

**ANNUAL TOWN MEETING WARRANT**  
**June 14 and 15, 2011**

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 the Camden Public Safety Building, Washington Street in said Town on Tuesday, June 14, 2011 at 8:00 a.m. in the forenoon to 8:00 p.m. in the afternoon to vote on Articles 1 through 3 at which time the meeting will adjourn. The adjourned meeting will be reopened at the Camden Opera House Auditorium on Wednesday, June 15, 2011 at 7:00 p.m., then and there to act on the remaining articles in the warrant. All of said Articles being set out below, to wit:

**Article 1**

To elect a moderator to preside at said meeting.

**THE POLLS WILL OPEN AS SOON AS ARTICLE ONE HAS BEEN ACTED UPON AND WILL REMAIN OPEN TO VOTE ON ARTICLES 2-3 BY SECRET BALLOT UNTIL EIGHT O'CLOCK IN THE EVENING.**

**Article 2**

To elect by secret ballot

Two Select Board Member for three year terms (Select Board members shall serve as Overseers of the Poor, Assessors and Wastewater Commissioners); and

Two Directors of Maine School Administrative District #28/CSD #19 for three year terms; and

One member of the Personnel Board for a three year term.

**Article 3**

Shall the Town amend the Subdivision Ordinance, Article 9, Inspections and Enforcement, Section 4, to add the following sentence: require at least 75% of subdivision lots have been issued certificates of compliance?

*Note: This proposed amendment in intended to release the Town from possible repair costs for damages to these roads during the construction phase. The concept behind this amendment is to create a threshold before the Town would accept the responsibility for subdivision roads that have been developed. By placing a 75% threshold of developed lots, the risk of the Town incurring expenses for repairs caused by damage to the roads during development of the remaining lots is reduced. The full text of the amendment to be enacted by this article has been certified by the Chairperson of the Select Board and is available in the Town Clerk's office during regular business hours.*

*Recommended by Planning Board: 6-0*

**(The following articles (4-14) will be "FLOOR" articles to be voted on by registered voters on Wednesday, June 15, 2011 at 7:00 p.m. in the Camden Opera House.)**

**Article 4**

Shall the Town vote to set November 1 or the next regular business day thereafter, and May 1 or the next regular business day thereafter, as due dates for taxes and to fix the rate of interest on unpaid taxes at 7% per year?

**Article 5**

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?

**Article 6-A**

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, provided however that the Apollo Tannery property as described in Book 3148 Pages 278 and 280, excluding the fee interest in the land burdened by the Coastal Mountains Land Trust Declaration recorded in Book 4093 Page 81, shall be disposed of subject to the requirements of Article 10 of the Town Warrant from the Annual Town Meeting held on June 10, 2008?

*Note: Approval of this Article shall serve to negate and over-ride Article 12 of the November 4, 2008 Special Town Meeting, which previously required that any sale of the Apollo Tannery property must be approved by Camden voters by a referendum at a Town Meeting. Copies of Article 12 from the November 4, 2008 Warrant, Article 10 of the June 10, 2008 Warrant, and the report from the Apollo Tannery Redevelopment Group, dated February 19, 2008 are available from the Town Clerk's office during regular business hours.*

**Article 6-B**

In the event that the voters fail to approve Article 6A immediately preceding this Article, shall the Town vote to authorize the Select Board to dispose of tax acquired property, excluding the former Apollo Tannery property, in any manner which the Select Board deems in the best interest of the Town of Camden?

**Article 7**

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?

**Article 8**

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?

**Article 9**

Shall the Town vote to appropriate \$2,111,695 from non-property tax revenue sources to be used in reducing the property tax commitment for the expenditures in the following article for the 2011-2012 fiscal year?

*The Select Board recommended the amount of \$2,111,695 and the Budget Committee recommended an earlier total of \$1,989,195.*

**Article 10**

To see what sums of money the Town will vote to appropriate and raise, net of non-property tax revenues, for the 2011-2012 fiscal year budget for the following purposes, or act thereon:

	<u>Budget Comm Recommends</u>	<u>Select Board Recommends</u>
A. GENERAL GOVERNMENT	\$1,423,300	\$1,423,300
B. PUBLIC SAFETY	\$1,705,829	\$1,705,829
C. HIGHWAYS, STREETS & BRIDGES	\$1,164,200	\$1,169,200
D. HEALTH & WELFARE	\$ 34,395	\$ 34,395
E. LEISURE SERVICES	\$ 829,532	\$ 829,532
F. CEMETERIES	\$ 90,000	\$ 90,000
G. DEBT/CAPITAL/CONTINGENCY	\$ 831,901	\$ 954,401
<b>Total Proposed Expenditures A through G:</b>	<b>\$ 6,079,157</b>	<b>\$ 6,206,657</b>

**Article 11**

To see if the town will vote to increase the property tax levy limit established by State law to cover the municipal budget approved by all the preceding articles, if necessary.

**Article 12**

Shall the Town vote to elect one person to serve on the Board of Trustees of the W. H. Pascal Fund for a term of three years?

*Note: Elaine Davis' term has expired, and she wishes to be nominated.*

**Article 13**

- A. To elect eight members for three year terms each (terms expire in 2014) to serve on the Budget Committee.

*Names suggested by the Budget Nominating Committee are:*

Tom Armbrecht	Tom Jackson	Steve Neil
George Forristal	Kelly Macomber	Parker Laite, Sr.
Stephanie Clapp	Susan Dorr	

- B. To elect one member to serve a two year term to expire in 2013 to serve on the Budget Committee.

