



**Town of Camden**  
**Minutes of the Select Board Meeting**  
**January 7, 2014**  
**6:30pm**

**PRESENT:** Chairperson Martin Cates, John French, Jr., James Heard, Leonard Lookner, Donald White, Town Manager Finnigan and Town Attorney William Kelly. Also present were members of the press and public.

**1. Call to Order**

The meeting was called to order at 6:30pm.

**2. Communications, Presentations, and Recognitions**

Martin Cates read a statement thanking the Planning Board for their work and moving the Fox Hill project forward to the Select Board. He also thanked Steve Wilson and Bill Kelly for their assistance through this process, as well as the dedicated staff of the Town Office. Cates said that the next steps would be to review the final notes from the Planning Board meeting, to hold a public hearing, and to notify the public that the Select Board would be voting on whether or not this item would proceed to a public vote.

**A. Resignation of Ann Williamson from the Budget Committee**

*Donald White made a motion to accept Ann's resignation with regret and thank her for her service. James Heard seconded the motion. It was unanimously approved.*

**3. Citizen Comments**

Sid Linsley asked the Select Board to review its decision to accept ownership of Bay Road as a gift.

**Board Comments**

Donald White reminded those listening that some citizen committees are still looking for volunteers, and that this is a great opportunity to give back to the community.

Leonard Lookner thanked the Town Manager and the Public Works department for making sand available to the general public, and he asked that people be thrifty with their use of the sand.

**4. Approval of Select Board Minutes dated December 17, 2013**

*Donald White made a motion to accept the minutes of the December 17, 2013 meeting. James Heard seconded the motion. It was unanimously approved.*

**5. Select Board Member Reports**

Donald White reported on the progress of the Mid-Coast Transit Committee. He also said that news would be coming from the Gateway One Coalition.

Martin Cates said that he'd read an article online from another community complimenting Camden on how well Public Works took care of the town.

## 6. Town Manager Report

Pat Finnigan expressed gratitude to the hard-working staff of Public Works who have dealt with so many storms in a row. She noted that the Town is one third of its way through sand and salt that must last through the winter.

Finnigan said that the Snow Bowl has enjoyed great snow conditions and had a very successful vacation week over the holidays. She also reported on progress planning for the Toboggan Nationals and described the expansion of Winterfest to include snow sculptures around town.

Lastly the Town Manager noted that Brian Hodges had worked with library staff to apply for a Belvedere Historic Grant through the Maine Community Foundation. She reported that the grant, which was for \$12,500 to repair railings and stone walls at the library, had been successful.

## 7. New Business

### A. Appointment of John Arnold as an alternate to the Community and Economic Development Advisory Committee (CEDAC)

John Arnold spoke to the Board about his qualifications and interest in serving on CEDAC.

*Martin Cates made a motion to appoint John Arnold to CEDAC. Donald White seconded the motion. It was unanimously approved.*

### B. Consideration of Windjammer Lease Renewals for the following:

- 1) Camden Navigation Company ("Mary Day") - Capt. Barry King
- 2) Yankee Packet Company ("Angelique") - Capt. Michael McHenry
- 3) The "Lewis R. French" - Capt. Garth Wells
- 4) Maine Windjammer Cruises ("Grace Bailey," "Mercantile," "Mistress,") - Capt. Ray Williamson

The Town Manager said that the proposed rates had been recommended by the Harbor Committee. There was some talk on the fisherman's hoist which is a priority to be added to the Public Landing.

*John French made a motion to approve a 3-year lease renewal for Camden Navigation Company, Yankee Packet Company, the "Lewis R. French," and Maine Windjammer Cruises with the first year of this agreement charging \$4027 per windjammer, and an increase of 2% in the second and third year of the lease agreement. James Heard seconded the motion. It was unanimously approved.*

### C. Public Hearing regarding Liquor Licenses

Martin Cates opened a Public Hearing to consider the following liquor licenses:

- 1) Shanahan Enterprises, LLC d/b/a *Hawthorn Inn* at 9 High Street for a Class V Spirituous, Vinous Malt Liquor License (Bed & Breakfasts)
- 2) Stuart Smith d/b/a *Lord Camden Inn* at 24 Main St. for a Class III Vinous Liquor License (Hotel - Vinous only)
- 3) Ostrowski Inc. d/b/a *Inns at Blackberry Common* at 82 Elm St. for a Class V Spirituous, Vinous & Malt Liquor License (Bed & Breakfasts)

*John French made a motion to approve the license applications for the Hawthorn Inn, Lord Camden Inn, and the Inns at Blackberry Common. Donald White seconded the motion. It was unanimously approved.*

**D. Public Hearing: Consideration of Application by Daniel and JoAnn Passeri to Construct a Residential Pier**

Will Gartley of Gartley & Dorsky outlined the application by Daniel and JoAnn Passeri for a residential pier at 84 Bay View Street. Gartley answered questions from the Board about the proposed pier and discussed the current interpretation of the allowed pier width as defined in the ordinance. Gartley said that the pier request had been reviewed by both the Planning Board and the Harbor Committee and that they had both concluded that the application meets the requirements of the ordinance. Gartley said that they had also received approvals from the Army Corps of Engineers and the Maine DEP.

