



**Town of Camden  
Select Board Meeting**

October 6, 2015 – 6:30 PM

Washington Street Conference Room

*Select Board meetings are broadcast live on Time Warner Channel 22*

*Select Board meetings are web streamed at [www.townhallstreams.com/locations/camden-me](http://www.townhallstreams.com/locations/camden-me)*

- A. Call to Order
- B. Communications, Presentations, and Recognitions
  - 1. Fire Prevention Week
  - 2. Sea Street Parking Restrictions
  - 3. Request to make the intersection at Washington and Mechanic a 4-way stop
- C. Citizen Comments for items *not* on the agenda  
*This time is set aside for members of the public to comment on any town-related issue that is not on the agenda.*
- D. Approval of Select Board Minutes dated September 15 and September 22, 2015
- E. Select Board Member Reports
- F. Town Manager Report
- G. New Business
  - 1. Public Hearing: Adoption of Appendices A-F of the General Assistance Ordinance for 2015-2016
  - 2. Public Hearing: Proposed Harbor Ordinance Amendments
  - 3. Consideration of requesting proposals from commercial passenger vessel companies wishing to rent or lease commercial float space or berthing slips for the upcoming year (Harbor Ordinance Article V Section 3)
  - 4. Consideration of bids awards for the Wastewater Department for driveway crack sealing work and driveway asphalt paving
  - 5. Approval of the November 4, 2015 Special Town Meeting Warrant
- H. Liquor licenses and Special Amusement permits

Public hearings for the following:

- 1) Cappy's Chowder House at 1 Main Street for a renewal Class XI Restaurant Lounge Malt, Spirituous, and Vinous Liquor License
- 2) Cappy's Chowder House at 1 Main Street for a Special Amusement Permit

- 3) Peter Ott's at 16 Bay View Landing for a Class XI Restaurant/Lounge Malt, Spirituous, and Vinous Liquor License

#### I. Victualers and Lodging License Renewals

Consideration of Victualers and Lodging License Renewals for the following:

- 1) Camden Windward House at 6 High Street for a victualers & lodging license
- 2) Towne Motel at 68 Elm Street for a victualers & lodging license
- 3) Inn at Camden Place at 14 Tannery Lane for lodging license
- 4) Elm Street Grill at 115 Elm Street for a victualers license
- 5) Cappy's Chowder House at 1 Main Street for victualers license

#### J. Old Business

- 1) Disposition of tax acquired properties
  - a) 6 Gosses Hill Rd (Map 218/063/000/000 1.6 acres)
  - b) 178 Chestnut Street (Map 232/008/000/000 .04 acres)
  - c) 0 Belfast Rd (Map 135/001/000/000 11.3 acres)

Adjourn

#### **Board of Assessors**

1. Call to Order
2. Consideration of tax abatements for the following accounts:
  - a) Account 1341 for real estate taxes at 4 Whitmore Ave. in the amount of \$151.30 for an allowed Homestead Exemption
  - b) Account 825 for personal property taxes for CEIS REVIEW, INC in the amount of \$92.29, due to the business closing in August 2014
  - c) Account 843 for personal property taxes for Uni-Care Health in the amount of \$33.29 due to a duplicate assessment

Adjourn



## October 4 – 10, 2015 is Fire Prevention Week.

In 1920, President Woodrow Wilson issued the first National Fire Prevention Day proclamation, and since 1922, Fire Prevention Week has been observed on the Sunday through Saturday period in which October 9 falls. October 9<sup>th</sup> is recognized as the date of the 1871 great Chicago fire and the Peshtigo fire. According to the National Archives and Records Administration's Library Information Center, Fire Prevention Week is the longest running public health and safety observance on record. The President of the United States has signed a proclamation proclaiming a national observance during that week every year since 1925.

