



Town of Camden  
Minutes of the Meeting of the  
Community & Economic Development Advisory Committee  
October 27, 2014  
4:30pm

**PRESENT:** Chairperson Robin McIntosh, John Arnold, Martin Cates, Paul Cavalli, Ellis Cohn, Staci Coomer, Deb Dodge, Lowrie Sargent, Jamie Weymouth, Town Manager Pat Finnigan.

**GUESTS:** Don White, Camden Select Board; Matt Brown, Manny's and Karyl's

**ABSENT:** Meg Quijano

**1. Call to Order**

The meeting was called to order at 4:30pm.

**2. Approval of Board Minutes**

*Ellis Cohn made a motion to approve the minutes of the September 22 meeting as presented. The motion was seconded by Jamie Weymouth. It was unanimously approved.*

*John Arnold made a motion to approve the minutes of the October 6 meeting with one change that Meg Quijano was present at the meeting. The motion was seconded by Paul Cavalli. It was unanimously approved.*

**3. CEDAC Administrative Business**

**CEDAC Directive**

The Committee discussed the Directive.

*Deb Dodge moved to add a Vice Chair to the Directive. The motion was seconded by John Arnold. It was unanimously approved.*

The next step will be that this change will go to the Select Board for approval. Deb Dodge reviewed some of the other changes that had been made to the Directive.

**Planning Board Attendance Policy**

The attendance policy was reviewed. It was decided these would be used as general guidelines.

**Vision and Mission Statements**

The vision statement had been re-drafted and the group reviewed changes and wording.

*Deb Dodge made a motion to approve the new vision statement. The motion was seconded by John Arnold. It was unanimously approved.*

**Goals**

An updated copy of CEDAC's goals will be sent out. Martin Cates told the group that during coming months the Select Board would be holding a workshop to consider its goals. Once those are set, CEDAC's goals could then be formulated to support with the Select Board's goals.

**4. Updates:**

■ **Active Communities Conference**

Robin said she'd presented during a 5-minutes slot at an Active Communities conference on

demonstration projects and that it was well received.

■ **GrowSmart Conference**

Robin said she'd attended a GrowSmart Conference along with Pat and that a section on Brownfields was part of the conference.

■ **Broadband Project**

The concept of creating a high-speed fiber hub in Camden was discussed. Robin said that a meeting had taken place recently that looked at how towns' broadband projects might work regionally. Deb reviewed how the potential for using TIF funds to establish town-wide internet had come up the previous year but that the quote had been \$60,000 per year just for maintenance. Martin added that another part of that issue had been that Wayfarer had expressed concern that it might encroach on their business.

5. **"Meet and Greet"**

Matt Brown of Manny's and Karyl's, a new retail store located across from the Bagel Café, spoke to the committee about his new business. Their family-operated store features vinyl records, hand-made jewelry, cameras, watches and other collectibles.

6. **Workforce Readiness Forum**

Next there was an update on PBRCC's recent forum that had convened educators and local businesses to address workforce readiness. The group will get back together after the first of the year. The Jobs for Maine Graduates program and the Career Center were also discussed as resources for this area.

7. **Tannery Site**

Pat said that the Chamber of Commerce had sent a helpful letter to the editor in support of a business use for the Tannery site. She also discussed a letter from a local patent attorney, Wyatt McConnell along with some of the issues raised by the letter.

John Arnold suggested that following the November 4<sup>th</sup> vote would be a good time to reach out to the community and begin a dialogue about next steps. Martin and Deb spoke in favor of this. Pat noted that we now have citizens' attention and that this will help foster community participation in a dialogue.

Don said we ought to have a "game plan" in mind for either potential outcome. The Select Board would need to address this proactively at the next Select Board meeting on November 18. He said that we owe it to ourselves to take charge of the direction this issue will go and this would be an opportunity for CEDAC to lead a task force on the project. Members of the committee could come from the community including the Millville neighborhood and from CEDAC, he said, and the group would liaison to the Select Board. Don noted it would take time to develop recommendations.

Robin said that a task force on the Tannery had been established in the past. Paul asked if it would be good to have a statement that by a certain date the Town would have ideas for how to move forward. Martin noted that we must have a proposal to consider at the June Town Meeting. Deb added that this would mean the work would need to be done by April to be included in the vote.

Robin asked if it would be appropriate for the Select Board to turn the issue over to the former task force. Don emphasized how important it will be to involve residents of the Tannery

neighborhood in the task force.

John pointed out that at this point the feelings of the surrounding neighborhood could be a larger negative to a potential developer than the Brownfield situation. Paul noted there are many ways to incorporate open space into a plan and to hopefully bring the community together with a mixed use concept.

8. **“Something to Think About...”**

Robin spoke about a book by Peter Kageyama called “For the Love of Cities” that explores simple steps that can be taken locally to create an inviting atmosphere. Examples include stencils on

sidewalks to welcome people to town prior to an event, or making a simple “water feature” in a park by using a garden hose. Mr. Kageyman spoke at the annual Maine Municipal Association Convention and a national City Manager’s conference. Robin encouraged people to read his book and learn more on his web site.

9. **Public Comment/questions on agenda items**

There were no public comments.

10. **Next Meeting**

The next CEDAC meeting will be held November 17, 2014. There will be no December meeting.

**Adjourn**

Respectfully submitted,

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Karen Brace  
Recording Secretary