



## Town of Camden Select Board Meeting August 4, 2015 Meeting Minutes

**Present:** Select Board Chair John French and Select Board Members, Don White, Leonard Lookner, Martin Cates, James Heard, and Town Manager, Pat Finnigan. Also present were citizens and members of the press.

### A. Call to Order

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

### B. New Business

The Board agreed to take the following items of new business out of order.

#### 1. Request to approve the following Victualer & Lodging License renewals:

- a) James & Cynthia Ostrowski, d/b/a The Elms B & B at 84 Elm Street for a lodging & victualer license
- b) Daniel Gabriele, d/b/a Marriner's Restaurant at 35 Main Street for a victualer license

*Leonard Lookner made a motion to approve the Victualer & Lodging License Renewals for both a and b. This was seconded by Don White, and passed 5-0-0.*

#### 2. Bid Award: Parks & Recreation 2WD Pickup. The Town Manager reported that the bid was advertised and sent to four dealers. The Town received 1 bid from O'Connor GMC in Augusta for \$23,171

*Don White made a motion to award the bid as presented and Martin Cates seconded this. The motion carried 5-0-0.*

#### 3. Bid Award: Roof replacement (Wastewater Press Building). The Town Manager reported that the bid was advertised and sent to 6 companies. The Town received one bid from Roof Systems of Maine from Bangor for \$23,280.

*Martin Cates made a motion to award the bid as presented and James Heard seconded this. The motion carried 5-0-0.*

### C. Communications, Presentations, and Recognition

#### 1. Report of the Harbor Committee regarding proposed Harbor and Waterways Ordinance Amendments:

Gene McKeever, Chair of the Harbor Committee, presented recommendations by the Harbor Committee to amend the Harbor Ordinances which would amend Article II Definitions and Article VI Piers and Wharves by prohibiting the construction of new piers in the Outer

Harbor, removing the provision to allow consolidated piers, amending provisions regarding Municipal Piers, and clarifying certain definitions, and permit requirements.

The Harbor Committee asked the Select Board to hold a public hearing on the proposed amendments. After discussion and questions from the Select Board, James Heard made a motion to hold a Public

*Hearing on the proposed amendments on August 18. The motion was seconded by Leonard Lookner. The motion passed 4-1-0 (Cates opposed).*

**2. Report of the Planning Board regarding proposed Zoning Ordinance Amendments:**

Lowrie Sargent, Chair of the Planning Board, reported that the Planning Board has proposed amendments to the Zoning Ordinance relating to piers to conform to the changes proposed by the Harbor Committee. These would only be effective if the Harbor Ordinance is amended.

The Planning Board also proposed amendments to the Zoning Ordinance to clarify and update several provisions including: adding a definition of “Commercial,” changing “elderly congregate housing” to “congregate housing” and eliminating age restriction, clarifying the term “street level” and what uses are allowed or required at street level, and changing parking requirements to have space-per-unit requirements that apply based on type of dwelling, not age of occupants.

The Planning Board also proposed amendments to the Site Plan Review process to require businesses which have a floor area greater than 500 square feet to be reviewed by the Planning Board if they change the business use from a permitted use to a different permitted use.

Mr. Sargent also spoke about how to do a better job of informing the public and more clearly explaining the Zoning Ordinance Amendments to voters.

The Board discussed the proposed amendments and asked questions. They also discussed ways to do a better job of informing the public about ballot questions. The Select Board discussed holding a joint public hearing with the Planning Board on the proposed zoning amendments, as recommended by Town Attorney Kristin Collins.

The Board also discussed being able to include information regarding the Select Board’s and the Planning Board’s votes on proposed ordinance amendments. The Chair asked the Town Manager to ask the Town Attorney if that is allowed.

*Leonard Lookner made a motion to hold a joint public hearing with the Planning Board on August 18 regarding their recommended amendments to the Zoning Ordinance. The motion was seconded by Don White.*

*Martin Cates made a motion to amend the proposed ordinance to have the Code Enforcement Officer continue to do site plans reviews rather than have them go to the Planning Board for approval. The amendment was not seconded.*

*The vote on the main motion passed 4-1-0 (Cates opposed).*

*Leonard Lookner made a motion to hold a joint public hearing with the Planning Board on August 18 regarding the proposed amendments pertaining to piers in order to have the Zoning Ordinance conform to the Harbor Ordinance if the Harbor Ordinance amendments passed. James Heard seconded the motion. The motion passed 4-1-0 (Cates opposed).*

**D. Citizen Comments.** *This time is set aside for members of the public to comment on any town-related issue that is not on the agenda.*

Leonard Lookner spoke on behalf of a citizen who was concerned about pesticide runoff from a blueberry field that is next to her property. She is concerned about her farm pond and the chemicals it contains. He cited the Comprehensive Plan which describes keeping ponds and rivers clean.

**E. Approval of Select Board Minutes of July 28, 2015**

*James Heard made a motion to accept the minutes and Martin Cates seconded this motion, which passed 5-0-0.*

**F. Select Board Member Reports**

Leonard Lookner reported on the Harbor Committee Meeting. James Heard reported on the Parks and Recreation Committee.

**G. Town Manager Report**

There was no Manager's Report this week.

**H. Executive Session**

*Don White made a motion to adjourn to executive session pursuant to Title 1 M.R.S.A. Section 405 subsection 6.C (property acquisition). James Heard seconded the motion. The motion passed 5-0-0. The Board went into executive session.*

*Don White made a motion to come out of executive session, which was seconded by James Heard. The motion passed 5-0-0. Don White made a motion to adjourn the meeting which was seconded by James Heard. The meeting was adjourned at 8:55 p.m.*

Respectfully submitted,

Nora E. McGrath,  
Recording Secretary