Camden's website at [www.camdenmaine.gov](http://www.camdenmaine.gov)*

**Select Board Voted: 3-0-0**

#### **ARTICLE 11**

Are you in favor of the Town retaining the ownership of the property currently known as "Tannery Park," on Washington Street, for community purposes?

**NOTE:** *Such purposes may include but are not limited to areas of green space; playground spaces; community gathering space; and any other uses deemed to be for the benefit of the citizens of Camden.*

**Select Board Voted: 4-0-0**

#### **ARTICLE 12**

Shall the Town vote to set October 15 or the next regular business day thereafter, and April 15 or the next regular business day thereafter, as due dates for taxes and to fix the rate of interest on unpaid taxes at 8% per year; subject to suspension of interest for a period not to exceed six months, as the Select Board deems appropriate, to the extent allowed by law?

**Select Board Voted: 4-0-0**

#### **ARTICLE 13**

Shall the Town vote to authorize the Tax Collector to accept pre-payment of property taxes, with no interest to be paid on same?

**Select Board Voted: 4-0-0**

#### **ARTICLE 14**

Shall the Town vote to authorize the Select Board and Treasurer, on behalf of the Town, to apply for and accept grants, gifts, real estate and other funds, including trust funds, that may be given or left to the Town?

**Select Board Voted: 4-0-0**

**ARTICLE 15**

Shall the Town vote to authorize the Select Board to dispose of tax acquired property in any manner which the Select Board deems in the best interest of the Town of Camden, except that the Select Board shall use the special sale process required by 36 M.R.S. § 943-C for qualifying homestead property if they choose to sell it to anyone other than the former owner(s); excluding the Apollo Tannery Property as described in Book 3148 Page 278 and 280 and as depicted on Tax Map 114 Lot 18 (“Premises”), excluding the fee interest in the land burdened by the Coastal Mountains Land Trust Declaration recorded in Book 4083 Page 81.

**Select Board Voted: 3-1-0**

**ARTICLE 16**

Shall the Town vote to authorize the Select Board to dispose of personal property pursuant to the Town’s Purchasing Regulations, as amended; and further authorize the Town Manager to dispose of personal property pursuant to the Town’s Purchasing Regulations, as amended, which has a market value of less than three thousand dollars?

**Select Board Voted: 4-0-0**

**ARTICLE 17**

Shall the Town vote to authorize the Select Board, following a public hearing, to transfer an amount not to exceed ten percent (10%) of the unexpended balances from any budgetary category to another budgetary category of the annual budget, subject to the limitations contained in this ARTICLE, during the period from April 1 to the date of the annual town meeting in June? The transfer of unexpended balances from various budgetary categories shall not increase the expenditure in any budgetary category by an amount which exceeds two-twelfths (2/12) of the budgeted amount approved for that budgetary category by the annual town meeting?

**Select Board Voted: 4-0-0**

**ARTICLE 18**

Shall the Town of Camden be authorized to issue bonds or notes of approximately \$12,500,000 to finance the cost of sewer extensions, rehabilitation, replacement, and capacity improvements, in addition to road, stormwater, and sidewalk reconstruction throughout the Town and such other ancillary and related costs with respect thereto, plus an amount not to exceed 2% to pay the cost of issuance of any bonds or notes with respect thereto?

A **YES vote** will allow the borrowing

A **NO vote** will not allow the borrowing

*NOTE: The proposed improvements intend to repair aging and failing infrastructure and mitigate the discharge of sewer into water resources (harbor, river, streams, lakes, and ponds) during storm events (also known as Sanitary Sewer Overflows) to improve resiliency to climate change, improve water quality and bring the Town in compliance with the Town’s administrative consent agreement with the Department of Environmental Protection.*

TOWN OF CAMDEN, MAINE  
TREASURER’S FINANCIAL STATEMENT

Total Town Indebtedness as of June 30, 2023

|  |                     |
|--|---------------------|
| Bonds Outstanding and Unpaid:                          | \$23,120,451        |
| Municipal  | \$2,490,332         |
| County   | \$402,520           |
| Schools  | \$20,227,599        |
| Bonds Authorized and Unissued:                         | \$0                 |
| <u>Bonds to be Issued if this Article is Approved:</u> | <u>\$12,500,000</u> |
| <b>Total Indebtedness:</b>                             | <b>\$35,620,451</b> |

Cost of the Bond

At an estimated interest rate of a range between 3.11% to 4.72% for a term of thirty (30) years, the estimated costs of issuing the bond will be:

|                           |                    |
|---------------------------|--------------------|
| Principal                 | \$12,500,000       |
| <u>Estimated Interest</u> | <u>\$8,229,628</u> |
| Total Debt                | \$20,729,628       |

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Jodi R. Hanson, Deputy Treasurer  
Town of Camden

**Select Board Voted: 4-0-0**

**ARTICLE 19**

Shall the Town vote to appropriate \$5,527,361 from non-property tax revenue sources to be used in reducing the property tax commitment for the expenditures in the following Article for the 2024-2025 fiscal year?

