



Town of Camden
Minutes of the Select Board Meeting
July 31, 2012
7:00pm

7
8 **PRESENT:** Chairperson Martin Cates, John French, Jr., James Heard, Leonard Lookner, Donald
9 White, and Town Manager Finnigan. Also present were members of the press and public.

10
11 **1. Call to Order**

12
13 The meeting was called to order at 7:00pm.

14
15 **2. Citizen Comments**

16
17 There were no citizen comments so the Chair opened the floor to Board comments.

18
19 Leonard Lookner informed the Board that he was retiring as an owner of the Waterfront
20 Restaurant after 34 years in the business. He said that some customers had boycotted the
21 restaurant due to differences in political views. Members of the Board congratulated Lookner
22 on his retirement and thanked him for his contributions through three decades as a business
23 owner in Camden.

24
25 **3. Communications, Presentations, and Recognitions**

26
27 There were no presentations slated for this meeting.

28
29 **4. Approval of Board Minutes**

30
31 *John French made a motion to approve the minutes of the meeting of July 3, 2012. Donald White*
32 *seconded the motion. It was unanimously approved.*

33
34 **5. Select Board Member Reports**

35
36 Donald White said that at a recent Planning Board meeting, the Board had conducted a
37 workshop on zoning changes to Article XI Signs and Article VI Nonconformance. White said
38 that a public hearing would be held August 2nd, and if approved the proposed article changes
39 would come before the Select Board. He also told the Board that the first workshop on the
40 Comprehensive Plan would be held August 16th at 5pm at the Washington Street Conference
41 Room.

42
43 He continued by saying that the Midcoast BUS Committee planned to meet on August 7th at
44 10am at the Rockland City Council Chambers. The expanded committee would be finalizing the
45 RFP for a Transit Study on the corridor between Camden and Thomaston, White said.

46
47 Next he told the Board that he had attended a recent meeting of the Camden Public Library
48 Board of Trustees where it was announced that the library's hours of operation would expand
49 thanks to funding from the Branta Foundation. Beginning in mid-August the hours will be 9am-
50 6pm, Monday, Wednesday, Friday and Saturday, and Tuesday and Thursday from 9am-9pm, he
51 said, adding that Sunday hours would remain the same.

52 Lastly White said that he had attended the July meeting of the Cemetery Association where
53 upright headstones at Oak Hill Cemetery were discussed. Again the members had voted to
54 table this item until a survey is completed later this year, White said.

55 **6. Town Manager Report**

56
57 The Town Manager updated the Select Board on current paving projects. She said that feedback
58 regarding the new look of the crosswalks had been positive. The “Stop, Wait and Wave” message is
59 being -considered and Finnigan asked the Board for their input on this. She also said that the new
60 directional “P” parking signs seem to be directing visitors to off-street parking locations, as more
61 open spaces have been seen on the streets. The Town Manager Finnigan thanked Matt Orne for
62 providing public off-street parking at the Mill.

63
64 Finnigan told the Board that the former location of the Owl & the Turtle Bookstore is being
65 renovated to house the Watershed School, and that the Owl & the Turtle had moved to its new
66 location on Bay View Street.

67
68 The Town Manager told the Board that Assistant Fire Chief Jeff Connan had moved to Hope and
69 would be retiring after 40 years of service with the CFD.

70
71 The Army Corps of Engineers would be visiting Camden Harbor, Finnigan said, to get measurements
72 for a wave attenuation study. She also said that she and the Development Director had visited the
73 Maine Media Workshops, and that this organization would be celebrating its 40th anniversary next
74 year.

75
76 The Town Manager asked Brian Hodges to come forward to speak about the Downtown Network
77 Board.

78
79 Brian Hodges reported that the first meeting of the Downtown Network Board was held on July 23.
80 Oscar Verest, the Chair of the Downtown Business Group, and Peter Gross, the Chair of Camden’s
81 Community Economic Development Committee (CEDAC) were elected as Co-Chairs. He reported
82 that the Network Board is currently looking at grants that relate to downtown revitalization and
83 they will be recommending project priorities to the Select Board.

84
85 Hodges told the Board that a team from the Maine Downtown Center will be coming to Camden on
86 August 6 to learn about Camden’s downtown and to offer ideas, and discuss what they can provide
87 in for technical assistance. The meeting will begin at the Washington Street Conference room at
88 9am, and will include a walking tour of the downtown area, he said.

89
90 Martin Cates reported that he and Don White had attended the July 23 meeting of the Network
91 Board and that his impression was that the group is very committed.