This year's theme is; "Hear the beep where you sleep: every bedroom needs a working smoke alarm." We encourage all citizens to utilize smoke detectors in their homes. According to statistics provided by the National Fire Protection Association, half of all US home fire deaths occur at night between the hours of 11pm and 7am when people are most likely to be sleeping. Having a working smoke alarm in the home cuts the risk of dying in a fire in half. These facts underscore the extreme importance of having working smoke alarms in all bedrooms.

Location matters when it comes to smoke alarms. Smoke alarms should be installed inside each bedroom, outside each sleeping area and on every level of the home, including the basement.

Working smoke alarms are a critical fire-safety tool that can mean the difference between life and death in a home fire. According to the National Fire Protection Association (NFPA), smoke alarms can cut the chance of dying in a home fire in half. NFPA data shows that home fires killed 2,755 people in 2013, an average of eight people every day that year. Many of these deaths could have been prevented with the proper smoke alarm protection.

As fire service professionals, we have seen the devastating effects of fire first-hand; the burn injuries, the loss of homes and possessions are distressing. What's even worse is witnessing a family's anguish after a loved one has been killed in a fire. It's heartbreaking.

National Fire Prevention Week is promoting "Hear the Beep Where You Sleep. Every Bedroom Needs a Working Smoke Alarm!" to better educate the public about the true value of working smoke alarms in the bedroom. The Camden Fire Department supports these campaign activities.

Our sincere hope is that all Camden residents participate in one or more of our Fire Prevention Week activities, and make sure there are working smoke alarms installed throughout their homes. These simple steps can help make a life-saving difference, and prevent the potentially life-threatening impact of fire.

Here are some smoke alarm tips to follow:

- Install smoke alarms in every bedroom, outside each separate sleeping area and on every level of the home, including the basement.
- Interconnect all smoke alarms throughout the home. When one sounds, they all sound.
- Test alarms each month by pushing the test button.
- Replace all smoke alarms, including alarms that use 10-year batteries and hard-wired alarms, when they are 10 years old or sooner if they do not respond properly.
- Make sure everyone in the home knows the sound and understands what to do when they hear the smoke alarm.
- If the smoke alarm sounds, get outside and stay outside.
- Have a home fire escape plan. Practice the plan.
- Go to your outside meeting place. Call the fire department from outside the home.

Because fires happen when people are sleeping, having working smoke alarms in bedrooms is a critical element of home fire safety. Three out of every five US home fire deaths resulted from fires in homes with no smoke alarms or no working smoke alarms. Smoke alarms can make the difference between life and death in a fire by alerting people in time to escape safely, but they need to be installed in all the required locations, including all bedrooms, and they need to be working. Citizens needing additional information or requiring assistance with placing smoke detectors in their homes can contact the Camden Fire Department at 236-7950.



**31 WASHINGTON STREET  
CAMDEN**

**236-7950**

# Hear the **BEEP** where you **SLEEP**

## Every Bedroom Needs a Working Smoke Alarm!

Fire Prevention Week Oct. 4-10, 2015

Half of home fire deaths happen between 11 p.m. and 7 a.m., when most people are asleep.



Install smoke alarms in every bedroom, outside each separate sleeping area, and on every level of the home, including the basement. Larger homes may need more alarms.

For the best protection, install interconnected smoke alarms in your home. When one sounds, they all sound.



Test alarms at least once a month by pushing the test button.



Replace all smoke alarms when they are 10 years old or if they do not sound when tested.



Some people, especially children and older adults, may need help to wake up. Make sure someone will wake them if the smoke alarm sounds.



When the smoke alarm sounds, get outside and stay outside. Go to your outside meeting place.



Call the fire department from a cellphone or a neighbor's phone. Stay outside until the fire department says it's safe to go back inside.

For more information about smoke alarms, visit [www.usfa.fema.gov](http://www.usfa.fema.gov) and [www.firepreventionweek.org](http://www.firepreventionweek.org).





## ***Camden Police Department***

*31 Washington St.*

*Camden, Maine 04843*

*911 Emergencies*

*(207) 236-3030 – Calls for Service*

*(207)236-7967 – Administrative Assistant*

*(207) 236-7962 – Fax*

*Randy M. Gagne  
Chief of Police*

*Jeff Sukeforth  
Administration*

Patricia Finnigan, Town Manger  
Camden Selectboard

September 29, 2015

Chief Randy Gagne

Experimental Parking Change - Sea St.

