



Town of Camden
Minutes of the Select Board Meeting
April 3, 2012
7:00pm

PRESENT: Chairperson Martin Cates, Vice Chairperson Morgan Laidlaw, John French, Jr., Donald White, and Town Manager Finnigan. Also present were members of the press and public.

ABSENT: James Heard

1. Call to Order

1-A Request to add an item to the agenda

Don White made a motion to add to the agenda under item #9 an application from Graffam Brothers for a victualers license. Morgan Laidlaw seconded the motion and it was approved unanimously.

2. Citizen Comments

There were no public comments, so the floor was opened to Select Board comments.

Don White thanked local publisher Reade Brower for stepping in to take over the three mid-coast papers in Rockland, Camden and Belfast, as well as the Village Soup online.

Morgan Laidlaw echoed Don White's comments and encouraged local people to support the papers.

3. Approval of Board Minutes

Don White noted two changes to the minutes of the March 20, 2012 meeting. On page 3, line 121, a correction was made to add the word "need", and on page 7, line 302 to correct the name to John French.

Don White made a motion, seconded by Morgan Laidlaw, to accept the minutes of the March 20, 2012 meeting as amended. The motion was unanimously approved.

4. Consent Agenda

The Board considered the Consent Agenda:

- a. Approval of renewal taxicab business license for Matthew Lewis d/b/a Rockland Yellow Cab
- b. Approval of renewal taxicab driver application for Patria Ellen Porter driving for Schooner Bay

- c. Approval of application for permission to use the Village Green on July 21, 2012 for a wedding receiving line (following a wedding at the Chestnut Street Baptist Church), requested by Dwight and Lynn Johnson and Joel and Jane LaFleur, parents of the bride and groom.
- d. Approval of new application for a victualer license for a mobile vending unit for Rebecca & Jessica Neves d/b/a Taco Libre, Inc. at 44 Elm Street

Jessica Neves of Taco Libre spoke about plans to open their taco stand in the lot off Elm Street near Serendipity. Don White said that he had communicated with the owners of Serendipity who seemed excited about having the taco stand there.

Morgan Laidlaw made a motion that items a) through d) on the Consent Agenda be accepted. John French seconded this motion and it was approved unanimously.

5. Communications, Presentations, and Recognitions

There were no Communications, Presentations, or Recognitions.

6. Select Board Member Reports

Don White reported that he had attended the March 21st meeting of the Planning Board where the board had held a pre-application meeting and subdivision review with Landmark Corporation regarding the Maple Grove Subdivision, a project of Maine Farmland Trust. White reported that one lot is planned for Camden and four for Rockport. The Planning Board had decided to set up a meeting with the Rockport Planning Board to discuss how to proceed. White said that the Planning Board had also held a public hearing on a project proposed for the corner of Beaucaire Ave. and Start Road and had approved it.

White told the Board he had attended the April 3rd meeting of the Sign Subcommittee where the informational kiosks were discussed. Further research on the kiosks is underway. The sign to be placed at the head of Bay View Street should be up by the end of May, he added.

Morgan Laidlaw noted that a grant that the Camden Conservation Commission had applied for had been awarded to another town, but that the Commission would continue searching for appropriate grants and other sources of funding.

7. Town Manager Report

The Town Manager talked about the Shade Tree Program, an annual project done in conjunction with the Camden Garden Club. She said that more trees had been offered this year thanks to a grant received by the Town. Also the grant allowed for discounted prices, and the shade tree program had sold out. Twenty trees had been distributed through the program. She thanked those who had assisted with the project: Dale Bruce of the Camden Garden Club, Tree Warden Bart Wood, Development Director Brian Hodges, and Janice Esancy who has been responsible for coordinating the Shade Tree program for many years.

Finnigan reported that the Camden Opera House had brought opera back to the Opera House. Recently two high quality broadcasts were featured at the Opera House and they had been well received.

She noted that people will soon begin seeing ceramic tiles mounted on historic buildings around town, displaying QR Codes which allow the public to access information on the buildings via their smart phones. She said that the project is a joint effort between the Historic Resources Committee, the Town of Camden and the Chamber of Commerce.

Lastly, the Town Manager thanked the Camden Budget Committee, including the members of the Select Board, for their commitment and contributions to a successful budget process.

8. Old Business

There was no Old Business.

9. New Business

The Town Manager requested that the item concerning a victualers license for the new Graffam Brothers Harborside Restaurant be moved forward to item 9A.

- a. Kim Graffam described their plans for a new family-style seafood restaurant at 16 Bay View Landing. She said that the restaurant would have 148 seats and would be called Graffam Brothers Harborside Restaurant. They plan to serve breakfast, lunch and dinner, she said, and hope to open by the beginning of May.

John French made a motion to approve a victualers license for Graffam Brothers Harborside Restaurant. The motion was seconded by Donald White. It was unanimously approved.

