



Town of Camden
Minutes of the Select Board Meeting
February 19, 2013
6:30pm

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

A. Call to Order

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

B. Communications, Presentations, and Recognitions

1. U.S. Toboggan Nationals Committee

Holly Edwards of the Toboggan Nationals Committee told the Board that the event came off well despite the difficulties caused by the blizzard. She said they had decided to make the weekend a one-day event. Edwards told the Board how the weekend had been restructured, with teams taking only one run on Sunday instead of two runs as planned. She said the Committee was pleased that they had raised an estimated \$55,000, and that this amount was only about \$6,000 behind the \$61,458 they had raised from the event last year. Edwards noted that parking fees that would have been collected on Saturday made up the difference.

Don White offered his congratulations to Holly and the Committee, as well as the Town staff who had participated above and beyond the call of duty to make the event safe for attendees. White said they had done fabulous work in extreme conditions. Martin Cates echoed these comments and thanked everyone involved.

2. Riverwalk and Public Landing Design - Update

The Town Manager updated the Board on the Riverwalk and Public Landing Design projects. She recapped how the Town had been successful in obtaining two \$15,000 grants, each with a \$5000 match, to total \$40,000 to be used toward these projects. She reported that 11 proposals had been received from a range of qualified firms both in- and out-of-state. Finnigan told the Board that the review committee was looking for expertise in waterfront projects as well as walking trails, and most importantly a demonstrated ability to engage the public. Currently the review team is interviewing three finalists. Since reference checks were not yet completed, the committee was not presenting a recommendation to the Board that evening but would expect to have one ready for the March 5th meeting, she said.

3. Request by the Camden Windjammer Festival to close the Public Landing from 5pm on Thursday, August 29 through 4pm on Sunday Sept. 1 for exhibits and activities related to the Festival

John French made a motion to allow the Public Landing to be closed from 5pm on Thursday, August 29th through 4pm on Sunday, September 1st for the Windjammer Festival. Donald White seconded the motion. It was unanimously approved.

C. Citizen Comments

There were no citizen comments so the Chair opened the floor to comments from the Board.

Don White congratulated the Camden Hills Regional High School wrestling team on its 40th season and reported that the CHRHS girls' basketball team is doing well in the current tournament. White also acknowledged Public Works' recent efforts in the blizzard and once again thanked them for their many hours they spent on behalf of the citizens of Camden.

Leonard Lookner also commented on Camden Hills High School sports, saying that the hockey team had reached a point of being very competitive with other teams around the state. He added that boys' basketball team had remained competitive through the whole season. Lastly, Lookner thanked Edwards and the Town staff who ran the Toboggan Nationals weekend so successfully.

Martin Cates echoed the same gratitude to the Public Works department, recounting stories of dealing with the depth of the snow, and acknowledging the long work hours that it took to clear our streets and sidewalks even while the blizzard was still underway.

D. Approval of Select Board Minutes dated February 5, 2013

John French made a motion to approve the minutes of the Select Board meeting dated February 5, 2013 as presented. Donald White seconded the motion. It was unanimously approved.

E. Select Board Member Reports

Don White said that that the Historic Resources Committee had completed their review of Chapter 14 of the Comprehensive Plan. He reported that the Planning Board had discussed possible zoning changes at their recent meeting and that the Coastal Transit Committee will hold their first meeting with their new consultant on February 28th.

F. Town Manager Report

Pat Finnigan explained the details of how everyone had pitched in to get through the recent blizzard. She said that it is not usually the tradition for Public Works to plow out the Snow Bowl in addition to clearing Camden's 55 miles of road and 12 miles of sidewalks, but in this extreme situation the department had cleared the Snow Bowl parking lot and had gotten it ready by Sunday morning. Finnigan also thanked the fire department for assisting the elderly that day, noting that they had shoveled out 110 fire hydrants throughout the downtown area. Additionally Finnigan acknowledged Camden First Aid for their contributions. She reported briefly on the front end loader accident that happened at the Knox Mill and thanked all the first responders for their support in that situation.

The Town Manager said they had wrapped up the dredging of Camden Harbor and had

finished on time and within budget.

Finnigan said that over the coming weekend the Town would welcome participants in the Camden Conference. She reported that the event is once again sold out.

Lastly, Finnigan noted that the budget process would begin on February 28th and would continue for 5 to 6 weeks. She said that the Camden newsletter available on the Town's website contains more information on the budget process.

G. Old Business

There was no old business.

H. New Business

1. Request to Approve a Revocable License with T and J Investments to allow use of Town-owned property for two parking spaces (new owners)

Donald White made a motion to approve a Revocable License with T and J Investments, LLC to allow two parking spaces on Town property. John French seconded the motion. It was unanimously approved.

2. Authorize the Town Manager to submit a Letter of Intent and Application to the State of Maine Community Development Block Grant (CDBG) program to construct additional housing at Lupine Terrace.

Joanne Campbell, Chair of the Camden Housing Committee and president of the 501(c)3 Camden Affordable Housing Committee, spoke to the Board about the Lupine Terrace subdivision and gave a brief history on the project. She said that the subdivision contains 24 lots, including 14 workforce lots and 10 market rate units. Campbell noted that the Committee was happy to report that they have helped seven families so far with securing workforce housing. She reported there are still three affordable units available as well as 8 market rate lots. She said that the Committee is recommending that the 8 market rate units remaining be converted to workforce units.

