



**Town of Camden**  
**Select Board Meeting**  
**February 3, 2015**  
**6:30pm**

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

**1. Call to Order**

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

**A. U.S. National Toboggan Championships 25<sup>th</sup> Anniversary**

Holly Edwards, Chair of the Toboggan Championships Committee spoke to the Board about the upcoming U.S. National Toboggan Championships. Karen Brace outlined plans for Camden Winterfest.

**B. Ragged Mountain Redevelopment – Update**

Landon Fake told the Board that since the triple opened on January 31 there were many skiers enjoying the mountain and that the lodge was full, showing the need for a new lodge. He said that on the first Saturday the Snow Bowl collected \$7400 in ticket sales revenue not including programs fees. He also reported on the pass refunds, noting that the revenues collected on the first weekend the Snow Bowl was open more than made up for refunds to date.

Leonard Lookner asked how the annex was working out and Landon reported that it creates more space in the lodge and that the rental shop has more room as well.

Pat Finnigan thanked the Board for attending the early workshop on Monday Feb. 2 to discuss the status of the Ragged Mountain Redevelopment project and its finances. She noted that although this phase of the project exceeded the budget, most of the increased costs were due to the practical, on the ground costs that occur during a project of this complexity and size. She said those additional costs were necessary and mostly unavoidable such as safety and code issues that had changed since the design was developed. She said the majority of the redevelopment decisions consistently were based on smart choices to create long-term efficiencies and benefits. They often had a higher initial cost but were aimed at reducing future operating and maintenance costs.

She said the previous two-phase project will be phased into three parts, with the second phase being to address storm water management, erosion control, sedimentation issues and stabilization before moving forward to the third phase which would be lodge construction.

Leonard Lookner inquired about lodge design. Peter Gross, Chair of the Building Committee, explained that there is a group of citizens who are on the Building Committee who have been involved in the design process. He noted that the lodge is, in architectural terms, in “design development.” Gross explained that the involvement of Ledgewood Construction as the Construction Manager brings the benefit of guaranteeing a price so that the budget put forward won’t be exceeded. Gross added that this had not been an option with the mountain improvements since no firm had been willing to guarantee a price in advance for completion of the work.

John French stated that everyone is still very engaged with the process moving forward through all three phases and that the new lodge will definitely be built. Don White expressed that we are doing the prudent

thing by delaying construction of the lodge until sufficient funding is available. White also thanked the Snow Bowl staff for its work on the redevelopment project, noting that the mountain had opened ahead of the opening date of January 31<sup>st</sup>.

*John French made a motion to delay construction on the new Snow Bowl lodge until such time as funds are available. Leonard Lookner seconded the motion. It was approved unanimously.*

### **C. Tannery Site Public Process – Update**

Pat Finnigan reviewed the advisory referendum that had taken place on the use of the Tannery site. She said that following the vote, the Select Board had decided it was important to convene a community process. It is recommended that the process be facilitated by an independent facilitator with a track record of planning and community development who would engage the community and encourage dialogue, she explained. To make this happen the Town would appoint a diverse group of 9 to 11 people to work with the facilitator to serve as a sounding board for ideas, to help plan community meetings, and report and recommended changes to the Select Board.

Martin Cates put forth a recommendation for possible skill sets and qualifications to guide the selection of participants in the Tannery advisory committee. He recommended that the following be represented on the committee: a Tannery / Millville neighborhood resident, a Tannery / Millville business owner, a member of CEDAC, a Camden resident at-large, an engineer/architect, a banker or person with financial expertise, and a Select Board member. The goal of February 17<sup>th</sup> was set for putting the committee in place. Board members also suggested that a member of the Parks & Recreation Committee and/ the Pathways Committee should be involved.

Steve Gold commented that the list of participants should balance business interests with the neighborhood group that had been formed. Tom Resek told the Board that the group was working on a proposal and asked questions about the process. Bob Gasset also commented on the selection criteria.

*Don White made a motion that the Board seek volunteers in order to appoint a committee and facilitators at their February 17<sup>th</sup> meeting according to the guidelines put forward by Chairman Cates, and that prior to then the Town work on getting the message out that volunteers are being invited. John French seconded the motion. It was unanimously approved.*

### **3. Citizen Comments**

There were no citizen comments.

The Chair opened the floor to comments from the Board.

Don White noted that it's an exciting week for Camden with the combined Winterfest and Toboggan Nationals underway. He urged Toboggan participants to park in town and ride the bus shuttle from the Village Green to the Snow Bowl due to the very limited parking on site.