*Name suggested by the Budget Nominating Committee is:*

Nicole Bland

C. To elect two members for a one-year term to expire in 2012 to serve on the Budget Committee.

*Names suggested by the Budget Nominating Committee are:*

Collen Duggan                  Peter Lindquist

**Article 14**

To elect three members and two alternate members to serve as a Budget Committee Nominating Committee for the following year:

Edward Collins                  Anita Brosius-Scott                  Dave Nazaroff  
Cheryl Oliveri-Daly (ALT)

*Note: It shall be the duty of the Nominating Committee to submit to the Town Manager, no later than April 1 for publication in the Town Warrant, a slate of nominees to serve on the Budget Committee for three years.*

\*\*\*\*\*

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 14, 2011 from 8:00 a.m. – 8:00 p.m.

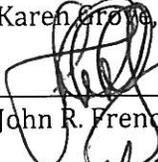
You must be a Camden registered voter to vote in any election.

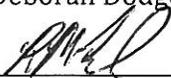
Given under our hands this 3rd day of May, 2011

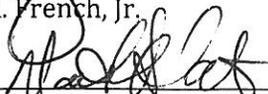
**CAMDEN SELECT BOARD**

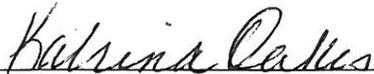
  
\_\_\_\_\_  
Karen Brown, Chairperson

  
\_\_\_\_\_  
Deborah Dodge, Vice-Chairperson

  
\_\_\_\_\_  
John R. French, Jr.

  
\_\_\_\_\_  
Morgan Laidlaw

  
\_\_\_\_\_  
Martin Cates

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

## **Excerpt from the Camden Subdivision Ordinance**

The entire text of the effected section is as follows:

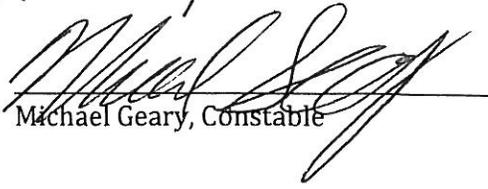
### **ARTICLE 9 – INSPECTIONS AND ENFORCEMENT**

#### **Section 4. Certification for Town Acceptance of Public Subdivision Roads**

Upon completion of street construction and prior to a vote by the municipal officers to submit a proposed public way to a town meeting, a written certification signed by a professional engineer shall be submitted to the Select Board at the expense of the developer, certifying that the proposed public way meets or exceeds the design and construction requirements of these regulations. If there are any underground utilities, the servicing utility shall certify in writing that they have been installed in a manner acceptable to the utility. “As built” plans shall be submitted to the Select Board. No subdivision road shall be presented to the voters for acceptance until at least 75% of the subdivision lots have been issued certificates of compliance.

**RETURN**

I certify that I have notified the Voters of Camden of the time and place of the Town of Camden Annual Town Meeting, Five Town CSD Budget Validation Referendum, and MSAD #28 Budget Validation Referendum to be held June 14 and June 15, 2011 by posting an attested copy of the Notice of Warrants a the Camden Public Safety Building, Camden Town Office, Camden Public Library, and the Camden Post Office on May 24, 2011.

  
Michael Geary, Constable

## RESULTS OF SPECIAL TOWN MEETING - November 4, 2008

RESULTS SPECIAL TOWN MEETING  
Tuesday, November 4, 2008**ARTICLE 1**

To elect a moderator to preside at said meeting.

**Terry Calderwood was elected Moderator.**

**ARTICLE 2****ADVISORY ONLY-VOTE DOES NOT AUTHORIZE FUNDING**

Do you favor the Town borrowing up to \$2.0 million if matched by a minimum of \$4.5 million in private funds for improvements at the town owned Ragged Mountain Recreation Area?

*Explanation: The Ragged Mountain Recreation Area Redevelopment Committee has developed a concept plan that recommends \$6.5 million in facility improvements designed to expand and enhance year round outdoor recreation opportunities at the Ragged Mountain Recreation Area. The Committee and the Select Board would like to measure public support of the concept plan prior to additional project development and fund raising. If this project moves forward, voters will have the opportunity to approve the final concept plan and the town's share of the financial commitment.*

*For example, if a \$2.0 million bond is ultimately authorized by the town, this additional borrowing would increase property taxes on a \$200,000 property in Camden by an estimated \$35.00 annually. The Redevelopment Committee intends to seek non-municipal financing to the greatest extent possible with the hope of reducing the Town share below \$2.0 million, but there is no guarantee of success.*

**YES: 2037**

**NO: 1273**

**ARTICLE 3**

Shall the Town repeal in its entirety the Ordinance For The Fire Department Of The Town Of Camden and replace it with the proposed Fire Protection and Prevention Ordinance, and adopt the following related amendments to the Victualers, Amusement and Lodging Ordinances, to clarify and require life safety code inspections prior to the annual issuance of Victualers, Lodging and Special Amusement licenses and permits, as follows:

- A. (i) Amend the Police Ordinance, Chapter VIII, Part I-D, Victualers License Ordinance to add section 5.4(12), as follows:
 

*"With the license application, the applicant shall sign an authorization permitting the Fire Chief or designated agent to inspect the establishment that is the subject of the application. Prior to issuance of said license, the applicant shall meet the criteria of the Life Safety Code as referenced in the Camden Fire Protection and Prevention Ordinance."*
- (ii) Amend section 5.6, as follows: Delete the "(11)" on line two and replace with "(12)".
- B. Amend the Police Ordinance, Chapter VIII, Part I-E, Lodging Establishment Licensing Ordinance to delete section (9) and replace it with the following:
 

*"With the license application, the applicant shall sign an authorization permitting the Fire Chief or designated agent to inspect the establishment that is the subject of the application. Prior to issuance of said license, the applicant shall meet the criteria of the Life Safety Code as referenced in the Camden Fire Protection and Prevention Ordinance."*