Town Manager Finnigan and Camden Selectboard,

I am writing to request approval for an experimental parking measure on Sea Street. It has come to my attention, and has been confirmed, that Sea Street on most days during the summer, is very congested with vehicles parked along both sides of the street.

I have witnessed this many times first hand during June, July, and August of this year. The congestion at times is so bad that fire apparatus would not be able to respond should there be an incident in the area.

At my request Chief Farley took the ladder truck over to Sea Street to check the maneuverability in that area with the truck. As you can see from the attached photos any emergency response would be hampered if a number of trucks were to respond. A fire call to Lyman Morse at Wayfarer may result in a mutual aid response from many local fire departments. With the current parking situation there would be no room for the staging of those units. Chief Farley and I have discussed this and feel from a public safety stand point changes are necessary.

My suggestions for changing parking in that area are;

- a. Parking limited to the east side, sidewalk side of the street. This change affects parking from Atlantic Ave to the Lyman Morse at Wayfarer entrance near the condos.
- b. No Parking on the right side or Harbor side of the street.
- c. No RV Parking
- d. No parking longer then 24 hours
- e. Placing proper signage

Prior to making this request I sent a letter to the residents of Sea Street, seeking their opinions and input on the proposed changes. The email and letter responses are included with this letter. I appreciate the time and effort by the residents of Sea Street and the suggestions they have forwarded.

Reading some of the responses brought up other issues important to the residents of Sea Street and is listed below;

- a. RV parking should not be allowed on either side of the street
- b. Paint designated spaces for parking
- c. Cause more issues with fewer spaces to park
- d. Requires new No Parking This Side signage
- e. Street being used as long term parking for boat use
- f. Don't do anything
- g. Will lead to speeding
- h. Repair sidewalks and curbing
- i. Walkers do not use sidewalk
- j. No parking over 24 hours
- k. Leave it the way it is

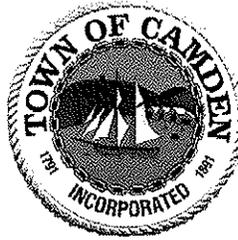
I am seeking permission to implement this change beginning in the spring of 2016 and would like to allow it to run through the entire calendar year. I feel this would allow us to review and evaluate the situation properly. If the study reveals that permanent changes would be beneficial to the safety of residents, I will at that time bring the matter to the Town manager and Selectboard for their consideration in implementing permanent changes.

Prior to implementing any trial period we will advertise extensively through the Town website, Camden PD Face book page, use of newspaper articles and another letter to the residents and businesses on Sea street.

Yours in Service to Camden,



Randy Gagne  
Police Chief



## ***Camden Police Department***

*31 Washington St.*

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*(207)236-7967 – Administrative Assistant*

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*Randy M. Gagne  
Chief of Police*

*Jeff Sukeforth  
Administration*

Dear Sea Street Resident,

August 27, 2015

As a resident of Sea Street, I'm sure you are well aware of the seasonal issue of parking on both sides of your street. I'm not sure if this summer has been worse than others, but, I have received complaints from residents and others regarding the issue of maneuvering through this area on most days.

There has also been concern with the ability for emergency vehicles being able to respond to situations in that area if needed. Fire Chief Chris Farley and I both agree that there is a significant issue with impediments to an emergency response when vehicles are parked on both sides of the street. You can see in the enclosed pictures what occurs when a fire truck tries to maneuver down Sea Street on most days during the summer months.

In an effort to mitigate the congestion on your street I am recommending to the Camden Select board that parking on Sea Street be limited to the East side, or Sidewalk side, of the street.

