



Town of Camden
Minutes of the Select Board Meeting
October 15, 2013
6:30pm

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

The meeting was called to order at 6:35pm.

2. Communications, Presentations, and Recognitions

a) Report by Jim Damicis of Camoin Associates: Ragged Mountain Economic Impact

Jim Damicis of Camoin Associates spoke about a recent study that measures the economic impact of the Ragged Mountain Recreational facility, primarily its winter operations. Damicis said that data collected showed 30,600 total skier days during the 2012-2013 ski season and that the economic impact study measured how much these visitors spend. Results showed \$2,107,401 in direct spending by skiers (i.e., food, drink, transportation, recreation and souvenirs), \$1,042,721 in earnings produced by the facility, and 62 jobs supported. The total economic impact, including both direct and indirect sales and earnings, totaled \$3.7 million in sales and \$1.4 million in earnings, Damicis reported.

He continued by noting that 16% of the 30,600 annual visitors to the Snow Bowl came from the Town of Camden, 24% came from within a 30-minute drive, and 59% came from outside the 30-minute drive radius.

The Board asked questions about the amount estimated for the Toboggan Championships. With a reported impact of \$105,000, several thought that this seemed low, but Damicis said he could only work with the data that was available. The group also noted that if the vote passes on November 5, the proposed improvements to the facility are likely to substantially increase the current economic impact numbers.

Lookner asked about full-time wages used in the study. Events such as weddings, use of the mountain biking trails, and lodging figures were also topics of discussion as none of this income had been included in the tally.

Damicis was thanked by the Board for his work and for the helpful information that his company had produced.

b) Report by School Superintendent Elaine Nutter

Superintendent Elaine Nutter updated the Board on goals of the CSD and MSAD School Boards, which include renovating the middle school facility, looking at outsourcing

custodial services, and integrating technology at all levels at the schools. Lookner noted the historical significance of the Mary E. Taylor building.

c) Presentation regarding exploring a micro-hydroelectric project at Montgomery Dam

Students from the Wind Planners group at Camden Hills Regional High School spoke to the Board about a micro-hydro power project that could be incorporated into the dam improvements planned for this fall. The students requested conceptual approval from the Board so that they could continue planning for how the micro-hydroelectric project could be incorporated into the dam reconstruction.

Donald White made a motion that the Board support the ideas presented by the Camden Hills Regional High School Wind Planners for a micro-hydro power project for the Montgomery Dam, and that it be referred to the Dam Committee for further study and implementation. Leonard Lookner seconded the motion and it passed unanimously.

d) Report by Lake Harbormaster Justin Twitchell

Lake Harbormaster Justin Twitchell gave a season-end report to the Board and made several suggestions for improving safety on the Megunticook Lake. Twitchell's ideas included setting out more marker buoys off Proctor Point; making the Route 52 boat ramp wheelchair accessible; and repairing storm damage at Land's End. Lastly, Twitchell recommended that the Town consider creating an ordinance to regulate the number of private moorings on the lake.

e) Quarterly Report by the Community and Economic Development Committee

Deb Dodge, Chair of CEDAC, delivered the committee's quarterly progress report. She told the Board that a point person from the committee had been assigned to follow up on each goal. Dodge reported that current projects include implementation of the downtown grant; partnering with the Opera House Committee to assist with an economic impact study; inventorying the second stories of downtown buildings; making incubator space available to attract new business; and researching how to market Camden to target audiences.

Lastly Dodge delivered a recommendation from CEDAC that the marketing of the Tannery property be revisited. Don White suggested that CEDAC should come back to the Board with recommendations regarding the Tannery and should possibly work with the Planning Board to implement ideas.

Dodge asked about the status of the dam project.

3. Citizen Comments

Deb Dodge of Camden read a letter that she had written asking the Board to consider a moratorium on zoning amendments until the completion of the comprehensive plan.

Kristi Bifulco of Camden, proprietor of the Windward House, spoke about the current proposal for rental properties to be allowed to rent to guests for fewer than seven

consecutive days. She told the Board that if this policy were adopted, these unregulated rental properties would interfere with Camden's established lodging businesses.

Bob Gordon of Camden encouraged the public to support the \$2 million Ragged Mountain bond issue at the polls on November 5th.

Jim Ostrowski of Camden, proprietor of the Inns at BlackBerry Common, spoke about the significant costs that B&Bs incur to secure operating licenses, to purchase insurance, and to pay business taxes, none of which apply to rental properties. He urged the Board to consider these factors in weighing whether to allow private homes to compete with lodging establishments for short-term visitors.

Seeing no further public comments, the Chair opened the floor to comments from the Board.

Leonard Lookner noted that there would be a public hearing during the upcoming week to discuss the proposed zoning change for Bayview Street.

(Item #4, Approval of Minutes, was considered following item C in New Business.)

5. New Business

A. Establish 2014 Harbor Fees

Gene McKeever of the Harbor Committee along with Harbormaster Steve Pixley outlined proposed harbor fees and answered questions from the Board.

Donald White made a motion to approve the Harbor Fees as recommended by the Harbor Committee. James Heard seconded the motion. It was unanimously approved.

B. Consideration of whether to rent or lease any of the commercial passenger vessel float space or berthing slips for the upcoming year.