## RESULTS OF SPECIAL TOWN MEETING - November 4, 2008

- C. Amend the Police Ordinance, Chapter VIII, Part II-A, Amusement Permits, to add the following paragraph to Article II Section 1:

*"With the permit application, the applicant shall sign an authorization permitting the Fire Chief or designated agent to inspect the establishment that is the subject of the application. Prior to issuance of said permit, the applicant shall meet the criteria of the Life Safety Code as referenced in the Camden Fire Protection and Prevention Ordinance."*

*Note: The full text of the amendments to be enacted by this Article has been certified by the Chairperson of the Select Board and is available in the Town Clerk's office during regular business hours.*

**YES: 2229**

**NO: 568**

### ARTICLE 4

Shall the Town amend Chapter VIII, Part VI, Town of Camden Police Ordinance regarding Licensing Taxicabs and Regulation of the Operations of Taxicabs, as follows:

- A. Repeal and replace section 5(e)(2) with the following:  
*"If you have ever been convicted of a crime for which the maximum penalty was at the time, or is now, imprisonment for one year or more, identify the nature of the crime, the date of the Judgment and the sentence imposed by the Court."*
- B. Repeal and replace section 5(k) with the following:  
*"The Applicant shall submit the required application fees as reflected on the schedule of taxicab application fees, as adopted and amended from time to time by the Select Board. The current schedule of fees shall be attached to this ordinance, as "Schedule A".*
- C. Repeal and replace section 6(k) with the following:  
*"(k) The applicant has not been convicted of a crime of theft, deception or negotiating a worthless instrument within the last ten years."*
- D. Add the following to section 6:  
*"(l) The applicant has not been convicted of a crime of gross sexual assault/misconduct/contact, murder, manslaughter, kidnapping, unlawful restraint, assault, aggravated assault, criminal threatening, terrorizing, stalking, reckless conduct, visual sexual aggression, criminal violation of a protection from abuse Order, criminal violation of a protection from harassment Order, unlawful sexual aggression, or unlawful sexual contact/touching, within twenty years of the date of application."*

*(m) The applicant shall permit or cause the operation of taxicabs only by drivers who at all times meet and comply with the requirements set forth in Section 6."*

*Note: The full text of the amendments to be enacted by this Article has been certified by the Chairperson of the Select Board and is available in the Town Clerk's office during regular business hours.*

**YES: 2352**

**NO: 454**

### ARTICLE 5

## RESULTS OF SPECIAL TOWN MEETING - November 4, 2008

Shall the Town vote to approve a proposed Consent Agreement and related Common Boundary Line Agreement and Easements relating to the property of Stephen and Susan Jordan as depicted on Tax map 127, Lot 5, to resolve pending litigation in lawsuit pending in Knox County Superior Court, Docket No. CV-2004-259, and thereby establish the southerly bound of Jordan and the northerly bound of a 25 foot strip of land owned by the Town of Camden and used as a public easement, along with related easements and property rights as described in the above referenced documents.

*Note: A complete copy of the Consent Agreement and Common Boundary Line Agreement and Easements, together with supporting survey work is available for inspection with the Town Clerk's office during regular business hours.*

**YES: 1990**

**NO: 528**

### ARTICLE 6

Shall the town vote to amend the Camden Zoning Ordinance of the Town of Camden, Article VIII, Section 10, Transitional Business District (B-3), Section 12 Harbor Business District (B), Section 15 Industrial District (B), and Section 16 Transitional Harbor Business District (B) to add technical services as a professional use.

*Note: Technical services are currently allowed in five business districts and on one lot in the B-3 District. The amendment would add technical services throughout the B-3 District, in the B-H and B-TH Districts and limit the amount of technical service sales in the Industrial District. The full text of the amendment to be enacted by this Article has been certified by the Chairperson of the Select Board and is available in the Town Clerk's office during regular business hours.*

*Recommended by Planning Board: 4-0*

**YES: 2072**

**NO: 645**

### ARTICLE 7

Shall the Town vote to repeal in its entirety and replace the Camden Subdivision Ordinance with the new proposed "Town of Camden Subdivision Ordinance", in the form marked as the "8/28/08 draft" as prepared and recommended by the Camden Planning Board?

*Note: The full text of the 8/28/08 draft Subdivision Ordinance to be enacted by this Article has been certified by the Chairperson of the Select Board and is available in the Town Clerk's office during regular business hours.*

*Recommended by Planning Board: 6-0*

**YES: 1965**

**NO: 579**

### ARTICLE 8

Shall the Town vote to amend the "Floodplain Management Ordinance for the Town of Camden, Maine", in the proposed draft form dated 8/20/08, as reviewed and approved by the Maine State Planning Office.

*Note: The proposed amendments clarify and update the floodplain requirements consistent with State and Federal law. The full text of the 8/20/08 draft Floodplain Management Ordinance for the Town of Camden,*

## RESULTS OF SPECIAL TOWN MEETING - November 4, 2008

*Maine to be enacted by this Article has been certified by the Chairperson of the Select Board and is available in the Town Clerk's office during regular business hours.*

**YES: 2189**

**NO: 417**

### ARTICLE 9

Shall the Town amend the Zoning Ordinance in Articles IV, VIII and XI as follows:

- a) Add the B-TH District to the summary list of Zoning Districts in Article IV, Establishment of Districts, Section 2;
- b) Add the B-TH District to the list of business districts in Article XI, Signs, Section 11, (3);
- c) Add a permitted use for existing mobile home parks in the B-R District, Article VIII, Section 13.