92 **Old Business**

93
94 **A. Consideration of sending a supplemental letter to the Searsport Planning Board to request**
95 **the Board to require the applicant to provide a detailed risk assessment analysis report**
96 **which reflects the full scope of the project.**

97
98 James Heard updated the Board on the status of the Searsport LPG tank project. He said that the
99 applicant is not being required to supply a risk assessment to the Town of Searsport. The intent of
100 this item on the agenda had been to look at risk assessment materials that may have been supplied
101 to the Town of Searsport, but since this is not available Heard suggested that this item be postponed
102 indefinitely. He added that he feels an extensive risk assessment will be done at some point during

103 the process.

104

105 *James Heard made a motion to indefinitely postpone consideration of sending a supplemental letter to*
106 *the Searsport Planning Board. The motion was seconded by Donald White. It was unanimously*
107 *approved.*

108 **6. New Business**

109

110 Chairperson Cates opened a public hearing.

111

112 **A. Public Hearings regarding the following liquor license applications:**

113 **1) Quarry Hill, d/b/a Anderson Inn at 30 Community Drive for a Class I Restaurant**
114 **Liquor License**

115

116 *John French made a motion to approve liquor license for Quarry Hill d/b/a Anderson Inn. Donald*
117 *White seconded the motion. It was unanimously approved.*

118

119 **2) Susie Laidlaw, d/b/a Chichi Chef at 45 Mechanic Street for a Class I Catering Liquor**
120 **License.**

121

122 *John French made a motion to approve liquor license for Susie Laidlaw d/b/a Chichi Chef. Donald*
123 *White seconded the motion. It was unanimously approved.*

124

125 **3) Terence & Annette Hazzard, d/b/a Blue Harbor House Inn at 67 Elm Street for a**
126 **Class V Liquor License.**

127

128 James Heard inquired as to the definition of a Class V license. Lookner described the various classes.

129

130 *John French made a motion to approve liquor license for Terence & Annette Hazzard, d/b/a Blue*
131 *Harbor House Inn. Donald White seconded the motion. It was unanimously approved.*

132

133 **B. Approval of application from Wayfarer Marine for an Assembly Permit for Saturday,**
134 **August 18, 2012 from 6:00 pm to 11:00 pm for a private dinner/dance for Penobscot Bay**
135 **Rendezvous Regatta participants at 59 Sea Street.**

136

137 Susan Howland of Camden, representing Wayfarer Marine, spoke to the Board to deliver
138 information about the Penobscot Bay Rendezvous Regatta and a party for the participants which
139 will be held on August 18 at Wayfarer Marine. She said the Regatta, co-sponsored by Wayfarer and
140 Lyman Morse, will highlight the entire region starting in Thomaston on August 16 and progressing
141 up Penobscot Bay Friday and Saturday to Camden. The regatta will feature both power and
142 sailboats, Howland said 48 boats were already registered for this year's event as compared to 35
143 last year, and they expect 50 by the time the Regatta opens. She noted that the Rendezvous will
144 bring a lot of people to town and that they have built into the schedule free time for participants to
145 shop, enjoy our local restaurants and take advantage of all that our towns have to offer.

146

147 Lookner gave the group information about a wooden boat regatta occurring on the upcoming
148 weekend as well.

149

150 *Donald White made a motion to approve the Assembly Permit for Wayfarer Marine to host the*
151 *Penobscot Bay Rendezvous Regatta on Aug. 18 from 6:00 to 11:00. Leonard Lookner seconded the*
152 *motion. It was unanimously approved.*

153

154 **C. Consideration of application by Mainely Bartenders L.L.C. to cater a private function at**
155 **Wayfarer Marine on August 5, 2012 from 5:00 to 8:00pm.**

156
157 *Donald White made a motion to approve the application by Mainely Bartenders L.L.C. to cater a private*
158 *function at Wayfarer Marine on August 5, 2012 from 5:00 to 8:00pm. James Heard seconded the*
159 *motion. It was unanimously approved.*

160
161 **D. Approval of renewal lodging & victualer licenses: 57 Bayview Bar & Bistro (April) and a A**
162 **Little Dream (May)**

163
164 *John French made a motion to approve the victualers licenses for 57 Bayview Bar & Bistro and A Little*
165 *Dream Bed & Breakfast. James Heard seconded the motion. It was unanimously approved.*

166
167 **E. Approval of application of Barbara M. Simpson, d/b/a Hit the Road for a renewal taxicab**
168 **business license.**

