



**Town of Camden  
Select Board Meeting  
August 20, 2013 – 6:30 PM  
Washington Street Conference Room**

**PRESENT:** Chairperson Martin Cates, John French, Jr., James Heard, Leonard Lookner, Donald White, and Town Manager Finnigan. Also present were members of the press and public.

**1. Call to Order**

**2. Communications, Presentations, and Recognitions**

**A. Festival Update and Proposals for consideration on the November 5 ballot**

**1) 2013 Windjammer Festival Update – Emily Lusher**

Emily Lusher, Chair of the Camden Windjammer Festival, updated the Select Board on plans for the celebrations that take place in Camden over Labor Day Weekend. Lusher said that the Camden Windjammer Festival is now its own 501(c)3 nonprofit organization separate from the Chamber of Commerce, but with the Chamber's support and involvement. She noted that the Festival features the largest gathering of schooners on the East Coast, with 18 schooners expected to arrive in the harbor on Friday, August 30<sup>th</sup>. The Schooners' arrival will be filmed and shown during the Camden International Film Festival, she said.

**2) Planning Board Report re: Zoning Amendments**

The Town Manager noted that issues regarding any proposed ballot item will be addressed at a public hearing and that the question for that evening was whether or not the Board thinks these items that are under consideration warrant a public hearing.

**a) Proposed amendment of the Camden Zoning Ordinance, Article VIII, Section 13 Business River District, sub-section B-3 Residential Uses**

Chris McLean, Chair of the Camden Planning Board, discussed a proposed zoning amendment for the River Business District in the area of Mt. Battie Street which would allow single, 2-family, and multi-family housing on the first level provided that commercial enterprise is also part of the development. He explained that the current ordinance, which allows multi-family housing on upper levels, had been viewed as unnecessarily restrictive.

*Donald White made a motion to hold a Public Hearing on September 3 to consider whether this item should be placed before the Town Meeting to consider on November 5. James Heard seconded this motion. It was unanimously approved.*

**b) Proposed amendment of the Camden Zoning Ordinance, Article X, Performance Standards by adding a new section: Section 11: Accessory Storage Containers**

Chris McLean, Chair of the Camden Planning Board, outlined a proposed amendment regarding accessory storage containers. The proposal provides for existing trailers that are permanently in

place to remain because they are grandfathered; however any new trailers coming in, or replacements of the grandfathered trailers, would have to meet new standards for screening and pay the required fees. McLean explained the rationale and background of the proposed amendment which the Board discussed in detail.

*Leonard Lookner made a motion to table this item until a future meeting. The motion failed for lack of a second.*

*Donald White made a motion to hold a Public Hearing on September 3 to consider whether this item should be placed before the Town Meeting to consider on November 5. Martin Cates seconded this motion. It was unanimously approved.*

### **3) Ragged Mountain Redevelopment Project: Bond Issue (Matching Town Funds)**

Rick Knowlton, Chair of the Ragged Mountain Redevelopment Committee, came before the Board to provide an update on its work and to ask the Board to take the next step in moving the project forward. He said that the Board would be asked to approve the redevelopment project, to accept the \$4.5 million donation which the Ragged Mountain redevelopment Foundation was raising, and to appropriate the additional \$2 million in matching Town funds through a bond issue that would be voted on by the citizens. Knowlton described how the Ragged Mountain Redevelopment Project is a true public-private partnership, noting that at no time during the process will public funds account for more than 30% of the construction that is taking place at any given point.

Knowlton said that the first year of redevelopment will focus on the mountain: snowmaking, trails, and lifts with lodge improvements not starting until 2015. In this way, he explained, the phasing of cash flow would match expenditures.

Knowlton reported that his committee is prepared to conduct an economic analysis of the Snow Bowl's footprint within the region which will spell out the economic benefits that the facility brings to the area during winter. Their estimate is that the recreational facility generates upwards of \$1 million a year in economic activity.

