



Town of Camden
Minutes of the Select Board Meeting
April 21, 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.

A. Call to Order

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

B. Communications, Presentations, and Recognitions

1) Downtown Network Board Update

Pat Finnigan introduced Deb Dodge, Co-Chair of the Downtown Network Board, saying that we're fortunate in Camden to have community groups who work to advance the goals outlined by the Select Board. Pat gave a short history of the DNB, noting that the committee had been formed three years ago comprised of members from CEDAC, the CDBG, the Chamber and the Select Board, along with Camden's Code Enforcement Officer and Town Manager. She said that the Board is moving forward toward forming itself around the structure of a Main Street Community through a program administered by the Maine Downtown Center.

Co-Chair of the Downtown Network Board, Deb Dodge, spoke about the Main Street 4-Point approach and outlined the reasons why restructuring the DNB based on this approach made sense for Camden. She described the three teams that would operate under the overall Organizational team: Promotions, Design, and Economic Restructuring and explained the purposes and makeup of each of the teams.

Questions were asked by the Board. Pat listed the projects currently under consideration by the DNB. She said the group is in the midst of prioritizing these projects and dividing them among the teams according to their focus.

Don White made a motion to endorse the recommendation of the Downtown Network Board to structure itself as outlined which is the next step toward becoming a Main Street community. Jim Heard seconded the motion. It was unanimously approved.

2) Use of the Village Green for Business is Blooming & Postmaster Installation

Karen Brace spoke on behalf of the Camden Downtown Business Group to ask permission for use of the Village Green during the upcoming Business is Blooming event in Camden. She said that the Post Office would be celebrating its centennial and that the U.S. Post Office will have a special ceremony for Postmaster Stephen Dalessandro to be officially "installed" at 1pm on Saturday, May 16. She said it would be a public event and that afterwards the town would have birthday cupcakes, a children's design-a-stamp art contest and other activities.

Don White made a motion to allow the Camden Downtown Business Group District and Post Office to use the Village Green on Saturday May 17 from noon to 3:00 p.m. Leonard Lookner seconded the motion. It was unanimously approved.

3) Transfer of Economic Development District designation from Mid-Coast Economic Development District (MCEDD) to Mid-Coast Council of Governments (MCOG)

County Commissioner Roger Moody spoke to the Board about the current funding situation of the Mid-Coast Economic Development District (MCEDD). He said that it would be necessary to transfer our Economic Development District designation to the Mid-Coast Council of Governments since the financial viability of MCEDD going forward was unlikely to be sustained. The assessment to the Town of Camden would be \$3,641 for a one-year transitional amount to MCOG, then \$1.50 per capita going forward totaling \$7,283.

The benefits to the Town of Camden of belonging to the Economic Development District were discussed.

Don White made a motion to transfer the Economic Development District designation from Mid-Coast Economic Development District to Mid-Coast Council of Governments (MCOG). Jim Heard seconded the motion. It was unanimously approved.

4) Discussion of the potential sale of the Knox Mill building on Mechanic Street

Martin Cates opened discussion of the potential sale of the Knox Mill building on Mechanic Street that currently houses several small businesses and retail shops. He said there is potential for the building to be turned into elderly congregate housing under a future owner. Cates proposed having the town attorney look at the language in the ordinance that governs the Business Transitional River District where the Knox Mill is located.

Lookner spoke about the economic impact of the businesses in the Mill. He said that a residential use of the building was not conducive to a year-round economy and requested that a change in the ordinance be retroactive. John French said that making it retroactive would be the same as imposing a moratorium, which he was not in favor of. He said that he felt stopping the sale of real estate it takes rights away from the individual who bought the building.

Jim Heard recommended that we ask townspeople to get involved in a conversation about whether both residential and commercial uses should be allowed on the 2nd and 3rd floors within the BTR district.

Don White said that he also was not in favor of a moratorium and that no firm information had been provided about the actual plans for the building. White agreed that the zoning ordinances should be reviewed.

Cates recommended that the Board instruct the Town Manager to work with the Town Attorney to come up with language to discuss at the next meeting. Board members agreed that this should be the approach and that the topic would appear on the April 28th meeting agenda.

5) Request by the Mid Maine Sports Car Club to hold a Car Show on Chestnut Street on Sunday, June 7, 2015

Pat Finnigan said that the Car Club has held similar shows on Chestnut Street and that they work with the Police Department to coordinate traffic and parking.

Leonard Lookner made a motion to approve the request of the Mid Maine Sports Car Club to hold a Car Show on Chestnut Street on Sunday, June 7, 2015. Don White seconded the motion. It was unanimously approved.

C. Citizen Comments

The following individuals spoke about zoning in the Business Transitional River district: Lowrie Sargent, Chair of the Planning Board, and John Scholz and Richard Bernhardt, also of the Planning Board.

The Chair opened the floor to comments from the Board.

Don White spoke about the Camden Public Library book sale and congratulated Thomas Peaco for having been selected as the new Executive Director of the Pen Bay Chamber of Commerce.