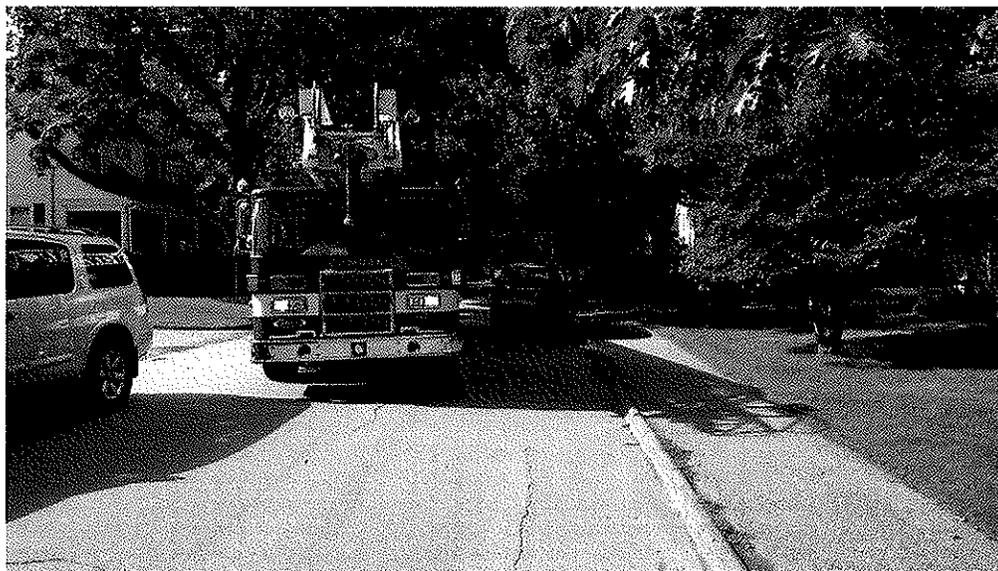
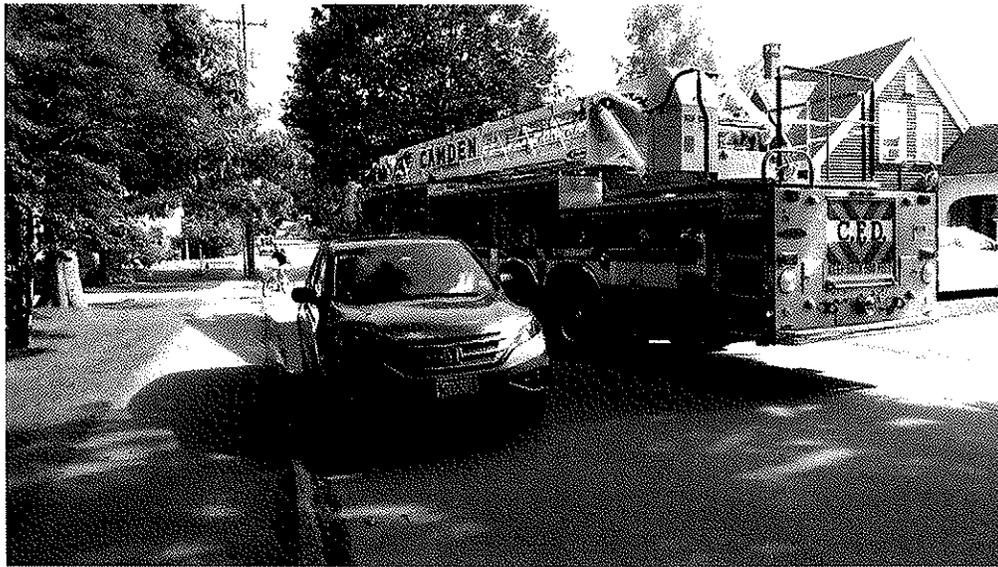
This request will be for an approval of an experimental period of 365 days. If this measure is successful I will make a recommendation for this to become a permanent parking change. This will give us an opportunity to evaluate this change for the entire summer of 2016.