Lookner asked about how the windjammer fees compared to those in Rockland Harbor.

Donald White made motion to allow the Town floats to be used for daysailers and windjammers and to seek applications for their use in 2014. James Heard seconded the motion. It was unanimously approved.

C. Consideration of the following committee appointments:

- 1) Board of Assessment Review: Karen Grove
- 2) Conservation Commission: Thomas Hopps
- 3) Camden-Rockport Pathways Committee: James MacThomas
- 4) Community and Economic development Committee (CEDAC):
 - Robin McIntosh
 - Dyke Messler

Candidates Karen Grove and Tom Hopps spoke to the Board about their qualifications.

Leonard Lookner made a motion to appoint Karen Grove as a regular member to the Board of Assessment Review (term to expire in June 2016). Donald White seconded the motion. It was unanimously approved.

Leonard Lookner made a motion to appoint Thomas Hopps as a regular member to the Conservation Commission (term to expire in June 2016). John French seconded the motion. It was unanimously approved.

Martin Cates made a motion to appoint James MacThomas as an alternate member to the Camden-Rockport Pathways Committee (term to expire in June 2014). John French seconded the motion. It was unanimously approved.

Deb Dodge, Chair of CEDAC, requested that the Board consider allowing three alternates on the committee instead of two. Cates expressed that he felt this request was a premature given that it had not been discussed in more detail prior to being presented to the Board.

CEDAC candidates McIntosh and Messler spoke to the Board about their qualifications.

Donald White made a motion to allow three alternate members on CEDAC instead of two. Leonard Lookner seconded the motion.

Cates told the group that he would not support this motion until more discussion regarding expanding committees could take place.

The motion passed by a vote of 4-1-0 (Cates opposed).

John French made a motion to appoint Dyke Messler and Robin McIntosh as alternate members to CEDAC (terms to expire in June 2014). Donald White seconded the motion. It was unanimously approved.

4. Approval of Select Board Minutes dated October 1, 2013 (taken out of order)

James Heard made a motion to accept the minutes dated October 1, 2013 as presented. John French seconded the motion. It was unanimously approved.

D. Consideration of renewal and lodging and victualer license for Camden Windward House at 6 High Street.

Leonard Lookner made a motion to approve the Victualer & Lodging licenses for Camden Windward House at 6 High Street. James Heard seconded the motion. It was unanimously approved.

E. Consideration of bid proposals for plow equipment

John French made a motion to approve the purchase of truck body and snow plow equipment from H.P. Fairfield in the amount of \$65,485. Donald White seconded the motion. It was unanimously approved.

F. Consideration of bid proposals for an asphalt hot patcher machine

John French asked if consideration had been given to sharing equipment with other communities through either purchasing it with neighboring towns or contracting it out to them. Pat Finnigan said that this has been discussed.

John French made a motion to approve the purchase of a Falcon 3 ton asphalt hot patcher for \$27,500 from H.P. Fairfield. Donald White seconded the motion. It was unanimously approved.

G. Set the date for November Select Board Meeting

John French made a motion to hold one Select Board meeting in November on November 12. James Heard seconded this motion. It was unanimously approved.

6. Select Board Member Reports

Donald White reported that the Planning Board's public information session to be held the following Thursday would include a half-hour time period each for both proponents' and opponents' attorneys to speak. White also noted that at the most recent meeting of the Planning Board they had discussed an attendance policy for members.

White said he had attended the Historic Resources Committee meeting where they'd addressed a possible historic resource ordinance. The Planning Board has asked the committee to take the lead in drafting an ordinance.

White reported that the Midcoast Transit Committee has made good progress in considering seven options presented in the preliminary report from the consultants. The proposed route, he said, is 14 miles long stretching from Camden to Thomaston. White explained that the fixed route option was the most popular among committee members, whereby service would be daily and hourly along Route One. The challenge, he added, is to find a way to complete the 14-mile loop in one hour or less because of the fact that experts say that a one-hour schedule is the most successful model. This will take some study to work out, he said.

John French told the group he had attended a meeting with Northeast Mobile Health Services, saying they had completed over 300 runs in three months. People seemed satisfied with the services that the company is providing, he told the Board.

Jim Heard said he had attended a meeting of Parks and Recreation, and that in addition to discussing toboggan weekend and the Snow Bowl, the committee is looking at possible improvements at Shirt Tail Point.

Martin Cates reported on a meeting of the Zoning Board of Appeals, saying it was an initial meeting and that Ed Libby was welcomed as a new member.

7. Town Manager Report

Pat Finnigan told the Board that the consultants' report on the Riverwalk and Public Landing projects would be presented at the Select Board meeting in November.

Finnigan also reported that an accident had taken place where the fire department's Assistant Chief was hit while crossing the street in a crosswalk. He is all right and on the mend, she reported.

Lastly, the Town Manager told the group that it had been a banner weekend for chairlift rides and that \$5000 had been raised at the pancake breakfast.

8. Closing Comments

Donald White closed by reiterating that the November 5th vote is very important to the Town and urged citizens to come out and vote.

Adjourn

John French made a motion to adjourn the meeting. Donald White seconded this motion. The motion passed unanimously.

Respectfully submitted,

Karen Brace
Recording Secretary