D. Approval of Select Board Minutes dated April 7, 2015

Don White made a motion to approve the minutes of the April 7th meeting. John French seconded the motion. It was unanimously approved.

E. Select Board Reports

Don White said he'd attended a meeting of the Camden Downtown Business Group, adding that the Snow Bowl had been represented and was encouraged to be part of the group meetings on a regular basis. White said that at the most recent Planning Board meeting, definitions of B&Bs and accommodations were discussed.

F. New Business

1) Consideration of the FY16 Municipal Budget

Pat Finnigan spoke about the work of the Budget Committee. She said the Committee had paired the budget down by around \$300,000 to a final recommendation of \$7,154,969, which allowed for continuing to deliver Camden's comprehensive services but to do so in a more efficient manner. She described other savings that were realized in the recommended budget, as well as capital projects that were included. She described cost savings that had arisen since the time that the Budget Committee concluded its work having to do with pavers on the Village Green.

John French recommended adding \$3,641 into the budget for the Mid-Coast Council of Governments dues.

Lookner said he was not in favor of a full-time Community Development Director position. Cates noted that the Community Development Director would staff the Downtown Network Board and help to carry forward the momentum under its new structure. Finnigan noted that the position would also staff CEDAC, act as liaison to the business community and participate in MCOG. White added that he also supported the Community Development Director position.

John French made a motion to approve the Municipal Budget in the amount of \$7,151,110. Don White seconded this motion. The motion passed unanimously.

2) Designation of the Registrar of Voters' office hours for the upcoming June 9-10, 2015 Annual Town Meeting

Don White made a motion to set the Registrar of Voters' office hours for the June 9-10, 2015 Annual Town Meeting as the regular business hours of the Town Office. John French seconded this motion. The motion passed unanimously.

3) Countersignature of the annual meeting warrants for the Five Town Community School District Budget Referendum and the Maine School Administrative District #28 Budget Referendum

Pat Finnigan said that the Select Board would need to countersign the Warrant for the budget referendum at the June 9 Town Meeting.

John French made a motion to approve the countersigning of the annual warrants for the MSAD 28 and 5-Town CSD budget referendums that will be held on June 9. Don White seconded this motion. The motion passed unanimously.

4. Consideration and award of bid for Parks & Recreation truck

The Town Manager told the Board that the Town had received 2 bids for a 2015 4x4 truck and that she recommended awarding the bid to the low bidder, O'Connor GMC of Augusta in the amount of \$33,368.

John French made a motion to award the bid to O'Connor GMC in the amount of \$33,368. Don White seconded this motion. The motion passed unanimously.

5. Appoint Cody Laite as Assistant Inland Harbor Master

The Town Manager described how the Town's Inland Harbor Master Justin Twitchell had recommended the appointment of Cody Laite as the Assistant Inland Harbor Master at the April 7th meeting of the Board. She noted that appointing the Assistant Inland Harbor Master would not cost the Town of Camden any additional funds since the Megunticook Watershed Association paid for this position.

Jim Heard made a motion to appoint Cody Laite as Assistant Inland Harbor Master. John French seconded this motion. The motion passed unanimously.

6. Set Special meeting date on April 28 to approve the 2015 Annual Town Meeting Warrant

Jim Heard made a motion to set a special Select Board meeting on April 28 to approve the 2015 Annual Town Meeting Warrant. John French seconded this motion. The motion passed unanimously.

7. Consideration of renewal of the victualers license for Express House of Pizza at 12 Mechanic Street

John French made a motion to renew the victualers license for Express House of Pizza at 12 Mechanic Street. Jim Heard seconded this motion. The motion passed unanimously.

8. Public Hearings regarding the following renewal liquor and special amusement permits

Martin Cates opened a public hearing to consider the following licenses:

- a) Heather Smith, d/b/a Elm Street Grill for a Class I Restaurant Liquor License at 115 Elm Street
- b) Bill Hahn, d/b/a Elm Street Grill for a Special Amusement Permit at 115 Elm Street
- c) Breda, LLC, d/b/a Camden Harbour Inn for Class I Hotel Liquor License with Mini Bars at 83 Bay View Street
- d) Breda, LLC, d/b/a Camden Harbour Inn at 83 Bay View Street for Special Amusement Permit
- e) Camden Whitehall Corporation, d/b/a Whitehall for a Class I Hotel Liquor License at 52 High Street
- f) Stuart Smith, d/b/a Grand Harbor Inn for Class I Hotel Mini Bar at 14 Bay View Landing

John French made a motion to approve the renewals of the liquor licenses for Elm Street Grill, Camden Harbour Inn, Whitehall, and the Grand Harbor Inn, and renewal of the Special Amusement licenses for Elm Street Grill and Camden Harbor Inn. Jim Heard seconded this motion. The motion passed unanimously.

G. Town Manager Report

There was no Town Manager report.

H. Select Board Closing Comments

Adjourn

Don White made a motion to adjourn the meeting. Jim Heard seconded this motion. The motion passed unanimously and the Board adjourned.

Respectfully submitted,

Karen Brace
Recording Secretary