As residents of Sea Street your input would be greatly appreciated and is being asked for. I would like very much to hear your questions, comments, or concerns you may have on this proposed change. I can be reached at Camden Police Department 236-7953 Mon - Fri 8- 4 or email at [rgagne@camdenmaine.gov](mailto:rgagne@camdenmaine.gov).

My intent is to forward this to the Camden Select board in late September or the first meeting in October for their Approval.

Thank you,

Randy Gagne  
Chief, Camden Police Department



MICHAEL P. O'FLAHERTY  
P.O. Box 1341, 21 Sea Street, Camden, ME 04843  
Phone: 207-236-6394 • Fax: 207-236-6462

Re Sea Street parking

9/7/2015

Dear Chief Gagne

This weekend has been a good example of congestion at its worst. If adopted by the Select board your proposal would be of great benefit. A good idea.

Sincerely, Mike

Dear Chief Gagne,

Recently my husband, Gordon (Nick), and I received a request for feedback regarding a proposal to limit vehicle parking to one side of the street. Thank you very much for asking.

My feeling is that adopting the proposal would cause more problems than it might solve and here's why I think so:

Already, with parking allowed on both sides of the street, the problem, much of the time, is too little parking space. Residents along the street have visitors, whether they be family, friends, organization or business associates. Most homes have very limited parking space on their property. Therefore, the visitors must find space on the street.

Residents on this street maintain their homes and properties well, but do not do all the work themselves. Parking space is needed for vehicles driven by trades-people of all kinds who come to assess the needs of the homeowners and later, to do the work required. Often these trades-people bring substantial materials and/or supplies.

Residents frequently receive goods from national shipping companies that deliver in large trucks. Daily except Sunday, the United States Postal Service delivers mail and packages to residents. There must be space available for such vehicles to park.

Summer is particularly busy. The addition of tourists simply passing through town increases the need for parking on the already congested street. In addition, even more vehicles are expected to be parked here for "Special Events". These cars and /or trucks put an overwhelming strain on the already short supply of parking space. I know of a driver who parked a motor home on this street and ran its generator for the afternoon.

Another existing problem is that too many drivers ignore the posted speed limit of 25 mph, even with parking on both sides. Pedestrians, often in groups of three or more, with or without children or dogs, regularly walk in the middle of the street, ignoring or refusing to use the sidewalk (probably because the sidewalk is in such dilapidated condition). If parking were ~~to~~ limited to just one side, the open space would be a license for Scofflaw drivers to go even faster than they already do. Pedestrians, beware!

It was mentioned in the request letter that parking would be allowed on the East side of the street only. Many people might think my comment is unimportant because it doesn't effect them. However, when the street sweeper would come in the spring to remove the excessive deposits of mud-salt from the winter snow removal process, the parked cars on the East side would prevent removal of the dirt under them. It is vitally important that the dirt be removed from the street because when the dirt dries up, dust that blows is a hazard for anyone who breathes it, especially anyone with COPD or allergies.

My husband's letter addresses other issues involving Sea Street parking. Therefore I will close my letter by saying I concur with his comments. Further, I will thank you once again for asking our opinions.

Sincerely,



Eleanor Greenwood  
P. O. Box 1101 (24 Sea Street)  
Camden, Maine 04843

September 16, 2015

To Randy Gagne, Chief  
Camden Police Department

Thank you for your interest in the Sea Street parking. My wife, Eleanor, and I have lived year-round on this street for 27 years. We certainly need the emergency vehicles. I don't know of any case where one of them or even trucks as large as 18-wheelers have been unable to get through, even though at times it might have required some careful driving. Huge boats on trailers have been negotiating this corridor for many years as well.

Yes, sometimes there are vehicles spread out on both sides. Looking at that from outside, one might easily think limiting parking to one side would give wider access and a quick fix. Unfortunately it would lead to more speeding. Speed is already a problem in this neighborhood particularly with the morning and evening boat yard traffic.

