



**Town of Camden**  
**Minutes of the Select Board Meeting**  
**March 5, 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. Request from West Bay Rotary to reschedule the "Down the Chute" fundraiser and hold it at the Camden Snow Bowl Lodge**

Sandy Cox of West Bay Rotary spoke to the Board to ask permission to reschedule their club's *Down the Chute* event for May 11<sup>th</sup>. Cox said that rescheduling the event would help make up losses from the weather-related cancellations on Toboggan Weekend. Cox asked the Board for permission to hold the *Down the Chute* beer and wine-tasting at the Snow Bowl Lodge as originally planned. He said that any funds raised on May 11<sup>th</sup> over and above expenses would be donated to the Ragged Mountain Redevelopment Project. Cox requested that a letter from the Town be submitted to the Maine State Liquor Commission giving permission to move the event to May 11<sup>th</sup>, and also granting permission for the event to take place in the Snow Bowl Lodge.

*John French made a motion that the Select Board grant permission for the Down the Chute event to be rescheduled for May 11, 2013 and that it be held at the Snow Bowl Lodge. The motion was seconded by Donald White. It was unanimously approved.*

**2. Budget Committee Resignations**

The Board was informed that George Forristall and Peter Orne had recently resigned from the Budget Committee.

**C. Citizen Comments**

There were no citizen comments.

The Chair opened the floor to comments from the Board.

Donald White congratulated the Camden Hills Regional High School Hockey Team on its recent success in reaching the state finals, saying that they will be playing for the State Class B title.

#### **D. Approval of Select Board Minutes**

*Don White made a motion to approve the minutes of the Select Board meeting dated February 19, 2013 as presented. John French seconded the motion. It was unanimously approved.*

#### **E. Select Board Member Reports**

Donald White reported that at their meeting on March 4, the Opera House Committee had heard a report from a University of Maine graduate student regarding an economic study that had been completed. Also, White said that the Midcoast Transit Committee had met the prior week, and that their transportation study was underway with the new consultant.

Next White reported on the Planning Board's recent work on zoning amendments. He told the Board that the proposed changes in zoning were withdrawn due to the fact that the offers for Fox Hill had been declined. He noted that due to this development, there would be no public hearings which had been originally placed on the schedule to address the possible zoning changes.

#### **F. Town Manager Report**

Town Manager Pat Finnigan reported that budget work is fully underway. She reminded residents that all Budget Committee meetings are open to the public and said that they are held on Thursdays at 7:00 pm in the Washington Street Conference Room. Finnigan noted that several items this year are going to be affected by cutbacks on the state level, and that these cutbacks will be a major factor in the upcoming budget. Finnigan said that revenue-sharing would be addressed at the following week's budget committee meeting, adding that they are hoping for a good turnout. She urged the public to contact their legislators directly or to contact her at the Town Office with any questions on how state cutbacks may affect Camden.

The Town Manager said that the Development Director had been working closely with the cruise industry in recent weeks to promote Camden and the region. Finnigan also reported that the new Camden Newsletter has been popular and urged citizens to access it through the Town's website.

#### **G. Old Business**

There was no old business.

#### **H. New Business**

##### **1. Recommendation of consulting firm to do the Riverwalk and Public Landing Concept Design projects**

Brian Hodges recapped for the Board the process of obtaining two planning and design grants in the amount of \$15,000 each. He reviewed purpose of these grants which are to design a Riverwalk to extend from Shirttail to the Harbor and to study the best uses of the Public Landing, along with any associated re-design. He said that a team of seven had been assembled to put together an RFP for these combined projects and to review the bids as they came in. Hodges said that the team was comprised of representatives from CEDAC,

the Downtown Business Group, the Harbor Committee, the Knox Mill condominium residents, Pathways, the Conservation Commission, and Parks and Rec. Hodges reported that an RFP had been released in December and that a total of eleven bids had been received.