Campbell said that the committee's next step would be to request permission to apply for a \$350,000 grant from the Community Development Block Grant program to complete the Lupine Terrace project. The application would be in two steps, she said, the first being for the Town Manager to submit a Letter of Intent, followed subsequently by the application itself. Campbell noted that a public hearing would be part of this process.

Martin Cates discussed how the covenants differ between the two types of units.

Cates and John French congratulated the Committee on their great work and expressed their appreciation.

John French made a motion to authorize the Town Manager to submit a Letter of Intent and Application to the State of Maine Community Development Block Grant (CDBG) program to construct additional housing at Lupine Terrace. James Heard seconded the motion. It was

unanimously approved.

3. Authorize the Purchase of Inner Harbor Float #15B-F (E), formerly leased by James Sharp, for Town use in the amount of \$2,000

Harbormaster Steve Pixley thanked all involved with the Toboggan Nationals including the businesses that donated goods to the event. He also commented on the dredging project that had been recently completed.

With regard to the possible purchase of a float in the harbor, Pixley said that a work group had brought this to the Harbor Committee for consideration. He noted that everyone on the Committee thought it would be a good idea to secure or the float for the Town's use. Pixley explained that potential uses for the float included making it available to the public and serving as overflow for the existing town floats during the months when the harbor is congested with boat traffic.

John French shared his feeling that the float should go to the next person on the wait list who is in line to purchase a float. He also said that he does not agree with the idea of the Town expanding its marina business, feeling that this competes with neighboring businesses around the harbor that offer these services.

Pixley noted that section 6H-4 of the Harbor ordinance gives the Town of Camden the right of first refusal on docks as they become available. He explained that it is a good thing during the very busy months of summer to have extra space available for purposes of safety and convenience.

Lookner said that he was aware, having worked on the harbor for years, of how many people request dock space to work on their boat and rely on the services of the community to provide that space. He said that if the Town docks are full, the other options available to residents are either to belong to the Yacht Club or pay money for dock use at one of the marinas.

There was lengthy discussion on this topic. Pat Finnigan shared a message from the Chair of the Harbor Committee, Gene McKeever, which was that support of the purchase of this float was a unanimous decision of the Committee and that they looked at it as something of value that the Town could provide to its residents. Finnigan added that commercial property owners who are represented on the Harbor Committee were not feeling that purchase of the float presents a competition to their businesses.

Martin Cates asked whether it would be possible, if the float were purchased and the management of the float did not work out, to sell it a year down the road once the situation had been assessed. Finnigan answered that this would be possible.

Pixley noted that securing the float would be helpful to the daysailors, who will be more active this summer with two new operators. He said that occasionally they could use a place to tie up for 20 minutes when the harbor is especially congested and their regular docks are full.

Don White noted that the commercial sailing vessels are important to the Town's economy, especially the restaurants and shops, and that the Board should not try to over-

manage the responsibilities of the Harbormaster.

Lookner suggested that we give it two years rather than just one, to see how operation of the float worked out.

French told the Board that he was not in favor of daysailors being allowed to tie up at the Town float if it were purchased.

Pixley said his goal is to manage the harbor in the best way for the good of the community and to ensure that things run smoothly for everyone who operates there. He added he is simply trying to make things better and safer for the vessels.

There was talk of tabling the motion.

John French made a motion to call the vote. Donald White seconded the motion. The motion was approved by a vote of 4-1-0 (Lookner opposed).

John French made a motion to deny the request to authorize the Harbor Master to purchase the Inner Harbor Float #15B-F (E) from James Sharp in the amount of \$2,000. Donald White seconded the motion. The motion failed by a vote of 1-4-0 (White, Lookner, Cates and Heard opposed).

Leonard Lookner made a motion to authorize the Harbor Master to purchase the Inner Harbor Float #15B-F (E) from James Sharp in the amount of \$2,000 with the condition that the use of this float will be reviewed by the Select Board in 2015, and that it will not be used for passenger-carrying commercial vessels. Donald White seconded the motion. It was approved by a vote of 3-2-0, (White and French opposed).

4. Appointment of Robert A. Davis to the Camden-Rockport Pathways Committee

Donald White made a motion to appoint Robert Davis of 17 Mountain Street to the Camden-Rockport Pathways Committee. James Heard seconded the motion. It was unanimously approved.

I. Select Board Closing Comments

There were no closing comments.

Adjourn as Select Board and Reconvene as Wastewater Commissioners

John French made a motion to adjourn the meeting of the Select Board and reconvene as Wastewater Commissioners. Donald White seconded this motion. The motion passed unanimously.

Wastewater Commissioners

Approval of Certificate of Commitment of Sewer User Rates Oct. 11, 2012 through Jan. 12, 2013

John French made a motion to approve the Certificate of Commitment of Sewer User Rates: quarterly, seasonal and final bills, for the period October 11, 2012 through January 12, 2013. Leonard Lookner seconded the motion. It was unanimously approved.

Adjourn

Donald White made a motion to adjourn the meeting of Wastewater Commissioners. John French seconded this motion. The motion passed unanimously.

Respectfully submitted,

Karen Brace
Recording Secretary