

1 1. History: The Historic Resources Committee has already volunteered to head up this Chapter.
2 If they decide to go outside that group, the Comprehensive Plan Committee (CPC) should be
3 informed that Barbara Dyer has participated in helping to draft this Chapter for the two previous
4 plans, and she may be interested in doing so again. It was noted that Chapter 1 in the first two
5 plans had essentially the same information; much of this needs to be updated, and the Committee
6 would like to see a fresh overall approach to presenting this information.

7 ✓ Chapter should be assigned to the Historic Resources Committee.

8
9 2. Population: The Committee feels this is one chapter where outside help is needed. Don
10 White, Select Board Liaison, suggested the Committee finds out how much money is available
11 and ask to have it set aside. Mr. Sargent suggested that there are already many sources of this
12 available. He questioned the viability of some of the information on projections shown in the
13 current Plan, just as he did that gathered for Gateway. The inaccuracies project into projections
14 like the actual need for affordable housing. The Town doesn't have good population numbers to
15 rely upon to determine how many units are actually needed, and has very well erred on the high
16 side in setting unit numbers for those who work to provide affordable housing. The Committee
17 needs to find a way to determine if the data they are using is accurate. Schools should be able to
18 provide current information on the student populations and Mr. Wilson's office can supply
19 records of permits to fill in some of the data regarding housing stock. By interviewing the
20 people who actually work with the issues involved, perhaps accurate data can be obtained for
21 many of these categories.

22
23 It was noted that the source of data for each category was listed, and that might be the
24 place to start in updating the information. The State Planning Office had been a source of much
25 of this information. Mr. Wilson informed the Board that although the Office has been closed and
26 the staff and duties reassigned to various other State agencies, much of the information needed to
27 update the Plans is still available. He had some examples of data collected earlier in the day to
28 serve as an example of what can be found very easily.

29
30 Mr. Sargent is of the opinion that, in addition to the separate goals section found in a later
31 chapter, there should be a "Concluding Opinions" section to this Chapter and others to discuss
32 what the data means to the future. How should this information impact the planning process?
33 What recommendations do the planners have?

34
35 Mr. Sargent went on to reiterate how essential it is to the credibility of their work that the
36 data be correct. When it is not, like the data in Gateway, it renders the rest of the Plan data
37 suspect. First they should determine that the data is correct; then they should determine if it is
38 useful – if it is not it should be eliminated from the revision.

39
40 Mr. Wilson was asked to respond to the question of whether the Planner had the time to take on
41 this Chapter and update the data. Because there is such a long lead time to get the work done,
42 Mr. Wilson believes it could be managed, and he agreed to oversee Chapter 2.

43
44 Ms. MacKinnon remains concerned about the requirement to project the data out so far
45 into the future. In addition to being a difficult task, she is not sure how useful this information
46 actually is in the end. Mr. Householder agreed noting that projections are based on trends, and

1 trends cannot predict hiccups that can have a real effect. Mr. Sargent agreed noting that relying
2 on projections may lead planners in the wrong direction.

3
4 Mr. MacLean wondered if the whole chapter is too detailed – much of the information
5 seems to be repeated in various formats. Mr. Sargent believes that the data in this revised plan
6 should be easy to relate to. The previous two plans were prepared and reviewed under strict
7 guidelines prepared by the State Planning Office. Because of their demise, no one is sure what
8 standards, if any, will apply to the required update plans; there may be no State role in reviewing
9 these plans in the future – no one seems to know. In addition, the current Administration and the
10 majority in the Legislature are very anti Maine’s Growth Management Act, and Mr. Wilson is
11 not sure of the current status of that Act, or what role, if any, it will play in guiding the goals of
12 revised Plans.

13
14 → Mr. Wilson was asked to find information on the current status of plan standards to see if they
15 have been revised.

16
17 Mr. Sargent is concerned that no one is responsible for following up whether the Plan
18 Goals have been, or are being, met. He suggests that a very small committee be appointed to
19 continue on after the revised Plan to conduct a continuing assessment of the goals. Mr.
20 Householder agrees especially that the goals need to be carefully reviewed and updated as each
21 chapter is completed. He used the example of the goal requiring a Historic Preservation
22 Ordinance; the Town voted it down so it should now be removed as a goal. Don White
23 disagreed. He believes that the collaborative work on the Sign Ordinance has given business
24 owners a new appreciation for the Ordinances in Town, and what government is trying to do to
25 make them work for businesses. He is not sure that there might not be support for the Historic
26 Preservation Ordinance in the future.

27 ✓ Chapter should be assigned to the Planner.