Subsequently the field had been narrowed down to three finalists, Hodges said, using pre-determined criteria and a scoring system. Then interviews with the finalists had been conducted. The result of the process, Hodges told the Board, was that the team had unanimously agreed that the bid should be awarded to TY Lin International of Falmouth, ME. Hodges noted that TY Lin brings with it several partners including Baker Design Consultants, Penobscot Environmental, Northeast Civil Solutions, TJ Dewan, and Planning Decisions, and that together this group was voted by the RFP team as the best fit for the needs of this particular project. Hodges said that three members of the review team were on hand who could help answer questions for the Board.

Leonard Lookner asked how the scoring had been handled by the review team. Hodges explained the review process, read the criteria used by the team to rate the firms' bids, and described how points were tallied by the team to determine the frontrunners. Hodges also noted that the interviews played an important role in the selection process.

Lookner asked if the firm selected had worked on projects similar to the one they would be undertaking in Camden. Hodges reported that the group led by TY Lin had worked on the Belfast Riverwalk project, the Portland Trails system, and the Yarmouth Public Landing project.

Jim Heard asked if members of the RFP committee who were present would like to speak. Deb Dodge came forward and addressed the board. She said that the team felt confidence in TY Lin and noted that members of this firm had walked the entire length of the project to become familiar with what was being asked before submitting their bid.

John French asked about the timeline for this project. Hodges answered that they hope to have the planning and design completed by October of this year.

Gene McKeever of the Harbor Committee, also a member of the RFP team, told the Board about his impressions of TY Lin. He said he had observed that the team were good listeners, that they had a clear vision of the project, that they were familiar with the laws that Camden would have to comply with through this process, and that they seemed eager to engage the public.

*Donald White made a motion that the Select Board approve the recommendation of the RFP committee to award the bid for design and planning of the Riverwalk and Public Landing to TY Lin International in an amount not to exceed \$40,000. John French seconded this motion. It was unanimously approved.*

Martin Cates thanked everyone who had been involved in the selection process including the staff, and said they all will look forward to seeing the results.

Donald White asked Hodges for a report on his other projects, including whether or not there had been any inquiries lately about the Tannery property. Hodges answered that while he gets inquiries from time to time, they often were not credible. The Development

Director then reported on a recent site visit by a representative of the cruise industry and thanked the Penobscot Bay Regional Chamber of Commerce for its involvement.

Hodges told the board that Camden hopes to host the next meeting of Midcoast Magnet and noted that this organization is looking at developing a regional brand. Hodges said that Camden is also interested in developing a brand that could be used for a landing page if the town implemented community-wide Wi-Fi. He added that branding could also be used on way-finding signs in town.

**2. Request to approve a Revocable License with Michael Askjaer to use Town-owned property located at the Public Landing (10 Bay View St.) – new owner**

*John French made a motion to approve a Revocable License with Michael Askjaer to use Town-owned property located at the Public Landing (10 Bay View St.). Donald White seconded this motion. It was unanimously approved.*

**3. Approval of a taxicab business license for Christopher M. Merritt d/b/a Schooner Bay Taxi**

*John French made a motion to approve a taxicab business license for Christopher M. Merritt d/b/a Schooner Bay Taxi. Donald White seconded this motion. It was unanimously approved.*

**4. Approval of a taxicab operator's license for Patria Ellen Porter, driving for Schooner Bay Taxi**

*John French made a motion to approve a taxicab operator's license for Patria Ellen Porter, driving for Schooner Bay Taxi. Donald White seconded this motion. It was unanimously approved*

**5. Public Hearings**

The board chair opened a public hearing. The following was considered:

- a) Atlantica at 9 Bay View Landing for a renewal Class I Restaurant Malt, Spirituous & Vinous License
- b) Atlantica at 9 Bay View Landing for a renewal Special Amusement Permit
- c) Whitehall Inn Operating Company, Inc. d/b/a Whitehall Inn at 52 High Street for a Class I-A Hotel Spirituous & Vinous and Malt Liquor License
- d) Application of Shanahan Enterprises LLC, d/b/a Hawthorn Inn at 9 High Street for a Class V Bed & Breakfast Spirituous & Vinous and Malt Liquor License
- e) Application of One Bay View Landing Restaurant LLC, d/b/a Fresh for a renewal Class I Restaurant Malt, Spirituous & Vinous License.