### **4. Approval of Select Board Minutes dated January 20, 2015**

*Don White made a motion to table approval the minutes of the Select Board meeting dated Jan. 20, 2015. James Heard seconded the motion. It was unanimously approved.*

### **5. Select Board Member Reports**

Don White reported that the Planning Board had approved the site plan application for the Snow Bowl (Ragged Mountain Recreational Area Redevelopment). He said they would also be approving the Business Opportunity Zone shortly. Lastly White reported on behalf of the Opera House Committee that the new movie series had drawn 50 people to its first showing.

## **6. Town Manager Report**

Pat Finnigan noted that the Public Works Department had worked long hours during the recent blizzard to clear Camden's streets and sidewalks. She said that although the storm conditions had held up lift testing at the mountain for a day, the Snow Bowl staff had stayed past midnight the following day working on the load testing in sub-zero weather, completing the task less than 24 hours later. The Town Manager also spoke about the "Good Morning Camden" program and the 25<sup>th</sup> Anniversary of the Toboggan Nationals.

Leonard Lookner described votes on Snow Bowl issues during the 1980's where results were very close and support for the ski area was tenuous. He remarked how community support for the recreation area has grown to be very solid and support has spread in the decades since.

John French mentioned that people should "adopt a fire hydrant" to shovel clear of snow in case of fire and reminded citizens to clear vents for their furnaces.

## **7. New Business**

### **A. Award of \$2.5 million Bond Anticipation Note for the Ragged Mountain Redevelopment Project and Wastewater Facility Improvements**

Pat Finnigan said that Town had issued requests for bids on a \$2.5 million Bond Anticipation Note (BAN) for the Ragged Mountain Redevelopment project and the pump station upgrades. She said that two of the three responses from banks had been at the same interest rate (.65%). Bond counsel had advised that the Select Board can select either of the low bids, she said, but since the Town does other banking business with Camden National Bank, it would be all right to select that bank for the BAN.

*John French made a motion to award the Bond Anticipation Note bid to Camden National Bank at an interest rate of .65%. Don White seconded the motion. It was unanimously approved.*

The Town Manager made note of the fact that the reason that the Town needed to raise only \$2 million of the \$6.5 million to improve the Camden Snow Bowl was due to the dedication of private citizens contributing more than \$4.5 million to the municipally-owned facility.

### **B. Public Hearing regarding application of Black Sea, Inc. d/b/a Fresh Restaurant at 1 Bay View Landing for a renewal malt, spirituous, and vinous liquor license.**

Martin Cates opened a public hearing.

*John French made a motion to approve the application of Black Sea, Inc. d/b/a Fresh Restaurant at 1 Bay View Landing for a renewal malt, spirituous, and vinous liquor license. Don White seconded the motion. It was unanimously approved.*

### **C. Application regarding application of Black Sea, Inc. d/b/a Fresh Restaurant at 1 Bay View Landing for a Special Amusement Permit.**

*Don White made a motion to approve the application of Black Sea, Inc. d/b/a Fresh Restaurant at 1 Bay View Landing for a Special Amusement Permit. John French seconded the motion. It was unanimously approved.*

**D. Approval of renewal victualer and lodging license renewals.**

*Jim Heard made a motion to approve the application of Black Sea, Inc. d/b/a Fresh Restaurant at 1 Bay View Landing for a victualer license. John French seconded the motion. It was unanimously approved.*

*John French made a motion to approve the application of Blackberry Inn at 82 Elm Street for a Victualer and Lodging license, changing from a B&B to a hotel. Don White seconded the motion. It was unanimously approved.*

**E. Village Green Policy**

Pat Finnigan reviewed how the Historic Resources Committee had presented recommendations to the Select Board regarding permissions for use of the Village Green during March of 2014. Discussion centered around whether authority for granting permission for use for the Green should rest with the Select Board or with staff.

Meg Barclay, Chair of the Historic Resources Committee, spoke to the Board about the policy. Martin Cates said he was in favor of the policy as drafted by the committee.

*Leonard Lookner made a motion to accept the policy of the Historic Resources Committee dated February 11, 2014 related to the Village Green but to leave the Select Board as the decision maker with regard to use of the Green. John French seconded the motion. It was approved by a vote of 3-2-0 (Cates and White opposed).*

**8. Executive Session**

Consideration of possible action to commence a land use enforcement action regarding the Mountain Arrow subdivision pursuant to 1 MRS § 405(6)E.

*John French made a motion to adjourn as Select Board and go into Executive Session to consider an action to commence a land use enforcement action regarding the Mountain Arrow subdivision pursuant to 1 MRS § 405(6)E. Don White seconded the motion. It was unanimously approved.*

**Adjourn**

*Don White made a motion to come out of Executive Session and adjourn the meeting. John French seconded the motion. The motion passed unanimously.*

Respectfully submitted,

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Karen Brace  
Recording Secretary