28
29 3. Economy: Mr. Lindsley asked if the Development Director would be in charge of this
30 Chapter. It would seem that he would have most of the economic development information on
31 hand, or that it would be easy for him to obtain. Mr. Sargent replied that Brian Hodges would be
32 a major contributor, but would not write the Chapter. He would also oversee anyone that might
33 be hired to do the research and writing.

34
35 Mr. Sargent is concerned that the data be reworked to break out jobs in a better fashion.
36 If the goal is to provide better quality jobs, we need to know more about the jobs we actually
37 have and need. He suggests a new class of work titled “Gray Collar” – between blue collar
38 workers and white collar professionals is a whole class of worker that is educated and well-
39 trained and makes a good salary, but is not a professional like a doctor or lawyer; organize jobs
40 by education required and salaries earned. If these are the very kinds of jobs the Town is trying
41 to attract the jobs for these workers - both existing and prospective - should be delineated.

42 ✓ Chapter oversight should be assigned to the Development Director. Other participants: to be
43 determined.

44
45 4. Downtown: Mr. Sargent notes that this Chapter will grow significantly in size. There is all
46 the information on and gathered by CAFG (Camden Area Futures Group) and CEDAC (Camden
47 Economic Development Committee) in their work and their studies; the work by the Downtown

1 Master Plan Working Group; the Select Board’s new annual plan; the revised regional Chamber
2 of Commerce; the resurgence of the Opera House and the role it does and can play to a thriving
3 downtown. Chris Glass, a resident expert in revitalizing downtowns, would be a valuable asset
4 in working on this Chapter. Mr. Sargent suggested it might be worth considering whether or not
5 to bring Lachman and Associates back to do some consulting work on this particular chapter
6 because of their work to guide the development of the Master Plan.

7 ✓ Chapter should be assigned to Brian Hodges (oversight) and the Opera House Committee.
8 Invitations to participate to: Chris Glass, the Downtown Business Group, the Chamber, the
9 Garden Clubs, and any other local organizations that work with and in the downtown.

10
11 ✓ The option to bring in outside consultants to work on this Chapter should be discussed.

12
13 5. Natural Resources and 6. Natural Opportunities and Constraints: It would seem that there
14 would not be a great deal of change to the inventory of the sections, but that much has happened,
15 especially at the Ragged Mountain Recreation Area, to add to the Chapter.

16
17 ✓ These Chapters should be assigned to Parks and Recreation, the Conservation Commission, the
18 Tree Warden, and the Harbor Committee. Invitations to participate to: the Maine Department of
19 Inland Fisheries and Wildlife, the Megunticook Watershed Association, the Snow Bowl
20 Redevelopment Committee, the Hosmer Pond Association, and the Camden Garden Club.

21
22 7. Sewer and Water Utilities: There have been updates and extensions to the Town sewer and
23 there is a new water tower in the works.

24 ✓ Chapter should be assigned to Department of Public Works, Waste Water Superintendent with
25 input requested from a representative of Maine Water.

26
27 8. Solid Waste: The Board will consider other items to address with the pending changes to
28 demolition debris, recycling, DEP oversight, etc. They would like more details on recycling –
29 how the products are handled; what happens to the products once they leave; what is the future
30 of the recycling industry. Is there a back-up plan for solid waste disposal if the transfer station
31 loses local partners or closes? What kind of information is available to guide future decisions:
32 What are the technological needs? What are the project needs? What kind of budget is needed
33 to reach these goals?

34 ✓ Chapter should be assigned to Jim Guerra, Transfer Station Manager, and Jim Kierstead, Chair
35 of the oversight committee.

36
37 9. Transportation: The information in this chapter is very dated and there is much to do to bring
38 it current. Some of the policies tentatively adopted for the Gateway One project are still viable
39 ideas and should be included in this version of the Comprehensive Plan.

40 ✓ Chapter should be assigned to Don White (oversight), the Parking, Transportation and Traffic
41 Committee (if it becomes active again), the Tree Warden (street trees), the Conservation
42 Commission, and Brian Hodges (Downtown Plan resource).

43
44 → Mr. Wilson was asked to review the files from Gateway to find Jeff Nims work regarding
45 proposed amendments to the Plan.