169
170 *John French made a motion to approve the renewal of Barbara Simpson's taxicab business license.*
171 *Leonard Lookner seconded the motion. It was unanimously approved.*

172
173 **F. Approval of application of Ricky D. Simpson, driving for Hit the Road for a renewal taxicab**
174 **driver's license.**

175
176 *Leonard Lookner made a motion to approve the application of Ricky D. Simpson, driving for Hit the*
177 *Road for a renewal taxicab driver's license. John French seconded the motion. It was unanimously*
178 *approved.*

179
180 **G. Approval of application of Vernon Lee Thompson, driving for Schooner Bay for a renewal**
181 **taxicab driver's license.**

182
183 *John French made a motion to approve the application of Vernon Lee Thompson, for a renewal taxicab*
184 *driver's license. Martin Cates seconded the motion. It was unanimously approved.*

185
186 **H. Authorize the Town Manager to submit a grant application to the Maine Department of**
187 **Transportation (Maine DOT)'s Quality Community Program for pedestrian and**
188 **transportation enhancements contained in the Downtown Master Plan and as recommended**
189 **by the Downtown Network Board**

190
191 Brian Hodges, Development Director for Camden, spoke about the MDOT Downtown Network Grant
192 and summarized the history on this item beginning in May of this year. He noted that at their May 1
193 meeting the Select Board had unanimously authorized three letters of intent to be submitted under
194 grant programs administered by the Maine DOT. One of these letters outlined a proposal to help
195 implement phases of a downtown revitalization project based on recommendations contained in the
196 Downtown Master Plan. Hodges described typical types of projects that are applicable under this
197 grant program, which has as its focus the goal of improving access, safety and connectivity for
198 pedestrians and bicyclists.

199
200 Hodges reported that Camden was one of 120 communities that had been invited to submit a full
201 application for this Transportation Enhancement grant by August 3. He told the Board about a site
202 visit from a MDOT representative that had taken place on June 29 and the feedback that had been
203 received regarding what types of projects were most likely to be approved. As a result of those
204 recommendations, the new Downtown Network Board had unanimously recommended focusing on
205 two specific areas for improvements under this grant. He said that their recommendation for

206 projects were (1) new sidewalks/pathways and (2) curb extensions, both with associated
207 bike/pedestrian amenities and lighting. Hodges described specific locations for the proposed
208 projects as proposed by the Downtown Network Board, with the goal of establishing continuity
209 where it doesn't currently exist and enhancing the walkability of our downtown area. He reported
210 that the total estimated project cost would be \$618,788. The Town's 20% match, subject to budget
211 approval, would be \$123,758 and would be available through the Economic Development Reserve
212 Fund and/or TIF funds.

213
214 Specifics of the grant proposal were discussed by Board members. French cited ongoing problems
215 with the flow of pedestrians and traffic from Commercial Street to the public landing and asked if
216 the alleyway had been considered. Hodges responded by saying that the MDOT representative had
217 told them that improving the alleyway for pedestrian use was unlikely to be funded. Martin Cates
218 asked about the design phase, and Hodges replied by saying that the design would be a collaborative
219 process between the community and MDOT. Donald White commented that we do need to extend
220 our existing sidewalks so they don't end in the middle of a busy area, leaving pedestrians with no
221 clear path. White said he would support applying for the grant, as these are improvements we most
222 likely would not have the funding to cover.

223
224 Lookner stated that Camden should not use state money to fund projects that he thinks Camden can
225 afford to pay for. He said he also felt that sidewalks and existing pedestrian routes were satisfactory
226 in their current form. French noted that we invest tax money to the state, and that grant programs
227 offer us an opportunity to get some of those funds back so that we can apply our own investment
228 toward our community.

229
230 Lookner asked if the public would have the opportunity to approve the 20% match. Pat Finnigan
231 said they would as part of the budget process.

232
233 *Donald White made a motion to authorize the Town Manager to submit a grant application to the*
234 *Maine Department of Transportation's Quality Community Program for new and improved sidewalks*
235 *and/or pathways along Washington, Bayview, and Commercial Streets, curb extensions and associated*
236 *pedestrian amenities and lighting throughout the downtown and, if successful, commit funding for the*
237 *Town's 20% match which is estimated at \$123,758.*

238
239 John French told the Board that he would agree with the motion as long as we make sure there is a
240 public hearing where citizens can offer their comments and opinions. Finnigan said that the whole
241 key for the Downtown Master Plan to succeed is by having public input.

