



Town of Camden
Select Board Meeting
April 19, 2016

Minutes

Present: Select Board Chair John French and Select Board Members, Don White, Leonard Lookner, Martin Cates, James Heard, and Town Manager, Pat Finnigan. Also present were citizens and members of the press.

1. Call to Order

Chairman French called the meeting to order at 6:30 pm.

2. Communications, Presentations, and Recognitions

A. Report of the Historic Resources Committee regarding proposed kitchen improvements at the Camden Yacht Club

The Camden Yacht Club needs to replace the kitchen ventilation system. The Yacht Club recently learned that the existing kitchen/cooking ventilation does not meet code (National Fire Protection Act). The ventilation is currently located on the Bayview Street side of the building; the new units would be placed on the roof directly above the current ventilation. The Yacht Club met with the Historic Resources Committee to discuss this project since it would change the exterior look of the building.

Due to the need to meet fire safety codes, the Historic Resources Committee voted to recommend that the Yacht Club be allowed to proceed with the ventilation improvements, provided a structural engineer reviews the plans and confirms the structure can support the new system. The Yacht Club has retained Gartley & Dorsky to do that work.

Don White made a motion to allow the Camden Yacht Club to proceed with the kitchen and ventilation improvements, provided a structural engineer reviews the plans and confirms the structure can support the new system. Martin Cates seconded this and the motion carried 5-0.

3. Citizen Comments (for items *not* on the agenda)

There were no citizen comments.

4. Approval of Select Board Minutes of April 12, 2016

Don White made a motion to accept the minutes as presented and James Heard seconded this. The motion passed 5-0.

5. Public Hearings

Leonard Lookner made a motion to proceed to item #6., Licenses. Don White seconded the motion. The motion passed 5-0.

6. Licenses

A. Liquor License (Public Hearing)

- 1) Consideration of renewal of Class I Restaurant, Lounge, Spirituous and Vinous Liquor License for *Camden Deli* located at 37 Main St.
- 2) Consideration of a new Class XI Restaurant/Lounge Liquor License for *Fireside* at 7 Public Landing.

Leonard Lookner made a motion to approve the liquor licenses for Camden Deli and Fireside and Don White seconded the motion. The motion passed 5-0.

B. Victualers Licenses

- 1) Consideration of renewal of a victualers license for *Express House of Pizza* located at 12 Mechanic St.
- 2) Consideration of renewal of a victualers license for *Belmont Inn* located at 6 Belmont Avenue.
- 3) Consideration of a new victualers license for *Rhumb Line* located at 59 Sea St.
- 4) Consideration of a new victualers license for *Fireside* at 7 Public Landing.
- 5) Consideration of renewal of a victualers license for *Whitehall Inn* located at 52 High St.

Don White made a motion to approve the victualers licenses for Express House of Pizza, Belmont Inn, Rhumb Line, Fireside and Whitehall Inn. Martin Cates seconded the motion and it passed 5-0.

C. Lodging Licenses

- 1) Consideration of renewal of a lodging license for Anita Zeno d/b/a *Belmont Inn* located at 6 Belmont Avenue.

Don White made a motion to approve the lodging license for Belmont Inn and Martin Cates seconded the motion. The motion carried 5-0.

5. Public Hearings

A. The following ordinance amendments are proposed to be considered by the voters at the June 2016 Town Meeting.

- 1) Amend Article VIII, Section 7, Traditional Village District (C) Uses Permitted as Special Exceptions of the Camden Zoning Ordinance be amended to add subsection 5 which would allow certain large existing nonconforming houses to add additional dwelling units upon receiving a "Special Exception" from the Zoning Board of Appeals.

Don White made a motion to place the proposed amendment on the June Town Meeting Warrant. Martin Cates seconded the motion. The motion passed 5-0.

- 2) Amend Article XI Signs, Section 10 of the Camden Zoning Ordinance be amended to allow limited Seasonal Farm Stand signs and limited temporary Farmers' Market signs in the right-of-way in certain locations as allowed by 23 M.R.S.A. § 1913.**

Don White made a motion to place the proposed amendment on the June Town Meeting Warrant. Leonard Lookner seconded the motion. The motion carried 5-0.

