



Town of Camden
Minutes of the Select Board Meeting
August 5, 2014
6:30pm

PRESENT: Chairperson Martin Cates, John French, Jr., James Heard, Leonard Lookner, Don White, Town Manager Finnigan, and Development Director Brian Hodges. Also present were members of the press and public.

A. Call to Order

The meeting was called to order at 6:31pm.

B. Executive Session (pursuant to Title 1, section 405 sub-section 6(C) disposition of Town owned property)

James Heard made a motion to go into Executive Session pursuant to Title 1, section 405 sub-section 6(C) disposition of Town owned property. Don White seconded the amended motion. It was unanimously approved.

The Board went into Executive Session at 6:34.

Leonard Lookner made a motion to come out of Executive Session. Don White seconded the amended motion. It was unanimously approved and the executive session ended at 7:27pm.

C. Consideration of Sale of Town-owned property

Martin Cates said that North East Mobile Health Services (NEMHS), the company that offers emergency response services to Camden, Hope, Lincolnville, and Rockport, as well as non-emergency transport services in this region, had made an offer the purchase the former Tannery property located at 116 Washington Street. He said that efforts by the Town to sell the property had been ongoing for several years and had included a special incentive to motivate buyers, but the fact that it was a Brownfield site had made the sale difficult.

Cates noted that the organization meets the standards outlined in the development guidelines that have been adopted by the Town Meeting, most importantly bringing jobs to Camden. Brian Hodges said that NEMHS employs 30 people and that it has plans to add more staff in the future. Members of the Board discussed the benefits to Camden of having NEMHS positioned in location that will allow for speedy response times, along with the potential for spin-off economic development in that neighborhood. Town Manager Finnigan confirmed that NEMHS is a for-profit company and would be paying taxes.

Other aspects of having NEMHS located on Washington Street were discussed. It was noted that NEMHS wants to be a good neighbor and will keep use of sirens off when there is no traffic. The Board felt that it should be clear about asking NEMHS to continue this practice if the company were to purchase the property.

Leonard Lookner made a motion to accept in concept the Letter of Intent from North East Mobile Health Services to purchase the property located at 116 Washington Street (known as the Apollo Tannery site), and to authorize the Town Manager to negotiate exclusively a Purchase & Sale Agreement with North East Mobile Health Services which is subject to Select Board action by August 27. James Heard seconded the amended motion. It was unanimously approved.

D. Discussion of format for August 12th Public Hearing

Martin Cates said that the Town Manager had received an inquiry regarding the format that the Board would use at the public hearing regarding the zoning amendment that is scheduled on August 12. John French suggested that the standard practices for a Public Hearing be followed: the applicant would present her proposal, the floor would be opened for public comment, each person will be asked to keep their comments to 3 minutes, and at the conclusion of public comments the Board would discuss the proposal. The Board discussed the length of time that the applicant would speak at the hearing. It was agreed that the time period of 10 minutes would be sufficient.

There was a motion (French) and second (White) that the standard procedures for a Public Hearing be followed for the Public Hearing scheduled for August 12th.

John French suggested amending the motion to include a deadline for people who aren't able to attend the Public Hearing to submit their comments to the Town Office.

John French made a motion to amend the previous motion to include that people who are unable to attend the public hearing on August 12th should submit their written comments to the Town Office no later than noon on August 8th. Don White seconded the amended motion. It was unanimously approved.

Board Comments

John French suggested that the Board should look at efforts to sell other Town-owned properties that it has no use for.

Adjourn

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

Respectfully submitted,

Karen Brace
Recording Secretary