



Town of Camden
Select Board Meeting
August 18, 2015

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 Planning Board Chair Lowrie Sargent and members Richard Householder, Jan McKinnon, Richard Bernhardt and James Elliott, citizens, and members of the press.

A. Call to Order

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

B. Communications, Presentations, and Recognition

1. Presentation - Camden Garden Club

Elizabeth Moran, President of the Camden Garden Club, told the Select Board that the Camden Garden Club is celebrating its 100th anniversary this year. She discussed the many ways the Club has worked to improve the community throughout the years including the hanging baskets and Christmas wreaths in the downtown, planting medians, the flower boxes at the Camden-Rockport arch, giving student scholarships, and the on-going care of the Village Green.

Ms. Moran said its House & Garden Tour is its largest fundraising event. She reported that this year, they held the most successful one ever. Throughout its history, the Club has been the primary steward of the Village Green. In honor of its 100th birthday, the Club presented a centennial gift to the town of up to \$15,000 to be used to upgrade the plantings in the Village Green and bring it more in line with its original design. The Club hired Katherine Holland, a landscape designer, to develop a plan for plantings. The Club requested the endorsement of the Select Board for the plan. She also invited the Select Board and the community to the Club's 100th birthday celebration which would take place on Friday, August 21, 2015 from 2:00 until 4:00 p.m., at which time the Club would present its centennial gift to the Town.

Select Board Chair John French led the room in a rousing round of applause to congratulate and thank the Camden Garden Club. Leonard Lookner thanked the Garden Club for all they do, and specifically noted the flowers in the median near the Library which he said is a beautiful gateway to Camden.

Don White made a motion to endorse the Garden Club's plan to revive the Village Green and accept the gift of \$15,000.00. Martin Cates seconded the motion. The motion passed 5-0.

C. Public Hearings

1. Harbor Ordinance Amendments Recommended by the Harbor Committee

The Harbor Committee proposed several amendments regarding piers including prohibiting new piers in the outer harbor, eliminating provisions for consolidated piers, and clarifying requirements for other piers including municipal piers. They also proposed clarifying several definitions.

Several people spoke during the public hearing. Speaking in support of the proposed amendments were: Harbor Committee Chair Gene McKeever, Harbor Committee members Ben Ellison, Stephen Gold, and Sandy Welte, Planning Board Chair Lowrie Sargent on behalf of the Planning Board, and resident Tim Stalnakar of Dillingham Point. In addition the following people spoke: Cindy Lampley, who asked for more information about the purpose of the amendments, and Al Johnson of Bay Road and Stuart Smith of Woster Farm Rd. who spoke in opposition.

After the public hearing, the Select Board discussed the proposed amendments and asked questions of the Town attorney, Code Officer, and Harbor Master.

Don White made a motion to accept the proposed amendments to Article II Definitions but not to delete the provision for consolidated piers. Martin Cates seconded this motion. The motion passed 3-2, with John French, Don White and Martin Cates in support, and James Heard and Leonard Lookner opposed.

The Select Board discussed the proposed amendments that would prohibit piers in the outer harbor. *John French made a motion to oppose the amendments which would prohibit piers in the outer harbor. The motion was seconded by Martin Cates.*

Attorney Kristin Collins noted that if the Select Board did not want to accept the Harbor Committee's recommendations to prohibit new piers in the outer harbor, there were other proposed amendments recommended by the Harbor Committee that the Select Board might want to approve. She suggested that the Board first vote whether they support eliminating piers in the outer harbor first. Based on that vote, the Select Board could direct the Town attorney to bring back proposed amendments to the Harbor Ordinance that would keep the other amendments recommended by the Harbor Committee, except the prohibition on new piers in the outer harbor. The Chair asked the Board if the direction suggested by attorney Collins made sense. The Select Board agreed that it did.

John French called for a vote on the motion to continue to allow piers in the outer harbor. The motion passed 3-1-1 with John French, Don White and Martin Cates in support, James Heard opposed, and Leonard Lookner abstained.

2. Harbor Ordinance Amendment recommended by the Planning Board

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.

Don White made a motion to table this Ordinance Amendment until a decision will be made on it at the next Select Board Meeting. Martin Cates seconded the motion. The motion passed 5-0.