As I try to see the big picture, I believe we need to look a little deeper at the various reasons cars are here. Although there are occasional gatherings relating in some way to a particular homeowner, most of the regular traffic is from trades-people providing essential services to the homes on the street. Parking space for them is vitally necessary. Prime examples include, but are not limited to, construction crews and landscape gardeners who are often here driving trucks hauling wide equipment trailers with tailgate ramps. Parking on one side would cause them inconvenience at least, while turning and maneuvering. At busy times one-side parking would lead to jockeying for space and possible accidents as jams occur. As it is now, these vehicles have more options available.

Presently most jams are created by large events in town such as: Arts In The Park, holiday weekend celebrations, concerts, fireworks, library and Amphitheater presentations, weddings, House & Garden tours, kitchen tours, and yard sales. If people attending any of these things were allowed parking on only one side, there would be a severe shortage of space. In the case of advertised events, it would lead to a bad situation for the attendees and ultimately for the town and the sponsors.

The issue is a difficult one to solve because Sea Street is a residential area which is located centrally in a busy town. Of course, we residents don't enjoy the traffic jams, but we chose to live here and we realize that business interests want respect. To sum it up, there is one change that I would favor: a 24-hour parking limit. At the present time windjammer crews and cruise passengers are advised to leave their cars here while they sail the seas. Maybe there could be a better option for them. Other cars are often left here long term as well. Putting in the 24-hour limit might help.

Whatever the outcome of the Sea Street investigation, I want to thank you again for what I hope will be your thoughtful and thorough consideration with attention to all the aspects of the situation.

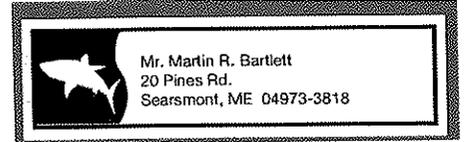
Sincerely,



Gordon (Nick) Greenwood  
P. O. Box 1101  
Camden, Maine 04843



207-342-3688  
207 236-0788  
207 240-3398



Chief Randy M. Cagne  
Camden Police Department

34 Sea Street Camden  
Sun 13 September 2015

Dear Chief Cagne: Thank you for your concern for the welfare of the residents of Sea Street. We have four (4) issues there, all related to traffic.

1. The NASCAR departure of shipyard employees at 4 PM in the winter.
2. The refusal of summer city critters to use the sidewalk.
3. Parking on the east side of the street.
4. Drainage.

Good luck with number 1!

The town should put a crosswalk across Sea Street at the end of Atlantic Ave with a free ice cream stand on the east side.

Please put the parking on the west side of the street. Who is looking for parking? Not people driving north.

Do you really want cars making U turns to park on the east side?

You can easily see that the whole north end of the street drains south to the storm drain at 32 Sea Street. Our cellars flood when the street becomes a lake and we can't get to the storm drain to remove leaves, ice and snow.

Thank you for your consideration.

Martin R. Bartlett

**From:** Randy Gagne  
**Sent:** Wednesday, September 09, 2015 8:59 AM  
**To:** Jeff Sukeforth  
**Subject:** FW:

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**From:** Bettina Doulton [<mailto:bettina@mainewine.com>]  
**Sent:** Tuesday, September 08, 2015 8:20 PM  
**To:** Randy Gagne  
**Subject:** Fw:

Good evening Chief Gagne,

Thank you for your efforts regarding the Sea St Parking. Your proposal addresses what common sense should probably take care of on its own. But common sense is clearly not winning out over "I need to park".

Your approach is very much supported.

Many thanks,

Bettina Doulton  
19 Sea st

**From:** Randy Gagne  
**Sent:** Tuesday, September 08, 2015 7:38 AM  
**To:** Jeff Sukeforth  
**Subject:** FW: Sea Street Parking

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**From:** Randy Gagne  
**Sent:** Tuesday, September 08, 2015 7:37 AM  
**To:** [etienne@etienneperret.com](mailto:etienne@etienneperret.com); Kathani Perret  
**Cc:** Randy Gagne  
**Subject:** RE: Sea Street Parking

Thank You! Maybe we can address this as well.