*Note: Proposed amendments (a) & (b) would add necessary references to the new B-TH District; propose amendment (c) would allow the replacement of older mobile homes with newer models. The full text of the amendment to be enacted by this Article has been certified by the Chairperson of the Select Board and is available in the Town Clerk's office during regular business hours.*

*Recommend by Planning Board: 6-0*

**YES: 2000**

**NO: 594**

### ARTICLE 10

Shall the Town amend the "Official Zoning Map", as required by local ordinance and State law so as to reflect amendments to the Zoning ordinance as approved at the June 2008 Annual Town Meeting.

*Note: The Official Zoning Map must be consistent with adopted zone changes under Maine law. A full copy of the proposed Map to be enacted by this Article has been certified by the Chairperson of the Select Board and is available for inspection in the Town Clerk's office during regular business hours.*

*Recommend by Planning Board: 6-0*

**YES: 2240**

**NO: 393**

### ARTICLE 11

Shall the Town amend the "Official Zoning Map-B" based on a new survey by Gartley and Dorsky Engineering & Surveying, dated August 12, 2008 which substantially updates and depicts the Camden Inner Harbor, Federal Channel and wharf line locations.

*Note: The Official Zoning Map-B updates the existing 1992 map with a more accurate surveyed depiction of Camden's Inner Harbor. A full copy of the proposed Map-B to be enacted by this Article has been certified by the Chairperson of the Select Board and is available for inspection in the Town Clerk's office during regular business hours.*

*Recommend by Planning Board: 6-0*

**YES: 2278**

**NO: 375**

**RESULTS OF SPECIAL TOWN MEETING - November 4, 2008**

**ARTICLE 12**

To see if the Town will vote to require any sale of the Town-owned "Apollo Tannery Property" to be approved by a referendum vote, "Apollo Tannery Property" being the lot described in Book 3148 on Pages 278 and 280, and depicted as Lot #18 on the Town of Camden Tax Map 114.

*Note: This article was submitted by citizen petition.*

**YES: 1745**

**NO: 997**

**ARTICLE 13**

To see if the town will vote to permanently retain Town ownership and forever preserve public access along the Megunticook River by retaining ownership of a twenty-five foot wide strip of land bordering the River on the town-owned former "Apollo Tannery" property on Washington Street (described in Book 3148 on Pages 278 and 280, and depicted as Lot #18 on the Town of Camden Tax Map 114), said strip extending twenty-five feet in width from the top of the natural river bank, following said bank for the full length of the lot, from Washington Street to Rawson Avenue, and to direct the Select Board within six months to create a permanent easement for this purpose to be held by an appropriate independent organization, such as a land trust or a non-profit organization, and to convey this easement by deed to this organization; thereby permanently and irrevocably preserving and protecting it as a public access area consistent with recommendations in the Camden Comprehensive Plan.

*Note: This article was submitted by citizen petition.*

**YES: 2071**

**NO: 864**

**ARTICLE 14**

Shall the Town vote to amend the Camden Zoning Ordinance of the Town of Camden, Article VIII, Section 12 Harbor Business District (B-H),(B),(2),(3),(4),(7),(24),(25),(26), to prohibit all residential, inn, hotel and motel uses within the Harbor Business District (B-H) in an area beginning roughly at the intersection of Atlantic Avenue and Sea Street, then running generally along the easterly side of Camden Harbor, and ending at the northerly and easterly boundaries of the Bean Yard; and amend the Town of Camden official zoning map to create a zone known as the "Harbor Business East (B-HE) Overlay District" which will show more specifically where residential, inn, hotel and motel uses are prohibited within the underlying Harbor Business (B-H) District?

*Note: This article was submitted by citizen petition.*

*Not recommended by the Planning Board: 4-1*

**YES: 1330**

**NO: 1433**

A true copy, Attest:                     Katrina Oakes                      
Katrina Oakes, Town Clerk

## **RESULTS OF ANNUAL TOWN MEETING June 10 and 11, 2008**

On June 10, 2008 at 8:00 am Town Clerk Katrina Oakes called the Town Meeting to order. The warrant greeting and return was read, and voters proceeded to act on the warrant articles as follows:

County of Knox

### **ARTICLE 1**

Terry Calderwood was elected moderator to preside at said meeting. After taking his oath of office and leading the Pledge of Allegiance Mr. Calderwood declared the polls open until 8:00 pm.

### **ARTICLE 2**

Deborah Dodge was elected to the Select Board with 973 votes and Karen Grove was re-elected to the Select Board with 905 votes.

The following were elected as Directors of Maine School Administrative District #28/CSD #19: John Lewis received 1,090 votes; Matthew Dailey received 19 write-in votes; and Tori Manzi received 2 write-in votes.

Dave Miramant was elected as a member of the Personnel Board for a three year term with 7 write-in votes.

### **Article 3**

Shall the Town vote to amend the Zoning Ordinance, Article III, Definition of Street Level; and to add Appendix 1 to illustrate examples of the definition.

**Yes: 1002            No: 296**

### **Article 4**

Shall the Town vote to rezone parcels identified as Tax Map 120, lots 279-282, 284-292 & 294-298, from the B-H District to the B-1 District; and to amend the Zoning Ordinance, Article VIII, Section 8, B-1 District, to specify a maximum building height of 24 feet and a 20% view corridor requirement for the above lots.

**Yes 964            No: 331**

### **Article 5**

Shall the Town vote to amend the Zoning Ordinance, Article VIII, B-H District, Section 12, to permit several new marine related uses; to allow seasonal parking within boat storage buildings; to delete theaters and entertainment; to allow residential uses, except on a floor at street level within 180 feet of Atlantic Avenue; to allow residential uses at street level and inns beyond 276 feet from the harbor line with a maximum building height of 34 feet, provided two square feet of marine building coverage is constructed for each square foot of residential building coverage; and to eliminate residential use in all other areas of the B-H District.