3. Zoning Ordinance Amendments recommended by the Planning Board

The Planning Board proposed amendments to the Zoning Ordinance to clarify and update several provisions including: add a definition of "commercial," change "elderly congregate housing" to "congregate housing" to eliminate the age restriction, clarify the

term “street level” and what uses are allowed or required at street level, and change parking requirements to be based on the type of dwelling, not age of occupants.

The proposal also would amend the Site Plan Review process to require the Planning Board, bit the Code Officer, to review and approve a “change of use” for any business which has a floor area greater than 1000 square feet. This would include a change from permitted use to a different permitted use.

The Select Board and the Planning Board held a joint public hearing on the proposed zoning amendments. Planning Board Chair Lowrie Sargent opened the hearing. The following people spoke: David Dickey, Deb Dodge, Paul Gibbons, Oscar Verest, Stuart Smith, Etienne Perret, and Dennis McGuirk.

The citizens expressed questions and concerns regarding the changes to the site plan review process, and the possible neighborhood impacts of changing elderly congregate housing to congregate housing, and possible growth of Air B & B establishments.

After discussion among Planning Board and Select Board members, *Lowrie Sargent made a motion to recommend all of the proposed amendments except for the Site Plan Review amendment. The motion was seconded by James Elliott. The motion passed unanimously. this, and the motion passed 5-0.*

Lowrie Sargent made a motion to table the changes to the Site Plan Review process to consider changes that could be brought forward for a possible June 2016 vote. Jan McKinnon seconded the motion. The motion passed 5-0.

After discussion, the Select Board considered the proposed amendments, except for the Site Plan Review process.

Don White made a motion to accept the proposed amendments, except for the Site Plan Review Process, and to send the amendments to the voters. Martin Cates seconded the motion. The motion passed unanimously.

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.

There were no citizen comments.

E. Approval of Select Board Minutes of August 4, 2015

Martin Cates made a motion to approve the Select Board Minutes from the August 4, 2015 Meeting. Leonard Lookner seconded the motion. The motion passed unanimously.

F. Select Board Member Reports

Don White reported on the upcoming Library Book Sale on August 29-30, a picnic to thank volunteers who work on Town committees and town-sponsored events, and the Camden Windjammer Festival which will be held September 4-6 which is going to have more events and exhibits this year.

James Heard reported on the Parks and Recreation Committee’s recent site visit to several parks and commended Ray Andresen, the Chair of the Parks and Recreation Committee for doing a great job.

G. Town Manager Report

There was no Manager's Report this week.

H. New Business

- 1. Request to use the Village Green by the Penobscot Bay Regional Chamber of Commerce: Welcome and Information table for cruise ship visitors on September 20, 27, 30, and October 4 and 12, 2015.**

Martin Cates made a motion to approve the request as stated. James Heard seconded the motion. The motion was approved 5-0.

- 2. Request to use Village Green by the Chestnut Street Baptist Church on Sunday September 6, 2015, from 10:30 a.m. to 12:30 p.m., for a church service.**

James Heard made a motion to approve the request as stated. Don White seconded the motion. The motion passed 5-0.

- 3. Request to use Village Green by the Camden International Film Festival on Sept. 16 – Sept. 20, 2015, from 10:00 a.m. to 6:00 p.m.**

James Heard made a motion to approve the request as stated. Don White seconded the motion. The motion passed 5-0.

- 4. Request by the Windjammer Festival to use the Public Landing from Thursday, Sept. 3 at 5:00 p.m. through Sunday, Sept. 6, 2015 at 4:00 p.m.**

James Heard made a motion to approve the request as stated. Don White seconded the motion. The motion passed 5-0.

- 5. Request to approve victualers license renewals:**

- a) Maria Weymouth & Erin Donovan, d/b/a Spoon Maine, LLC at 44 Bay View Street.**
- b) Ravin Nakjaroen d/b/a Long Grain at 31 Elm Street.**

James Heard made a motion to approve the request of Spoon Maine, LLC as stated. Don White seconded the motion. The motion passed 5-0.

Don White made a motion to approve the request of Long Grain as stated. Leonard Lookner seconded the motion. The motion passed 5-0.

- 6. Request to approve application of Jonathan Elwell for a renewal taxicab operator's license, to drive for Schooner Bay Taxi.**

Don White made a motion to approve the application as stated. Martin Cates seconded the motion. The motion passed 5-0.

Adjournment

At 9:45 pm, Don White made a motion to adjourn. Martin Cates seconded the motion. The motion passed 5-0.

Respectfully submitted,

Nora E. McGrath, Recording Secretary