*John French made a motion to vote on all five items numbered a) through e) together. Leonard Lookner seconded this motion. It was unanimously approved.*

*John French made a motion to approve items a) through e). Donald White seconded this motion. It was unanimously approved.*

**6. Request for approval of a Lodging License for Shanahan Enterprises LLC d/b/a/ Hawthorn Inn**

*John French made a motion to approve a Lodging License for Shanahan Enterprises LLC d/b/a/ Hawthorn Inn. Donald White seconded this motion. It was unanimously approved.*

**7. Request for approval of a Victualers' License for Shanahan Enterprises LLC d/b/a/ Hawthorn Inn**

*John French made a motion to approve a Victualers' License for Shanahan Enterprises LLC d/b/a/ Hawthorn Inn. Donald White seconded this motion. It was unanimously approved. .*

**8. Update on Ragged Mountain Redevelopment Project**

*There was a motion (White) and a second (French) to take an item out of order and receive an update on the Ragged Mountain Redevelopment Project. The motion was unanimously approved.*

Bob Gordon, Chair of the Ragged Mountain Redevelopment Campaign, gave the Board an update on their progress. He said the committee is closing in on \$3.8 million of their \$4.5 million campaign goal. Gordon described an event which will kick off the public phase of the campaign to be held on March 16<sup>th</sup> entitled, "Mountain of Possibilities–Push to the Summit." Gordon noted that the group is actively working on raising money to dedicate the mountain's trail system to the former director of the Snow Bowl, Jeff Kuller.

**9. Authorize the Town Manager to work with regional Town Managers including Rockport, Lincolnville and Hope, to provide a range of options and recommendations to ensure mid-coast residents continue to have reliable, high quality emergency medical services available to them. At a minimum, the Manager should provide both short-term and long-term options that include the following:**

- Immediate, near-term steps that can be taken to help Camden First Aid Association CFAA reach financial stability;
- Analysis of the impact of funding CFAA at the proposed level on this year's budget and future years;
- Issue a request for proposals for Emergency Medical Services as due diligence;
- Develop a different organizational structure for CFAA;
- Create a regional or individual Town-owned/operated EMS service.

The Town Manager reported that the Camden First Aid Association (CFAA) which provides ambulance services for the Town of Camden is currently facing severe financial challenges. Finnigan described the range of options to be considered. She said that due diligence would be required to examine all information before making any decisions on whether or not the Town of Camden should increase its financial support to CFAA as the organization had requested.

John French expressed his feeling that Camden First Aid had given the Town of Camden excellent service over many decades and that it would be preferable to continue working with CFAA over contracting with a different provider.

Leonard Lookner said that the Board needs to consider how much we can afford and how much the community wants to pay, given there is a limit to any expense.

Chairman Cates noted that the amounts that CFAA can bill are fixed as they are for other providers that offer the similar medical services.

Pat Finnigan said that the Town staff would perform due diligence as requested and report recommendations back to the Board.

*Donald White made a motion to authorize the Town Manager to work with regional Town Managers, including Rockport, Lincolnville and Hope, to provide a range of options and recommendations to ensure mid-coast residents continue to have reliable, high quality emergency medical services available to them. Leonard Lookner seconded the motion. It was unanimously approved.*

#### **I. Select Board Closing Comments**

There were no closing comments.

#### **Adjourn**

*Don White made a motion to adjourn the meeting. Martin Cates seconded this motion. The motion passed unanimously and the Board adjourned at 7:40pm.*

Respectfully submitted,

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Karen Brace  
Recording Secretary