**Yes: 764            No: 597**

### **Article 6**

Shall the Town vote to rezone parcels identified as Tax Map 120, lots 293, 299 & 300 and Tax Map 119, Lot 9 from the B-H District to the B-TH District; and to amend the Zoning Ordinance, Article VIII, Section 16, B-TH District, to permit several new marine related uses; to allow residential uses within 55 feet of the front property line along Bay View Street, except on a floor at street level; to eliminate residential use in all other

**RESULTS OF ANNUAL TOWN MEETING  
JUNE 10-11, 2008**

areas of the B-TH District; and to allow financial services, inns, publishing and professional offices at street level beyond 55 feet from the front property line.

**Yes: 767                      No: 534**

**Article 7**

Shall the Town vote to rezone parcels identified as Tax Map 118, Lots 102 & 103 from the B-3 District to the B-2 District, and the parcel identified as Tax Map 118, Lot 75 from the Industrial District to the B-2 District; and to amend the Zoning Ordinance, Article VIII, Section 9, B-2 District, to delete open space residential development, mobile home parks, rooming houses, funeral homes and storage within barns; to allow gas stations only on Route 1; and to allow motor home sales and motor vehicle sales provided there is no exterior storage or display.

**Yes: 844                      No: 390**

**Article 8**

To see if the Town will vote to accept the restrictions, conditions and turnaround easement described in a proposed "Declaration of Easements, Covenants and Restrictions" from Wayfarer Marine Corporation and Wayfarer Partners, LLC; said restrictions shall prohibit the Grantors, their successors and assigns from conveying any view easement or encumbrance on the first 276 feet, as measured from the Harbor Line of the so called "Bean Yard" property, comprised of a portion of the property of Wayfarer Partners, LLC as recorded in Book 3102 Page 155 and all of the property of Wayfarer Marine Corporation as recorded in Book 3102 Page 152 of the Knox County Registry of Deeds, and depicted as a portion of Camden Tax Map 124 Lots 48 and 48-1; the turnaround easement grants to the Town a non-exclusive easement for vehicular access and turning, (not parking) related to use of the boat landing/launch area, said easement will be approximately 50 feet x 50 feet and located on the easterly terminus of Steamboat Landing Road, and abutted on the south by Camden Harbor; the location of said easement may be modified or relocated by Grantors so long as the turnaround area remains in close proximity to the initial turnaround easement area; said turnaround easement is located on a portion of the Wayfarer Marine Corporation property recorded in Book 3102 Page 152.

**Yes: 808                      No: 441**

**Article 9**

To see if the Town will vote to retain the 25 foot strip located adjacent to the Megunticook River, which is a portion of the property now or formerly known as the Apollo Tannery, lot 18 Tax Map 114, and described in a deed recorded in Book 3148 Page 278, to preserve said strip for perpetual public use, thereby excluding said 25 foot strip from any future contract to sell said Apollo Tannery property.

**Yes: 997                      No: 353**

**Article 10**

To see if the Town will vote to authorize the Select Board to dispose of the "Apollo Tannery" property described in Book 3148 on Pages 278 and 280, and depicted as Lot #18 on the Town of Camden Tax Map 114, for reasonable fair market value as a single parcel, subject to the following:

1. The buyer must use the property for an "acceptable" use as described on the list of uses in the Report by the Apollo Tannery Redevelopment Work group dated February 19, 2008, and the buyer may not use the premises for an "unacceptable" use as described on said list of uses;
2. The buyer must demonstrate financial capacity, professional competency to develop the site, and present a viable business plan;
3. As a "Land for Jobs" rebate incentive, if within 5 years, a qualified buyer creates 24 net new jobs with a combined yearly wage/benefit of \$40,000 per job, the entire purchase price shall be rebated



**Apollo Tannery  
Site  
Re-development Workgroup:  
Report and Recommendations to  
Town of Camden Select Board  
With edits as approved at the Camden  
Annual Town Meeting  
June 10, 2008**

**Submitted by**

**Alan Hinsey, Director  
Knox/Waldo Regional Economic Development Council**

**[www.kwred.org](http://www.kwred.org)**

**- a program of Eastern Maine Development Corp –**



<p><b>Apollo Tannery Site Re-development Workgroup Report and Recommendations to Town of Camden Select Board</b></p>
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Attachments:	
<ul style="list-style-type: none"> <li>• 2005 - Tannery Site Reuse Committee Report - summary</li> <li>• 2006 – Summit Environmental Consultants – site remediation recommendations</li> <li>• Maps of the site (provided by Code Enforcement Office)</li> <li>• B-R (River Business District) Zone Requirements – Permitted Uses</li> <li>• Site Market Value Appraisal – 1/15/08 – Paton Agency, Inc.</li> </ul>	

# **Apollo Tannery Site Re-development Workgroup Report and Recommendations to Town of Camden Select Board**

## **1. Project Overview and Objectives**

In August of 2007, Alan Hinsey, Director of the Knox/Waldo Regional Economic Development Council (KWRED) asked the Camden Select Board to authorize KWRED to take the lead on the marketing/redevelopment of the Apollo Tannery site. The objective was to create good, year round jobs for Camden. The Select Board accepted the proposal and formed the Apollo Tannery Redevelopment Work Group, that would be led and facilitated by Alan Hinsey. The work Group members appointed by the Select Board are as follows:

- Lani Temple
- Rosemary Weymouth
- Roger Moody
- Carla Ferguson
- Wendelanne Augunas
- Skip Bates
- Martin Cates
- Anita Brosius-Scott

Technical and administrative support for the Work Group was provided by Roberta Smith, Town Manager, Jeff Nims, Code Enforcement Officer, and Bill Kelley, Attorney for the Town of Camden

The objectives for the Apollo Tannery Redevelopment Work Group were to:

- Form a list of business/industry sectors that would be suitable for that site and for the economic development needs of Camden;
- Establish a target number of new jobs to be created – and a target salary/benefit level to be achieved on that site;
- Establish a list of conditions and requirements that are important for the development of that site (such as walk ways, public access issues, etc),
- Create a list of possible incentives for the businesses/firms that may be recruited for the site;
- Recommend a list of parties with which to coordinate the business recruitment/marketing efforts;
- Set a timeframe for the recruitment/marketing efforts; and
- Present the Work Group's recommendations to the Select Board

The Work Group held seven (7) meetings during the Oct 2007 – Feb 2008 period. The first meeting was held at the Camden Public Safety Building – the rest were all held in the Washington St. Select Board Conference Room. Alan Hinsey facilitated all of the

Work Group sessions. In these 7 meetings the Work Group undertook the following tasks:

- Review of previous reports, engineering studies, maps and zoning criteria and permitted use lists.
- Brainstorming of future uses for the site and establishment of guiding principles for future re-development of the site.
- Conduct extensive discussions regarding preferred redevelopment options and incentives for the site.
- Employ decision-making processes that resulted in a unified consensus from the Work Group members on all recommendations contained in this report.
- Discuss and approve the draft Warrant language included in this report to the Select Board.

Specific documents and reports used as reference materials by the Work Groups are as follows (all attached):

- 2005 - Tannery Site Reuse Committee Report - summary
- 2006 – Summit Environmental Consultants – site remediation recommendations
- Maps of the site (provided by Code Enforcement Office)
- B-R (River Business District) Zone Requirements – Permitted Uses
- Site Market Value Appraisal – 1/15/08 – Paton Agency, Inc.

## **2. Description of Site and Summary of Appraisal**

The former Apollo Tannery site is located in Camden Maine – bounded by Washington St on the east and north, the Megunticook River on the west and south, as well as Rawson Avenue on the southeast. The site is designated as Lot 18 on Camden Tax Map 114 and is approximately 3.5 acres in size.

The site is zoned as River Business (B-R) District. The B-R District is designed to “provide for the maintenance, development and redevelopment of lands and buildings in river-oriented locations that have historically been used for economic activity, or for which there is opportunity for such activity. It is intended that development and redevelopment proceed in a way that respects and maintains the environmental and scenic qualities of the river.”

The B-R Districting zoning allows for a mix of permitted uses including

- Resource uses
- Residential uses
- Municipal and Institutional uses
- Commercial uses
- Professional uses
- Industrial uses
- Utility uses
- and Accessory Activities

NOTE - See the specific permitted uses in the B-R District Zoning document attached.

The B-R District Zone allows for a building footprint of approximately 2.45 acres on that 3.5 acre site. The Zone allows for a 40 ft structure on that site (this would be a 4 to 5 story building depending on ceiling height of floors). It is estimated that the maximum allowable size of a building on this site could be approximate 107,000 s.f. The number of workers/occupants that could occupy buildings on that site would depend on the type of business/industrial use that takes place. Also, parking requirements in the B-R District differ depending on the usage of the site and buildings. Without specific usage and building plans, it is difficult to say exactly what the maximum total occupancy and parking could be on that site. However, we can say that for professional office space or industrial uses allowed in the B-R District, the former Apollo Tannery site could accommodate buildings that could be occupied by 300 workers, and still have enough space available to accommodate parking for that size workforce on the site.

The Town of Camden has taken ownership of the site. Because of the environmental hazards associated with the former use of the site, the Town of Camden has commissioned studies by the Maine DEP and the private consulting firm, Summit Environmental Consultants, Inc. As a result of those studies the Town of Camden has begun the process of remediation of the site and preparing it for future redevelopment/reuse. It is estimated that the Town of Camden will complete all remediation efforts in 2008. Between building removal, soil removal and site remediation, the Town will have invested approximately \$960,000 in the reclamation/remediation of this site.

The former Apollo Tannery site is also included in the State of Maine's "Pine Tree Zone" (PTZ) program. A set of State tax breaks, credits and reimbursement may be available to targeted businesses that start or expand and create qualified jobs on a PTZ site.

In January 2008 an appraisal of the Apollo Tannery site was conducted by Stanley P. Paton, SRM,CMA of the Paton Agency, Inc - Waldoboro Maine. The full appraisal document is available for review at the Camden Town Office. After extensive review of the property and analysis of the current market and comparable sales, the estimated Market Value of the property, as of January 15, 2008, was set at \$450,000.

### **3. Work Group Recommendation**

The Apollo Tannery Redevelopment Work Group recommends that the Camden Select Board ask the voters of Camden, via a special town vote, to give the Select Board the authority to market, negotiate and sell the Apollo Tannery Site. The Work Group believes that the best option for the sale and redevelopment of the site would be to:

- Complete the remediation of the site, in 2008, as planned (see Summit Environmental Consultant's 2006 report – "2.1.5 - Focused Soil Removal and Installation of a Slurry Wall");
- Market the site for sale to a targeted group of potential qualified developers, businesses who will create year-round jobs on that site that will add value to the overall economy of Camden;
- Sell the site at a reasonable, market-based price and include incentives to attract the best new owner, developer, business to that site, who will be dedicated to creating good, well-paying, year-round jobs in the industry/business sectors that are deemed acceptable to the neighborhood and the town.

To assist the Select Board in this process, the Work Group developed the following set of Guiding Principles, Acceptable/Unacceptable Business and Industry categories for the site, and Sale Options, including incentives.

