



**Town of Camden**  
**Minutes of the Select Board Meeting**  
**March 17, 2015**  
**6:30pm**

**PRESENT:** Chairperson Martin Gates, 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. US National Toboggan Championships Committee**

Holly Edwards, Chair of the US National Toboggan Championships Committee reported results from the 25<sup>th</sup> anniversary of the Toboggan Nationals in February. She said that a number of volunteers had made a tremendous effort in dealing with the extra snow in preparation for the event. She said the Committee made a special effort to publicize the event more widely this year. Working with the Broadreach Public Relations, Edwards reported that the Toboggan Nationals had the revenue goal had been \$85,000 and that they had succeeded in bringing in a total of \$96,800. The net had been \$62,000, up from \$40,000 in 2013. Edwards noted that increased support from the business community had helped raise the additional revenue.

Beth Ward, Assistant Parks & Recreation Director, presented Holly Edwards with a plaque on behalf of the Town in recognition of Holly's dedication as Chair and her efforts working with the Committee and volunteers to help the Toboggan Championships grow as an event that enlivens the winter and brings people to the community which helps the local economy and raises funds for the Snow Bowl.

**C. Citizen Comments**

There were no citizen comments.

The Chair opened the floor to comments from the Board.

Don White discussed the Mount Battie Tower fundraising efforts. He also noted that Bakery Bridge on Washington Street would be undergoing a complete reconstruction next year. He said Maine Department of Transportation would be holding a public hearing on this project on April 8 in the Washington Street Conference Room.

Leonard Lookner congratulated Maria Libby on her appointment as Superintendent of SAD #28.

James Heard reported on the Parks and Recreation Committee meeting.

**D. Approval of Select Board Minutes**

*Don White made a motion to approve the minutes of March 3, 2015. John French seconded the motion. The motion was unanimously approved.*

**E. Select Board Member Reports**

Don White said that the Historic Resources Committee is discussing expanding the historic district. He also reported that the Downtown Network Board is continuing its efforts to restructure the board and its recommendations will be presented to the Select Board in the near future.

**F. Town Manager Report**

The Town Manager offered a Celtic blessing to the community in honor of St. Patrick's Day.

**G. New Business**

1. Consideration and possible action to adopt an Inducement Resolution to issue Revenue Bonds in the amount of \$2,250,000 to aid LifeFlight of Maine, LLC in purchasing a fixed wing aircraft, pursuant to the municipal authority in 10 MRS 1061(1)

Dan Pittman of Eaton Peabody was on hand representing Lifeflight of Maine. He explained the municipal securities approval process and answered questions from the Board. Pittman described the proposed \$2.1 million aircraft to be purchased along with the \$400,000 in retro-fitting necessary for medical transport. Town Attorney Bill Kelly commented on the municipal securities process as well.

*Don White made a motion to adopt an Inducement Resolution to issue Revenue Bonds in the amount of \$2,250,000 to aid LifeFlight of Maine, LLC in purchasing a fixed wing aircraft, pursuant to the municipal authority in 10 MRS 1061(1). The motion was seconded by John French. It was unanimously approved.*

2. Approval for Camden Rockport Pathways Committee to apply for People for Bikes grant for the Riverwalk project.

Geoff Scott of the Pathways Committee discussed the People for Bikes grant proposal with the Board and asked for permission to apply for the grant. The grant would be for a project up to \$20,000 consisting of a 50/50 match, with the Town matching up to \$10,000. Scott said he felt the project would come in closer to \$18,000 - \$19,000 in total cost.

Scott also told the group that the National Park Service will be acting as consultants

and as an information resource for the Riverwalk project.

Members of the Board asked questions about the surveying and easement process. Scott, along with Mac Thomas of Pathways, detailed the process of securing permission from landowners to build the Riverwalk across their property. Specifically, properties near Camden Villa and along Lions Lane were discussed, a small portion of the latter being owned by the Town.

Cates asked who pays the cost of legal work related to the easements that are granted by property owners. Scott said he would find out more details on this from Coastal Mountains Land Trust. Cates noted that an easement to be granted by the Town of Camden would have to get approval from voters at a Town meeting.

*Don White made a motion, seconded by Leonard Lookner, to grant the Pathways Committee the opportunity to apply for the PEOPLE for BIKES grant for the Riverwalk project. The motion was unanimously approved.*

### 3. Proposed Zoning Amendments from the Planning Board for consideration on the June 9<sup>th</sup> ballot

Lowrie Sargent, Chair of the Planning Board, described three proposed ordinance changes to the Board:

(1) Proposed amendment of the Camden Zoning Ordinance, Article XII, Site plan Review, Section 1 Purpose and Applicability and Section 6 Criteria to add a new overlay to the following zones: Highway Business 2 District (B2), Highway Transition 3 District (B3), Neighborhood Service 4 District (B4), River Business District (BR) and Transitional River Business (B-TR)

(2) Proposed amendment of the Camden Zoning Ordinance, Article VIII, District Regulations, Section 7 Traditional Village District (V) to eliminate the ability to apply for low impact uses as defined by the Zoning Ordinance on lots located wholly or in part within 500 feet of a business or industrial district.

(3) Proposed amendment of the Camden Zoning Ordinance, Article VIII, District Regulations, Section 6 Village Extension District (VE) to eliminate the ability to apply for low impact uses as defined by the Zoning Ordinance on lots located wholly or in part within 500 feet of a business or industrial district.

Sargent, John Scholz, and Richard Bernhardt talked about the history of the Village Extension District. Sargent also detailed the rationale behind the proposed Business Opportunity Zone in the area of the Southern Gateway.

*John French made a motion, seconded by Jim Heard, to move the three ordinance changes to a public hearing, to be held on April 7<sup>th</sup> at 6:30 at the Washington Street Conference Room. The motion was unanimously approved.*

4. Consideration of renewal victualers license for Peter Masin-Peters d/b/a Peter Ott's located at 16 Bay View Landing.

*John French made a motion to approve the renewal victualers license for Peter Masin-Peters d/b/a Peter Ott's located at 16 Bay View Landing. Don White seconded the motion. It was unanimously approved.*

5. Public Hearing regarding application of Peter Ott's at 16 Bay View Landing for a Special Amusement Permit.

*John French made a motion to approve the special amusement permit for Peter Masin-Peters d/b/a Peter Ott's located at 16 Bay View Landing. Don White seconded the motion. It was unanimously approved.*

6. Election of Mid-Coast Regional Planning Commission Executive Board

*Martin Cates made a motion to vote for the following for the Mid-Coast Regional Planning Commission Executive Board: Patricia Finnigan, Diane Darling, Greg Hamlin, David Kalloch, John Snow, David Stutter and Walter Foster. The motion was seconded by John French. It was unanimously approved.*

### **Executive Session**

*John French made a motion to go into Executive Session to meet with the Town Attorney regarding a land use enforcement action (Title 1 MRSA section 405.6.E). Don White seconded this motion. The motion passed unanimously and the Board went into executive session at 8:45pm.*

### **Adjourn**

*Don White made a motion to adjourn the meeting. Leonard Lookner seconded this motion. The motion passed unanimously.*

Respectfully submitted,

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Karen Brace  
Recording Secretary