46

- 1 10. Land Use Patterns:
2 ✓ Chapter should be assigned to the CEO, the Development Director, the Opera House
3 Committee, and CEDAC, and others to be discussed.
4
- 5 11. Housing: The Committee hopes there will be discussion about the future of Affordable
6 Housing opportunities in rehabilitated buildings; fuel efficiency goals; etc.
7 ✓ Chapter should be assigned to CEO (oversight) and Camden Affordable Housing Committee.
8 Invitations to participate to: the Camden Board of Realtors, Habitat for Humanity, and the Mid-
9 Coast Builders Alliance.
10
- 11 12. The Harbor:
12 ✓ Chapter should be assigned to: Harbor Master Steve Pixley (oversight), the Waste Water
13 Superintendent and CEDAC. Invitations to participate to representatives from: the DTBG, the
14 Yacht Club, the Coast Guard, Windjammer Days, the Windjammer Association, Library Trustees,
15 and someone to discuss Curtis Island. Business owners along the harbor like Bayview Landing
16 Development, Wayfarer Marine, PG Willey & Co., the Waterfront, and the Symington family
17 should be interviewed.
18
- 19 13. Recreation and Open Space:
20 ✓ Chapter should be assigned to: Jeff Kuller (Parks and Rec), Historic Resources Committee, and
21 the Lake Warden. Invitations to participate to: the Megunticook Watershed Association, Ragged
22 Mountain Redevelopment Committee; and Coastal Maine Lands Trust.
23
- 24 14. Historic Resources:
25 ✓ Chapter should be assigned to: Development Director (oversight) and the Historic Resources
26 Committee (Chris Glass especially). Invitations to participate to: the DTBG and owners of historic
27 buildings (Smith, Montgomery, Dickey, etc.)
28
- 29 15. Public Facilities: This section needs much updating which can be done almost entirely by
30 Town staff.
31 ✓ Chapter should be assigned to: Department of Public Works, Solid Waste, with the Camden
32 First Aid Association invited to participate.
33
- 34 16. Fiscal Capacity:
35 ✓ Chapter should be assigned to the staff at the Town Office (Treasurer and Assessor) and the
36 Town Manager (Issues).
37
- 38 17. Goals, Policies and Implementation: The Board discussed including the goals in each
39 chapter following the issues and implications section. This Chapter will still be included to serve
40 as an overall summary. Each portion of this chapter need to be carefully reviewed and updated
41 as each chapter is completed, with the group assigned the chapter having that responsibility as
42 well.
43
- 44 18. Future Land Use Plan:
45 ✓ Chapter should be assigned to the Planning Board with input from the Select Board and help
46 from the CEO.

1 19. Land Use Regulation:

2 ✓ Chapter should be assigned to the Planning Board, CEO, Development Director and Bill Kelly.

3

4 20. Planning:

5 → CEO was asked to obtain information for the Committee: They need information from the
6 State regarding whether or not they will still be required to address the issues in this Chapter, or if
7 the requirement has changed.

8

9 21: Capital Improvements:

10 ✓ This list is prioritized annually by the Town Manager and staff during preparation for the
11 budget.

12

13 22. Regional Cooperation:

14 ✓ Chapter should be assigned to the Development Director (oversight), the CEO, CEDAC, and
15 the Assessor. Invitations to participate to: Friends of Mid-Coast Maine, Gateway volunteers, Mid-
16 Coast Regional Planning, Rockland Economic Development, the Chamber, Knox County Regional
17 Airport Director, Concord Trailways, and the railroad in Rockland.

18

19 23. Other Vehicles for Implementation:

20 No recommendations for this Chapter were made until the Committee understands why this
21 Chapter is needed.

22 → The CEO will find out if this Chapter is still a required as part of a Comprehensive Plan.

23

24 Discussion:

25 Don White: As a member of the Select Board, which is acting in an advisory position during this
26 redrafting process, Mr. White was interested in how the work to the Chapters would be reviewed
27 by the Committee? Would they act as editors – making suggestions for changes and sending the
28 information back for more work?

29

30 Jean Freedman, who is interested in volunteering for the re-write, suggested that it would be very
31 helpful for the Committee to have a liaison to work with all the different groups who will be
32 writing these chapters, and to review and edit their work for consistency – and accuracy -- across
33 the Plan. She is interested in volunteering her services for the work to the Plan and has a great
34 deal of supervisory experience that is relevant to this work. The Committee agrees that they are
35 to serve as the Steering Committee, and members are interested in discussing Ms. Freedman's
36 suggestion in more detail.

37

38 Report to the Select Board: The Committee will convene on September 6, to prepare a summary
39 of their recommendations for assigning the chapters of the Plan for revision. They will discuss
40 their plan to interest citizens in participating in this work by preparing summaries of the Chapters
41 where citizens will be invited to participate that will explain the subject matter and the level of
42 involvement required.

43

44 There being no further business before the Committee they adjourned at 7:45 pm.

45

46 Respectfully submitted Jeanne Hollingsworth, Recording Secretary