- 3) Incorporate the 2015 amendments to the Maine Department of Environmental Protection Chapter 1000 rules into the Camden Zoning Ordinance to keep Camden in compliance with 38 MRSA §435-449 (Shoreland Zoning)**

Don White made a motion to place the proposed amendment on the June Town Meeting Warrant. James Heard seconded the motion. The motion passed 5-0.

- 4) Update the Floodplain Management Ordinance to conform to the new digital Flood Insurance Rate Maps**

Leonard Lookner made a motion to table the item and to continue the Public Hearing on May 3. James Heard seconded the motion. The motion passed 3-2, with Don White and Martin Cates dissenting.

- B. The following Charter Amendments are proposed to be considered by the voters at the June 2016 Town Meeting.**

- 1) Amendment to the Town Charter Article II, Section 6 to remove the amount of compensation from the Charter and have Select Board compensation established by vote at annual town meeting**

Martin Cates made a motion to place the proposed amendment on the June Town Meeting Warrant. Don White seconded the motion. The motion passed 5-0.

- 2) Amendment to the Town Charter Article I Section 4(d), Article IV, Part C and Article VI to establish a Single Assessor rather than have the Select Board serve as the Board of Assessors**

Martin Cates made a motion to place the proposed amendment on the June Town Meeting Warrant. Don White seconded this and the motion passed 4-1, with Leonard Lookner dissenting.

- 3) Amendment to the Town Charter to establish the County Board of Assessment Review as the appeal authority for tax abatements**

Don White made a motion to table this to the May 3 meeting and Martin Cates seconded the motion. The motion passed 5-0.

- 4) Amendment to the Town Charter Article VII, Section 5 to allow the Select Board to include a brief information note that explains each ballot question to be voted on through secret ballot**

James Heard made a motion to place the proposed amendment on the June Town Meeting Warrant. Don White seconded the motion. The motion passed 5-0.

7. New Business

A. Consideration of the FY 17 Budget and approve the amount to be considered by the voters at Town Meeting.

The Budget committee recommended a budget of \$7,364,591. During its budget workshop the prior week, the Select Board agreed that they wanted to fund a 2% wage increase for employees, and add \$9,700 for technology that had been cut by the Budget Committee, and restore \$30,000 in the Capital Reserve account: \$10,000 for sidewalks and \$20,000 for the Public Landing.

With these changes, the total budget proposed by the Select Board was \$7,404,291. This is \$39,700 more than the amount recommended by the Budget Committee, or a 3.54% increase over FY16. The difference between the Budget Committee and the Select Board recommendations is \$39,700 or .53%

Several members of the Budget Committee spoke including the Chair, Dave Nazaroff, and members Paul Cavalli and Kate Bates.

Jeff Foltz, a member of the public spoke regarding the request to fund a portion of the Chestnut St Baptist Church steeple which houses the Town clock. Mr. Foltz discussed the deteriorating condition of the steeple which holds the Town clock. He said the capital campaign committee had raised more than \$300,000 of the \$500,000 that was needed to restore the building. Due to its historic importance to the community and the fact that it houses the Town clock, the Town Manager's proposed budget had included \$75,000 to help fund the improvements. The Budget Committee had recommended not to fund this project. He asked the Select Board if it was possible to have some Town funding for this project.

After hearing from members of the Budget Committee, citizens, and discussion by the Select Board, the Select Board and the Town Manager again thanked the Budget Committee for their hard work.

Don White made a motion to approve the Municipal Budget in the amount of \$7,404,291 as recommended by the Select Board. Martin Cates seconded this and the motion passed 5-0.

After the budget motion passed, the Select Board discussed Jeff Foltz's question about funding for the steeple. Chairman French asked if there was support by the Select Board to allow a question as a floor vote at the Town Meeting. The Board reached consensus to place an article before the Open Floor vote portion of the Town Meeting to see if the citizens wanted to approve any funding for this project. They asked staff to consult with the Town attorney to see if that was possible.