Members of the Board offered their congratulations to Knowlton and his team for their very hard work over many years to get to this point.

*Donald White made a motion to hold a Public Hearing on September 3 to consider whether this item should be placed before the Town Meeting to consider on November 5. James Heard seconded this motion. It was unanimously approved.*

### **4) Harbor Committee: Comprehensive Ordinance Review**

Gene McKeaver and Sandy Welte of the Harbor Committee spoke about the revised ordinance that the committee had worked to streamline. The project had included rearranging some content, adding definitions, and making corrections where needed. They described the parts of the ordinance where changes had been made and discussed in particular a proposed that addresses the wait list for moorings and dock space in the harbor. Harbormaster Steve Pixley offered an explanation on how the new wait list system would work. There was discussion by the Board members on the various aspects of the wait list proposal.

*James Heard made a motion to hold a Public Hearing on September 3 to consider whether this item should be placed before the Town Meeting to consider on November 5. Donald White seconded this motion. The motion passed by a vote of 4-1-0, French opposed.*

### **5) John Street Property / Southern Gateway Improvements**

Martin Cates spoke to inform the public about a parcel of property on John Street that the Town is

studying as a potential part of the solution to improve the intersection at John Street, Camden Street and Conway Road. The Town has taken an option on the property, Cates said.

*John French made a motion to hold a Public Hearing on September 3 to consider whether this item should be placed before the Town Meeting to consider on November 5. Donald White seconded this motion. It was unanimously approved.*

#### **NEW BUSINESS ITEM (TAKEN OUT OF ORDER)**

### **2) Police Department Cruiser**

Police Chief Randy Gagne spoke to the Board about the proposed purchase of a police cruiser, noting that the purchase is necessary at this time in order to replace a high mileage vehicle. The Chief described the Dodge Charger that was being recommended.

*John French made a motion to award the bid for a 2013 Dodge Charger police cruiser to Quirk Ford of Augusta, Maine in the amount of \$24,043. James Heard seconded this motion. It was unanimously approved.*

### **3. Citizen Comments**

There were no citizen comments.

### **4. Approval of Select Board Minutes dated July 16<sup>th</sup> and August 6<sup>th</sup>, 2013**

*Donald White made a motion to approve the Select Board Minutes dated July 16<sup>th</sup> and August 6<sup>th</sup>, 2013. John French seconded this motion. It was unanimously approved.*

### **5. Select Board Member Reports**

Don White reported that early bird discounts for season tickets were still available at the Snow Bowl and that chairlift rides would be offered through the fall.

White presented his liaison report regarding the Historic Resources Committee, saying that there is work being done by the committee on the relevant chapters of the comprehensive plan. As liaison to the Library Board of Trustees, he reported that signs have been placed at the library to make known the fact that it is a smoke-free campus. White said that at the most recent meeting of the Planning Board, the group had looked at possible special exception language for the Fox Hill proposal, and that a public information session on this would be held on August 29. White also outlined some policy and procedural changes that have been adopted by the Planning Board.

Leonard Lookner thanked Wayfarer Marine and Lyman Morse for the great energy that had been created around the Pen Bay Rendezvous over the past weekend.

### **6. Town Manager Report**

Town Manager Pat Finnigan reported on the restoration of the Opera House's Steinway piano that had been made possible by a grant received by the Town thanks to the efforts of Opera House Committee member Kate Bates, and Operator House Manager Kerry Hadley.

Finnigan commended all the groups that had presented that evening and thanked them for the time and effort that they had put into each project. She said that the bond for the Ragged Mountain Redevelopment Project meets the necessary criteria, noting that Camden has very little debt and that the passage of the bond would not create a significant impact on the overall finances of the Town.

## **7. New Business**

### **A. Consideration of Bid Proposals**

#### **1) Public Works Truck: Wheel Loader**

Finnigan explained that the Public Works wheel loader is over a dozen years old and badly rusted, noting that the budget included funding to replace it. Four bids had been received, she said, ranging from a low of \$105,827 to a high of \$164,000.