#### **Guiding Principals for the Re-development/sale of the Apollo Tannery site:**

The Apollo Tannery Redevelopment Work Group recommends that the Select Board consider all of the following guiding principles if and when they sell the site for re-development purposes:

1. Sell the site as a single parcel
2. Preference will be given to qualified buyers who will allow some form of public access to the river walk/path area – at a minimum – a public right of way/easement access
3. The trees that line the street of the site should remain
4. The site should be marketed to new owners who can create jobs - well-paying, year- round, sustainable jobs
5. When targeting/selecting a new owner, the town should consider the economic "multiplier impact" of that new employer – how many other businesses, services, etc will be stimulated by that new employer re-developing the Tannery site
6. The town should target a new employer/owner that will create a new customer base in the area – not simply take customers from other established employers/businesses.
7. The town should attempt to create a demand for this site (make it unique) – so it doesn't compete with other sites/buildings that are already available in the area.

8. Encourage the new owners to build flexible structures that will be adaptable for future uses.
9. The re-development of the site should be attractive and aesthetically compatible with the neighborhood.
10. The town should encourage new owners/businesses in the Creative Economy sector.
11. The new owners/developers should be encouraged to make positive use of the river – hydro energy, orientation of buildings relative to the river, etc.
12. Educational/cultural use would be acceptable – with emphasis on educational/cultural uses that would create good year-round jobs and pay property taxes – however, a serious non-profit higher education or technical education provider should also be considered.
13. The town should consider the impact of increased traffic to the area. The group understands that increased traffic is likely to occur with re-development/ re-use of the site – but a traffic analysis should be conducted to consider:
  - i. The level of increased traffic
  - ii. The possible impact of truck traffic to the area
  - iii. Potential increased use of side streets in the area.

### **Acceptable/Unacceptable Business/Industry Sectors for the Tannery Site:**

The Work Group recommends that the current River Business District (B-R) zoning designation be maintained for the Tannery site. However, to accomplish the broader objective of encouraging the creation of well-paying, year-round jobs in business and industry sectors that will be compatible with the neighborhood and the overall economic goals of the Town, the Work Group recommends that a more selective use of the B-R zone be used by the Select Board for the best possible re-development of the site. To that end, the Work Group provides the following lists of business/industry sectors that are considered “Acceptable” for this site, and those that are considered “Unacceptable” for this site.

#### ***Acceptable Business/Industries for Tannery site redevelopment:***

- + Bio-Tech/Life Sciences
- + Research and Development
- + Information Technology
- + Marine Trades/Boat Building
- + Financial Services
- + Graphic Design/Printing
- + Higher Education Institutions
- + Precision Manufacturing
- + Technical Services
- + Health Care
  - o Health Care provider offices/clinics
  - o Medical Labs
  - o Medical/Life Science Research
- + Film/New Media

- + “Green” businesses
- + Professional Office space
- + Commercial/Trades Incubator space
- + Or any other business/industry sector that is within the B-R Zone criteria that is not listed below

***Unacceptable Business/Industries for Tannery site redevelopment:***

- Outdoor Boat Storage (as primary use)
- Poultry/Meat/Seafood processing
- Auto Repair
- Warehouse
- Hotel/motel
- Fast food
- Gas Station
- Storage and maintenance of construction equipment (as primary use)
- Any business that has a significant loud outside noise component
- Any business that imposes a hazardous or dangerous environment on the neighborhood

**Sale Option and “Land for Jobs” Rebate Incentive**

If the Select Board is given the authority to sell the Tannery site for redevelopment, the Work Group recommends the following sale option criteria be used by the Select Board to select a qualified buyer:

***Sale to Qualified Buyer:***

1. \$450,000 is the appraised value of the site as of January 15,2008 (appraisal based on value of the site once all planned remediation is complete in 2008).
2. Market the property to qualified buyers at a reasonable fair market price – based on the most current appraisal of the site and all known real estate market variables that may impact a fair market price.
3. Qualified buyer must:
  - a. Use the land for development of an “acceptable” business/industry use (see list of acceptable business/industry sectors);
  - b. Present a viable business plan and financial statements – including a projection of the number and type of jobs that will be created at this site;
  - c. Demonstrate the financial capacity, experience, professional competency and commitment to purchase and appropriately develop the site.
4. Note – preference will be given to qualified buyers who plan to create year-round, full-time jobs in the acceptable business /industry sectors.

### ***“Land for Jobs” Rebate Incentive:***

Recognizing that encouraging businesses to create well-paying, year-round jobs in Maine is often difficult, the Work Group further recommends that the Town of Camden offer the following “Land for Jobs” rebate incentive to highly qualified buyers.

Qualified buyers, who provide a viable business plan supporting the creation of full-time, on-site jobs, may qualify for a rebate of all, or a portion, of the purchase price, based on the following criteria:

1. If the qualified buyer creates 24 net new jobs within 5 years of the completion of construction and improvements on the site, they may qualify for a full rebate of the original purchase price.
  - a. For each 8 new jobs created and continuously employed on the site for at least 6 months, the qualified buyer shall receive a rebate of 1/3 of the purchase price.
  - b. The cumulative total of rebates paid to the qualified buyer as a result of jobs created at the site shall not exceed the total purchase price of the property.
  - c. For a job to qualify toward the rebate formula, it must:
    - i. Represent a net new job on the site; and
    - ii. Pay a wage and benefit package that is at least equal to \$40,000 (which is approximately 25% higher than the Knox County average wage and benefit amount for 2007)
  - d. The “Land for Jobs” rebate incentive is only good for 5 years from the completion of construction and improvements on the site:
    - i. The balance of the rebate incentive of the “Land for Jobs” option will be transferable to a new qualified owner;
    - ii. The new owner would only qualify for the balance of the rebate that may be available – i.e. that portion that had not already been paid out;
    - iii. The original 5 year period shall not be extended for the new owner.