B. Schedule Public Hearings for the following items to be submitted to the voters for approval at the June 2016 Town Meeting:

- 1) Enact an ordinance to control excessive feeding of birds and wildlife.

- 2) Enact an amendment to the E 9-1-1 addressing and street naming ordinance.
- 3) Consideration of a bond issue to borrow up to \$330,000 for the Harden Avenue drainage project, inner harbor floats, and sewer line replacement project (Bakery Bridge).

Staff recommended that these questions be floor votes during the open portion of the Town Meeting for several reasons: The ballot is already very long, these are simple ordinances but it will allow us to explain them, and the bond issues fit into the financial discussion that will be part of the Budget approval.

Don White made a motion to schedule Public Hearings on May 3 for the three items as stated. Martin Cates seconded this motion. The motion passed 5-0.

C. Designation of the Registrar of Voters' office hours for the June 14-15, 2016 Annual Town Meeting.

Martin Cates made a motion to set the Registrar of Voters' office hours for the June 14-15, 2016 Annual Town Meeting as the regular business hours of the Town Office. Don White seconded the motion. The motion passed 5-0.

D. Confirmation of Town Clerk's appointment of Peter Gross as Election Warden for the State Primary Election/Annual Town Meeting/SAD and CSD Budget Validation Referendum to be held on June 14, 2016.

Martin Cates made a motion to confirm the Town Clerk's appointment of Peter Gross as Election Warden for the State Primary Election/Annual Town Meeting/SAD and CSD Budget Validation Referendum to be held on June 14, 2016. Don White seconded the motion. The motion passed 5-0.

E. Countersignature of the annual meeting warrant for the Five Town Community School District Budget Referendum

Martin Cates made a motion to approve the countersigning of the annual warrants for the MSAD 28 budget referendums which will be held on June 14, 2016. James Leonard Lookner seconded the motion. The motion passed 5-0.

F. Countersignature of the annual meeting warrant for the Maine School Administrative District #28 Budget Referendum

Leonard Lookner made a motion to approve the countersigning of the annual warrants for the 5-Town CSD budget referendums which will be held on June 14, 2016 and James Heard seconded this. The motion passed 5-0.

8. Select Board Reports

There were no Select Board Member reports on this evening.

Adjourn

Board of Assessors

1. Call to Order as the Board of Assessors

Don White made the motion to adjourn as the Select Board and to convene as the Board of Assessors. Leonard Lookner seconded the motion and it passed 5-0.

- A. Consideration of an abatement for personal property taxes as recommended by the Assessors Agent for the year 2015-2016 for Personal Property Account: PP 117 at 59 Union Street on the amount of \$27.91. The business at this location closed March 2014.

Leonard Lookner made a motion to grant the personal property tax abatement for account PP 117 in the amount of \$27.91 due being out of business. James Heard seconded the motion. The motion passed 5-0.

Adjourn

Wastewater Commissioners

1. Convene as the Wastewater Commissioners

Don White made the motion to adjourn as the Board of Assessors and to convene as the Waste water Commissioners. James Heard seconded the motion and it carried 5-0.

2. Approval of Master Drainlayer licenses for the following:

- a) Warren K. Curtis of Camden
- b) Michael Eaton of Hope
- c) Timothy J. Hall of Northport
- d) George Haselton of Rockport
- e) Richard A. Nash of Camden

Martin Cates made a motion to approve the following Master Drainlayers' license re-applications as recommended by the Wastewater Superintendent: Warren K. Curtis of Camden, Michael Eaton of Hope, Timothy J. Hall of Northport, George Haselton of Rockport, and Richard A. Nash of Camden. Don White seconded the motion. The motion passed 5-0.

Adjourn

At 8:30 pm Martin Cates made a motion to adjourn and Don White seconded this. The motion passed 5-0.

Respectfully submitted,

Nora E. McGrath, Recording Secretary