*John French made a motion to award for a 2014 Wheel Loader to Beaugard Equipment of Hermon, Maine in the amount of \$105,827. James Heard seconded this motion. The motion passed by a vote of 4-0-1, Lookner abstaining.*

### **B. Consideration of the following Victualers License Renewals:**

- 1) Long Grain Restaurant, 31 Elm Street
- 2) The Good House. 50 Elm Street
- 3) Abigail's Inn, 8 High Street

*James Heard made a motion to approve the licenses for renewal for Long Grain Restaurant, The Good House and Abigail's Inn. Donald White seconded this motion. It was unanimously approved.*

### **C. Consideration of the following New Victualers License:**

- 1) Spoon Maine LLC d/a/a Spoon, 44 Bay View Street

*Donald White made a motion to approve the new victualers license for Spoon located at 44 Bay View Street. Martin Cates seconded this motion. It was unanimously approved.*

### **D. Consideration of Lodging License Renewal**

- 1) The Good House, 50 Elm Street
- 2) Abigail's Inn, 8 High Street

*Donald White made a motion to approve the Lodging License renewals for The Good House and Abigail's Inn. James Heard seconded this motion. It was unanimously approved.*

### **E. Consideration of request from P.A.W.S. Animal Adoption Center to use the Village Green on September 21, 2013 from 9:00 am to 5:00 p.m. to provide information about "Shop for the Cause."**

*John French made a motion to grant permission to P.A.W.S. to use the Village Green to provide information regarding P.A.W.S. and "Shop for a Cause." Donald White seconded this motion. It was unanimously approved.*

### **F. Consideration of request to close Pearl Street to traffic from Willow Street to Park Street on Sunday, September 8, 2013 from 5:30 pm to 9:30 p.m. for the annual Block Party**

*John French made a motion to approve the request from Lorie Van Dusen on behalf of the Pearl Street residents to close Pearl Street from Willow Street to Park Street to hold their annual Block Party. James Heard seconded this motion. It was unanimously approved.*

### **G. Consideration of request from Camden Public Library to close Atlantic Avenue on Saturday, September 7, 2013 from 8:00 am to 3:00 pm for the "Maker Faire."**

*John French made a motion to approve the request from the Camden Public Library to close Atlantic Avenue on Saturday, September 7 from 8:00 a.m. until 3:00 p.m. for the "Maker Faire." James Heard seconded this motion. It was unanimously approved.*

#### **H. Authorize issuance of a \$1,500,000 principal amount Tax Anticipation Note**

The Town Manager said that this is the formal vote required to issue the Tax Anticipation Note that the Select Board had authorized at their August 6<sup>th</sup> meeting.

*John French made a motion to approve the issuance of a Tax Anticipation Note in the amount of \$1,500,000 as stated in the proposed vote. Martin Cates seconded this motion. It was unanimously approved.*

#### **8. Select Board Closing Comments**

#### **Adjourn**

*Donald White made a motion to adjourn the meeting of the Select Board. James Heard seconded this motion. The motion passed unanimously and the Board adjourned at 9:03.*

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#### **Meeting of the Camden Wastewater Commissioners**

#### **Call to order**

*John French made a motion to open as Wastewater Commissioners. Donald White seconded the motion. It was unanimously approved.*

#### **1. Approval of the Certificate of Commitment for Sewer User Charges (as required by Title 30-A; M.R.S.A. §3406) for the period of April 22, 2013 to July 19, 2013.**

*John French made a motion to approve the Certificate of Commitment of Sewer User Rates and collect quarterly, seasonal, and final bills for the period from April 22, 2013 through July 19, 2013 in the amount of \$201,039.25. Donald White seconded this motion. It was unanimously approved.*

#### **Adjourn**

*John French made a motion to adjourn the meeting. Donald White seconded this motion. The motion passed unanimously and the Board adjourned at 9:04.*

Respectfully submitted,

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Karen Brace

Recording Secretary