## **Suggested Warrant Article Language for Special Town Vote:**

With the assistance of Town Attorney, Bill Kelley, the Work Group recommends the following suggested language for a Warrant Article to go before a Special Town vote:

"To see if the Town will vote to authorize the Select Board to dispose of the "Apollo Tannery" property described in Book 3148 on Pages 278 and 280, and depicted as Lot #18 on the Town of Camden Tax Map 114, for reasonable fair market value as a single parcel, subject to the following:

1. The buyer must use the property for an "acceptable" use as described on the list of uses in the Report by the Apollo Tannery Redevelopment Work Group dated February 19, 2008, and the buyer may not use the premises for an "unacceptable" use as described on said list of uses;
2. The buyer must demonstrate financial capacity, professional competency to develop the site, and present a viable business plan;
3. As a "Land for Jobs" rebate incentive, if within 5 years, a qualified buyer creates 24 net new jobs with a combined yearly wage/benefit of \$40,000 per job, the entire purchase price shall be rebated to buyer, or the rebate may be prorated according to the terms and formula described in the Apollo Tannery Redevelopment Work Group Report dated February 19, 2008;
4. A restrictive covenant shall be placed into the deed of conveyance preserving the trees located by and along Washington Street;
5. The Select Board shall incorporate restrictions as are reasonably necessary in the deed of conveyance to enforce the conditions described in paragraphs 1 to 4 herein; and
6. The Select Board shall utilize as many of the "Guiding Principles" as described in the report of the Apollo Tannery Redevelopment Work Group dated February 19, 2008, as are reasonably practicable in the discretion of the Select Board, depending on the buyers development plan.

Note: Complete copies of the Apollo Tannery Redevelopment Work Group Report (dated February 19, 2008) are available for inspection at the Clerk's office during regular office hours."

## **5. Marketing recommendations**

If the Warrant Article passes at the special Town vote, the following strategy should be implemented by the Town Manager and Select Board to market and sell the Tannery site:

1. Select Board will set initial fair market price for the site.
2. Allow the Knox/Waldo Regional Economic Development Council (KWRED) to lead the marketing effort on the site for one year.
3. Reserve funds in a special account for the marketing of the Tannery site – set aside \$10,000 for this purpose – note – the marketing strategy for year one

will not rely heavily on paid advertising – however, a few materials will need to be prepared to market the site, such as photos, brochure, etc. It is anticipated that the marketing cost for year one will fall well below the \$10,000 reserve amount.

4. KWRED will work with the Town Manager to develop the marketing materials.
5. KWRED will launch the marketing campaign – focusing on free press and leveraging connections with existing agencies for year one.
6. Marketing should begin as soon as possible – to take advantage of upcoming summer/fall season.
7. Theme for campaign will be:  
“Town offers Free Land for Jobs – in one of the most desirable locations on the entire New England coastline – Camden, Maine – the Jewel of the Coast.”
8. Press Coverage:
  - i. Press releases – locally, statewide, regionally (including Boston media)
  - ii. Seek feature stories in:
    1. Courier Publications
    2. Village Soup
    3. Mainebiz
    4. PPH and BDN
    5. Boston and New York Papers
    6. Business and trade journal newsletters/publications
    7. Downeast Magazine
    8. Maine Boats, Homes and Harbors magazine (and website)
    9. Maine Public Radio
    10. Maine-based TV News
    11. possible national news coverage
9. Challenge other business attraction agencies/organizations to market this desirable site in Maine:
  1. Governor’s Office
  2. Maine & Company
  3. Maine Dept of Econ and Community Development
  4. Eastern Maine Development Corp
  5. Coastal Enterprises Inc
  6. Maine Technology Institute
  7. Tech Maine Association (formerly “MESDA”)
  8. Maine Small Business Development Centers
  9. Finance Authority of Maine
  10. USDA – Maine Rural Development Program
  11. Maine Small Enterprise Growth Fund (non-profit venture capital agency)
  12. other private and non-profit venture capital groups
10. Provide marketing materials and contact information to all appropriate groups and locations in the area:
  1. Chamber of Commerce offices
  2. Visitors Centers
  3. at Town Office

4. at conference sites (if allowed) – i.e., PopTech, Camden Conf, etc.
  5. at festivals/events throughout the year (Camden, Belfast Rockland area)
  6. at hotels and Inns that agree to make brochures available to guests (Samoset, Lord Camden Inn, etc, etc)
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11. KWRED will be point of contact for inquires about te site.
  12. KWRED and the Eastern Maine Development Corp – Lending Division – will screen potential buyers to determine if they have a viable business plan and as such should be classified as a potential Qualified Buyer to be referred to the Select Board for consideration,
  13. The above strategy should be used for one year. If the property has not been sold to a qualified buyer, who will create well-paying jobs on that site, the Select Board should reassess the plan and make marketing decisions accordingly.

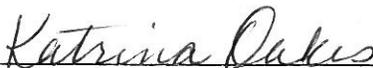
## 6. Next Steps

If the Camden Select Board accepts the recommendations contained in this report, the Work Group suggests that the following next steps be taken:

1. Schedule a special town vote as soon as possible.
2. Make free copies Work Group report and recommendations available at the Town Office – and post the report on the Town website
3. Schedule at least one public information session prior to the special Town vote
  - a. Alan Hinsey of KWRED and members of the Apollo Tannery Redevelopment Work Group will be available at the information session(s) to present the recommendations and answer questions.
4. Hold the special Town vote on the Warrant Article.
5. If the measure passes at the special Town vote, the Select Board and Town Manger should immediately begin working with KWRED to implement the marketing recommendations contained in this report.

NOTE – regardless of the decision on the Warrant article at a special Town Vote, the Town of Camden should continue with its plans to complete remediation of the Apollo Tannery site in 2008.

A true copy, Attest:

  
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Katrina Oakes, Town Clerk