*Note: The Budget Committee recommended 9-0-0 \$5,741,361 and the Select Board recommended 4-0-0 \$5,527,361.*

**ARTICLE 20**

Shall the Town vote to appropriate the Select Board’s recommendation of \$12,075,115, with some but not all of that to be raised by taxation, as follows:

|   | <u>Budget Committee<br/>Recommends</u> | <u>Select Board<br/>Recommends</u> |
|---|--|------------------------------------|
| A. GENERAL GOVERNMENT                           | \$ 2,631,952                           | \$ 2,655,952                       |
| B. PUBLIC SAFETY                                | \$ 3,768,336                           | \$ 3,768,336                       |
| C. PUBLIC WORKS STREETS SIDEWALKS DAMS          | \$ 2,001,200                           | \$ 2,001,200                       |
| D. COMMUNITY SERVICES                           | \$ 74,500                              | \$ 74,500                          |
| E. CULTURE & RECREATION                         | \$ 2,130,950                           | \$ 1,980,950                       |
| F. DEBT/CAPITAL/CONTINGENCY                     | <u>\$ 2,308,177</u>                    | <u>\$ 1,594,177</u>                |
| <b>Total Proposed Expenditures A through F:</b> | <b>\$12,915,115</b>                    | <b>\$12,075,115</b>                |

*Note: The Budget Committee recommends an amount of \$12,915,115 by a vote of 5-1, while the Select Board recommended an amount of \$12,075,115 by a vote of 4-0-0. The Select Board’s recommendation represents a net increase in expenditures of 0.81 % from the prior financial year.*

*A copy of the proposed budget in full is available for review in the Town Manager’s Office during regular business hours and on the Town of Camden website at [www.camdenmaine.gov](http://www.camdenmaine.gov).*

**ARTICLE 21**

Shall the Town of Camden be authorized to issue bonds or notes of approximately \$320,000 to finance the purchase of a Snow Groomer for the Camden Snow Bowl?

A **YES vote** will allow the borrowing                      A **NO vote** will not allow the borrowing

*NOTE: The purchase of a Snow Groomer will replace an existing Groomer at the Camden Snow Bowl that is at the end of its useable life.*

TOWN OF CAMDEN, MAINE  
TREASURER’S FINANCIAL STATEMENT

Total Town Indebtedness as of June 30, 2023

|                               |              |
|-------------------------------|--------------|
| Bonds Outstanding and Unpaid: | \$23,120,451 |
| Municipal                     | \$2,490,332  |
| County                        | \$402,520    |
| Schools                       | \$20,227,599 |

Bonds Authorized and Unissued: \$0  
Bonds to be Issued if this Article is Approved: \$320,000  
**Total Indebtedness: \$23,440,451**

Cost of the Bond

At an estimated interest rate of approximately 6% for a term of ten (10) years, the estimated costs of issuing the bond will be:

|                           |                     |
|---------------------------|---------------------|
| Principal                 | \$320,000.00        |
| <u>Estimated Interest</u> | <u>\$106,318.73</u> |
| Total Debt                | \$426,318.73        |

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Jodi R. Hanson, Deputy Treasurer  
Town of Camden

**Select Board Voted: 4-0-0**

**ARTICLE 22**

Shall the Town of Camden appropriate funds from the Town’s undesignated Fund Balance to fund the operating budget losses incurred by the Camden Snow Bowl in FY 23 in the amount of \$80,000, and in FY 24 in the amount of \$340,000.

**Select Board Voted: 4-0-0**

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The Select Board gives notice that the Registrar of Voters will be in session at the Camden Town Office for the purpose of accepting and correcting the voting list during regular business hours Monday through Friday 8:00 a.m. – 3:30 p.m. and at the polls Tuesday, June 11, 2024, from 8:00 a.m. – 8:00 p.m. You must be a Camden registered voter to vote in any election.

Given under our hands this 16<sup>th</sup> day of April 2024.

**CAMDEN SELECT BOARD**

\_\_\_\_\_  
Thomas Hedstrom, Chairperson

\_\_\_\_\_  
Stephanie French, Vice-Chairperson

\_\_\_\_\_  
Alison McKellar

\_\_\_\_\_  
Sophie Romana

\_\_\_\_\_  
Christopher Nolan

A True Attest Copy: \_\_\_\_\_  
Katrina Oakes, Town Clerk

**RETURN**

I certify that I have notified the Voters of Camden of the time and place of the Town of Camden Annual Town Meeting, June 11, 2024, by posting an attested copy of the Notice of Warrants at the Camden Public Safety Building, Camden Town Office, Camden Public Library, and the Camden Post Office on \_\_\_\_\_, \_\_\_\_\_, 2024.

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Randy Gagne, Constable