White asked Gartley about Yacht Club floats located near in the vicinity of the pier and whether the Harbormaster would be moving these floats. Gartley said that the Harbormaster is willing to move the floats if this is necessary.

*John French made a motion that the Select Board has reviewed the criteria contained in the Harbor Ordinance, and finds that:*

- 1. The Code Enforcement Officer has reviewed the application for compliance and has certified that the application provides all the information required in the Harbor Ordinance and the applicable requirements of the Zoning Ordinance;*
- 2. The Harbor Committee reviewed the application in accordance with Article VI Section 2 and Article VI Section 7 of the Harbor Ordinance and found that the application was complete and meets all criteria and recommends it for approval;*
- 3. The Planning Board reviewed the application in accordance with Article XII Section 6 (10) of the Zoning Ordinance and voted to approve the site plan as submitted, subject to the Harbor Master adjusting the location of moorings and floats if necessary;*
- 4. The applicant meets the requirements contained in the Harbor Ordinance Article VI, Section 7 subsection F.2 "Outer Harbor and Coastal Harbor" that the proposed project will not interfere with, or pose a hazard to, the navigational channels between the Inner Harbor and the bay and from the public vessel ramp to the main channel. Donald White seconded the motion. It was unanimously approved.*

*John French made a motion that the Select Board finds that the proposed project will not eliminate or interfere with existing and designated mooring and anchorage areas and access thereto. Martin Cates seconded the motion. It was unanimously approved.*

*John French made a motion that the Select Board finds that the proposed project will not reduce or interfere with existing shell fishing and clamming areas, and access thereto. Donald White seconded the motion. It was unanimously approved.*

*John French made a motion that the Select Board finds that the proposed project will not interfere with public vessel launching and pier facilities. Donald White seconded the motion. It was unanimously approved.*

*John French made a motion that the Select Board finds that the proposed project will not block or interfere with public rights of passage and uses of the shores and flats. Martin Cates seconded the motion. It was unanimously approved.*

*John French made a motion that the Select Board finds that the proposed project will not adversely affect small recreational boating activities. Martin Cates seconded the motion. It was unanimously approved.*

*Donald White made a motion, based on this finding of fact, to approve the application of Daniel and JoAnn Passeri (with the condition contained in the Planning Board site plan approval that "the Harbor Master will adjust float and moorings in the area should issues arise"). John French seconded the motion. It was unanimously approved.*

#### **E. Letter to the Searsport Select Board regarding proposed dredging Project**

The letter to the Searsport Select Board that had been drafted by the Town Manager was discussed by the Board.

*Donald White made a motion to send the letter drafted by the Town Manager to the Searsport Select Board, supporting further study of the proposed dredging project in Searsport Harbor. James Heard seconded the motion. It was passed by a vote of 4-1 (French opposed).*

#### **Adjourn**

*Donald White made a motion to adjourn as Select Board and reconvene as Board of Assessors. Leonard Lookner seconded the motion. It was unanimously approved and the Select Board meeting adjourned at 7:15.*

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#### **Board of Assessors**

##### **1. Request for Abatement of Real Estate Taxes for property located at 120 Mechanic Street Owned by Warren and Paula Marshall**

The Town Manager told the Board that the applicants had requested that this item be tabled.

##### **2. Request for Abatement of Personal Property Taxes Assessed to USA Mobility**

*John French made a motion to abate taxes assessed to USA Mobility (Account #738PP) in the amount of \$49.14 for business property that is no longer located in Camden. Donald White seconded the motion. It was unanimously approved.*

##### **3. Request for Abatement of Business Personal Property Taxes for Aircraft (David Miramant)**

*John French made a motion to abate the Business Personal Property on an airplane owned by David Miramant (Account #593PP) in the amount of \$351. Martin Cates seconded the motion. It was unanimously approved.*

##### **4. Request to approve a Supplemental Tax Warrant in the amount of \$224.64 (13 Union Street)**

*John French made a motion to approve a Supplemental Tax Warrant in the amount of \$224.64 for property at 13 Union Street (Account #1418RE) Minot D. Eaton Revocable Trust. Donald White seconded the motion. It was unanimously approved.*

#### **Adjourn**

*John French made a motion to adjourn as Board of Assessors and reconvene as Select Board. Donald White seconded the motion. It was unanimously approved.*

*Donald White made a motion to enter into an executive session to discuss procedural and legal issues related to a proposed ordinance amendment [1 MRSA Section 405(6)(C)]. John French seconded the motion. It was unanimously approved and the Board went into executive session at 7:20.*

Respectfully submitted,

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Karen Brace  
Recording Secretary