242
243 Lookner said he was opposed to the motion because he did not feel it was necessary for our
244 community to go in this direction.

245
246 James Heard noted that most of the projects have to do with walkability, and he asked specifically
247 about lighting. Cates said that if lighting is within the scope of a proposed project, as opposed to
248 repairing existing lighting, then it would be eligible.

249
250 *James Heard seconded the motion. The motion was approved by a vote of 4-1-0 (Lookner opposed).*

251
252 **I. Request that Five Town CSD School Board review the policy regarding community use of**
253 **the Strom Auditorium**

254
255 John French said that he had asked to put this item on the agenda so that the Board could request
256 the CSD School Board to review the use policy for Strom Auditorium and develop a written policy
257 that would define the allowable uses of the Strom Auditorium, and not consider requests on a case-

258 by-case basis. Martin Cates said that asking for clarification is not an unusual thing to do. Leonard
259 Lookner noted that when citizens donated the funds to help build the Strom, it was promoted as a
260 public space that would be used for community functions.

261
262 French said he recognized that the School Board has control over school buildings and has to make
263 the call regarding how the facilities are used for, but it is important to have a written policy that is
264 fair and includes appropriate community.

265
266 The Select Board directed the Town Manager to draft a letter to the Five Town CSD School Board to
267 be signed by the Select Board requesting a clear written policy that is understandable for all those
268 who consider requesting the space. Cates said that the letter would be reviewed by the Select Board
269 at their August 7 meeting and that a motion would be made at that time.

270
271 **J. Authorize Issuance of an FY13 Tax Anticipation Note**

272
273 Pat Finnigan explained that between the start of the fiscal year and when taxes are due on
274 November 1, cash flow can get tight. The Town historically has issued a Tax Anticipation Note
275 (TAN) to ensure there is sufficient cash on hand. Camden National Bank has offered the Town a
276 favorable rate of 1.18%, she said, and the funds would only be used if or when they were needed.
277 Finnigan asked the Board for authorization to prepare the necessary documents that would allow
278 the Town to receive this financing. If this item is approved, Finnigan said that the Select Board
279 would take formal action on the Note at its next meeting.

280
281 *John French made a motion to authorize the Town Manager and Finance Director to have Bond*
282 *Counsel prepare a Resolution for tax anticipation borrowing for FY13. Donald White seconded the*
283 *motion. It was unanimously approved.*

284
285 **K. Confirmation of new Camden Public Library Trustees, Daniel Cheever and Jean**
286 **Belair of Camden**

287
288 *James Heard made a motion to confirm the election of Daniel Cheever of Camden to the Camden*
289 *Public Library Board of Trustees, and to confirm the election of Jean Belair of Camden effective in*
290 *January. John French seconded the motion. It was unanimously approved.*

291
292 **L. Appointments of members to the following committees:**

- 293
294 • **Board of Assessment Review**
295 *John French made a motion to reappoint Rick Knowlton as a regular member with a term to*
296 *expire June 2015.*

297
298 Leonard Lookner thanked Rick Knowlton for his extensive service to the community.
299 *Donald White seconded the motion. It was unanimously approved.*

- 300
301 • **Camden Conservation Commission**
302 *James Heard made a motion to reappoint Robin Kern and Roger Rittmaster as regular members*
303 *with terms to expire June 2015. John French seconded the motion. It was unanimously approved.*

- 304
305 • **Cemetery Association**
306 *Donald White made a motion to reappoint Jeff Sukeforth and Jeff Weymouth as regular members*
307 *with terms to expire June 2015. James Heard seconded the motion. It was unanimously approved.*
308