- b. A Public Hearing was opened to consider the following liquor licenses and special amusement permits:
 1. **Asian Gourmet** at 133 Elm Street for a renewal Class 1 Restaurant Malt & Vinous Liquor License
 2. **Camden Deli, Inc.** at 37 Main Street for a renewal Class I Restaurant Malt, Spirituous & Vinous Liquor License
 3. **Atlantica** at 9 Bay View Landing for a renewal Class I Restaurant Malt, Spirituous & Vinous License
 4. **Atlantica** at 9 Bay View Landing for a renewal Special Amusement Permit
 5. **Cappy's Chowder House** at 1 Main Street for renewal Class I Restaurant Malt, Spirituous & Vinous Liquor License
 6. **Cappy's Chowder House** at 1 Main Street for a renewal Special Amusement Permit
 7. **40 Paper** at 40 Washington Street for a renewal Class I Restaurant Malt, Spirituous & Vinous Liquor License
 8. **40 Paper** for at 40 Washington Street renewal for a Special Amusement Permit
 9. **Village Restaurant** at 5 Main Street for a Class I Restaurant Malt, Spirituous & Vinous Liquor License.

There were no public comments.

John French made a motion to approve the licenses and permits for Asian Gourmet, The Camden Deli, Atlantica, Cappy's Chowder House, 40 Paper and the Village Restaurant. Donald White seconded the motion. It was unanimously approved.

- c. The Board considered an amendment to the Camden Zoning Ordinance to incorporate the definitions of the Maine Uniform Building and Energy Code "MUBEC" and "Building Official" and create local authority to apply and enforce the Maine Uniform Building and Energy Code.

Steve Wilson, Camden's Code Enforcement Officer, explained that this was a housekeeping issue that was intended to simplify the process for people applying for permits. He said that as of July 1, 2012 the Town is required to enforce the new state building code. He added that they had developed handouts for local contractors and that the Planning Board had held an informational session where builders could get answers to questions regarding the new code.

There were no public comments, so Chairperson Cates opened the floor to comments and questions from the Board.

Don White asked how homeowners would be impacted by the new code, and Wilson explained some of the details of how the code would affect projects such as roofing and renovation. Martin Cates asked if a Deputy Building Official had been considered, and Wilson responded that no one else was certified at this time. Wilson said that for large commercial projects, a third party inspector is often hired with the cost borne by the applicant.

Jan McKinnon of the Planning Board noted that enforcement of the code is only mandatory for communities with a population of 4,000 or more.

John French made a motion to forward the proposed Zoning Ordinance amendments intended to add definitions of "MUBEC" and "Building Official" to our zoning ordinance and incorporate our "Certificate of Compliance" into the MUBEC required "Certificate of Occupancy". The motion was seconded by Morgan Laidlaw. It was unanimously approved.

- d. Next the Board considered whether to authorize the Town Manager to enter into an agreement for engineering services with Gartley & Dorsky for engineering, design, and construction administration for a new septic system at the Snow Bowl.

Pat Finnigan explained that the sanitary system at the Snow Bowl was failing and needed to be replaced. She said that Gartley & Dorsky had done the preliminary engineering and design work associated with the Ragged Mountain Redevelopment Plan, which included replacing the sanitary system. She said that since they are familiar with the septic system, it would save time and money to use this firm to design plans and cost estimates for the new system. She told that Board that the preliminary design would take about a month to complete, and that in order to protect against potential harm to the environment, they would aim to get started by June and complete the construction of the system over the summer.

Will Gartley spoke about specifics of the system design and factors affecting the cost. He said that Interstate Septic does not recommend that the current tanks be re-used. Gartley discussed with the Board possible areas of the mountain where the equipment could be located and explained some of the challenges presented by pumping up the mountain.

Don White suggested that for those listening at home, Gartley might provide some background on the situation and explain why we need to act right away on this issue. Gartley described how the existing Snow Bowl septic system has failed, and with its location being close to water resources such as brooks, streams, and the Pond, action needs to be taken as soon as possible so that those resources are not contaminated. He said that the current system had been in place for over thirty years and that replacing it is a matter of State law.

Morgan Laidlaw asked if there would be any impact on skiers who use the mountain in the winter. Gartley responded that there would not be. John French asked about possible alternate locations for the pipes and equipment. Gartley noted that the Foxy trail is under consideration as an area for running the pipes up the mountain, and that there are other areas under consideration as well.

John French made a motion to authorize the Town Manager to enter into an agreement for engineering services with Gartley & Dorsky for engineering, design, and contract administration for a new sanitary system at the Snow Bowl, in an amount not to exceed \$18,000. The motion was seconded by Morgan Laidlaw. It was unanimously approved.

- e. The Board then considered the Animal Care Facility Agreement with Camden Rockport Animal Rescue League. Pat Finnigan explained that the agreement in the amount of \$1750 was a very reasonable fee and recommended approval.

Donald White made a motion to approve the contract with the Camden Rockport Animal Rescue League as proposed. The motion was seconded by Morgan Laidlaw and unanimously approved.

- f. The Board was asked to set a date for a special Select Board meeting to review and finalize their recommendation on the FY13 Budget.

The Town manager suggested that the meeting be held on April 10. John French suggested that the meeting start at 6:00 p.m. Donald White made a motion to schedule a Special Select Board meeting for April 10, 2012 at 6pm to review and finalize the Select Board's recommendation on the FY13 Budget. The motion was seconded by John French. It was approved unanimously.

10. **Adjourn**

Donald White made a motion to adjourn the meeting. Morgan Laidlaw seconded this motion. The motion passed unanimously and the Board adjourned at 7:50pm.

Respectfully submitted,

Karen Brace
Recording Secretary