- 309 • **Camden Housing Committee**
310
311 There was discussion around the fact that this committee will sunset at the end of the Lupine
312 Terrace project. French asked if this would be a good time to redefine the purpose of the
313 committee. Donald White said that discussion would most likely be a separate motion rather
314 than a part of this item for this particular agenda. Cates suggested that the Board set aside
315 talking about different directions for the committee at this time and asked the Town Manager to
316 put the item on a future agenda to be reviewed in more detail.
317
318 *Donald White made a motion to reappoint Frank Toole as a regular member with a term to expire*
319 *June 2015; and appoint Brandon Kimball as a new regular member with a term to expire June*
320 *2015. James Heard seconded the motion. It was unanimously approved.*
321
- 322 • **Camden Rockport Pathways Committee**
323 *Leonard Lookner made a motion to reappoint Jane Self as a regular member with a term to expire*
324 *June 2015; and Kathleen Bachus as a regular member with a term to expire June 2013. John*
325 *French seconded the motion. It was unanimously approved.*
326
- 327 • **Community and Economic Development Advisory Committee**
328 *Leonard Lookner made a motion to reappoint Rick Bates and Pete Brown as a regular members*
329 *with terms to expire June 2015; and appoint Deb Dodge and Meg Quijano as new alternate*
330 *members with terms to expire June 2013. Donald White seconded the motion. It was unanimously*
331 *approved.*
332
- 333 • **Harbor Committee**
334 *James Heard made a motion to reappoint William Welte as regular member with term to expire*
335 *June 2015; and reappoint Ben Cashen as an alternate member with a term to expire June 2013;*
336 *and appoint Capt. Stephen Gold as new alternate member with a term to expire June 2013.*
337 *Leonard Lookner seconded the motion. It was unanimously approved.*
338
- 339 • **Historic Resources Committee**
340 *John French made a motion to reappoint Beedy Parker and Susan Snead as regular members with*
341 *terms to expire June 2015; reappoint Abigail Fitzgerald as an alternate member with a term to*
342 *expire June 2013. James Heard seconded the motion. It was unanimously approved.*
343
- 344 • **Megunticook Dams Committee**
345 *Donald White made a motion to reappoint Rick Knowlton as a regular member with a term to*
346 *expire June 2013; and to reappoint Ed Libby and Richard Stetson as alternate members with terms*
347 *to expire June 2013. John French seconded the motion. It was unanimously approved.*
348
- 349 • **Opera House Committee**
350 *Donald White made a motion to reappoint Maryanne Shanahan as a regular member with a term*
351 *to expire June 2015; appoint Robert Williams as a new regular member with a term to expire June*
352 *2014; reappoint Aimee Phelan-Deconick and as alternate member, and appoint Howard Jones as*
353 *an alternate with terms to expire June 2013. James Heard seconded the motion. It was*
354 *unanimously approved.*
355
- 356 • **Parks & Recreation Committee**
357 *John French made a motion to reappoint Ray Andresen as a regular member with a term to expire*
358 *June 2015; to reappoint Peter Brown as a regular member with a term to expire June 2013; and to*
359 *reappoint Peter Conover as an alternate member with a term to expire June 2013.*

360
361 Martin Cates thanked Ray Andreson and Pete Brown for their ongoing service.
362 *Leonard Lookner seconded the motion. It was unanimously approved.*
363

364 • **Planning Board**

365 *Donald White made a motion to reappoint Sid Lindsley as an alternate member with a term to*
366 *expire June 2013. Leonard Lookner seconded the motion. It was unanimously approved.*
367

368 • **Zoning Board of Appeals**

369 *Leonard Lookner made a motion to reappoint Sam Smith as a regular member with a term to*
370 *expire June 2015; appoint and Jean Belair as a regular member with a term to expire in 2013;*
371 *reappoint Linda Norton as an alternate member with a term to expire June 2013; and appoint*
372 *Nancy McConnell as a new alternate member with a term to expire June 2013. James Heard*
373 *seconded the motion. It was unanimously approved.*
374

375 **M. Assignment of Select Board liaisons to the Town Committees and Boards.**

376
377 The Select Board reviewed the liaison list of the boards and committees which was similar to
378 last year's assignments. James Heard commented that it is good to maintain the same liaison
379 assignments for the purpose of continuity. Leonard Lookner requested to be the liaison to the
380 Zoning Board of Appeals, so that assignment was shifted from Martin Cates to Lookner.
381

382 *Donald White made a motion to accept the Select Board Liaison List with the ZBA liaison change*
383 *as noted. James Heard seconded the motion. It was unanimously approved.*

384 **7. Select Board Closing Comments**

385
386 Donald White reminded everyone that the next Select Board meeting would begin at 6:30pm.

387 **Adjourn**

388
389 *Donald White made a motion to adjourn the meeting. Martin Cates seconded this motion. The motion*
390 *passed unanimously and the Select Board adjourned at 8:30pm.*
391

392 **Executive Session**

393
394 *John French made a motion to go into Executive Session pursuant to Title 1 MRSA §405-6-F. to consider a*
395 *request for a poverty abatement. Leonard Lookner seconded the motion. It was unanimously approved*
396 *and the Select Board went into executive session.*
397

398 *The Executive session adjourned at 8:50 p.m.*
399
400

401 Respectfully submitted,
402
403

404
405 _____
406 Karen Brace
Recording Secretary