Randy

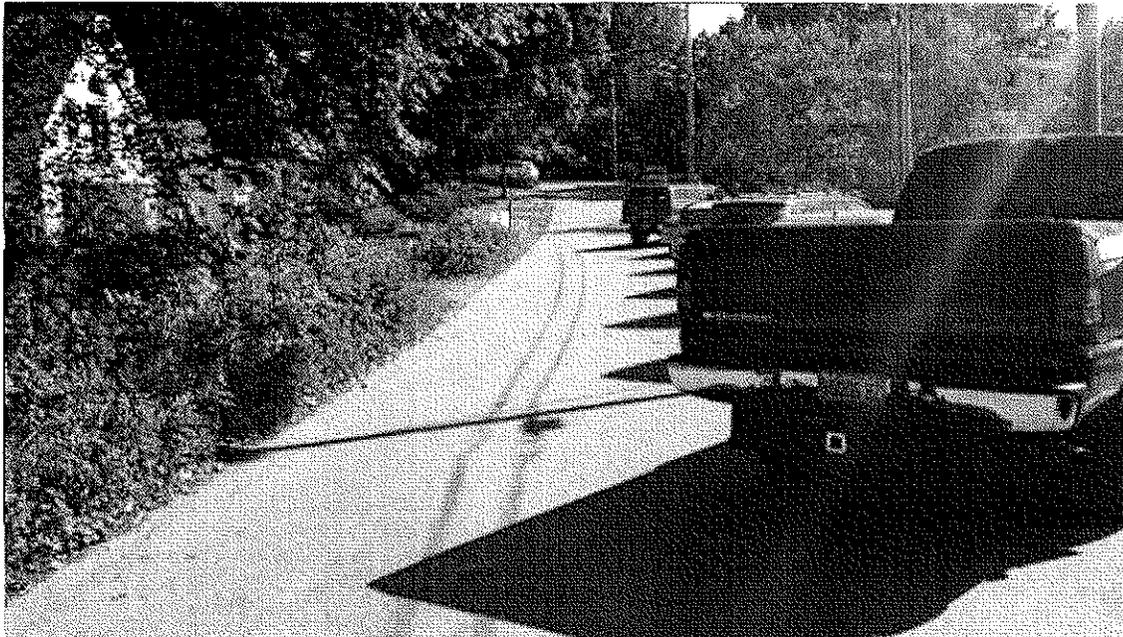
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**From:** Etienne Perret [<mailto:etienneperret@gmail.com>]  
**Sent:** Saturday, September 05, 2015 2:22 PM  
**To:** Randy Gagne; Kathani Perret  
**Subject:** Fwd: Sea Street Parking

Hi Randy,

I have also noticed it would be hard to get a firetruck down Atlantic Ave with all the trucks parked in the diagonal spaces.

Making the diagonal spaces for compact car parking would solve that problem.



All the best,  
Etienne

Etienne Perret  
14 Sea Street  
Camden, Me 04843-1728  
[EtiennePerret@gmail.com](mailto:EtiennePerret@gmail.com)

T # 001-207.236.9696  
F # 001-815.642.9354  
M # 001-207-632-4057

# COUTURE

MAY 28 - JUNE 1, 2015 | WYNN LAS VEGAS



ceramique  
gem ceramic by 

----- Forwarded message -----

From: **Etienne Perret** <[etienneperret@gmail.com](mailto:etienneperret@gmail.com)>  
Date: Fri, Sep 4, 2015 at 2:15 PM  
Subject: Re: Sea Street Parking  
To: Randy Gagne <[rgagne@camdenmaine.gov](mailto:rgagne@camdenmaine.gov)>, Rick Seibel <[rseibel@camdenmaine.gov](mailto:rseibel@camdenmaine.gov)>, Kathani Perret <[kathanip@gmail.com](mailto:kathanip@gmail.com)>

Hi Rick,

It looks like the curb and sidewalk here on Sea St could use some work.

I understand that there may not be money in the budget for this year.  
Maybe if the budget committee approves it you can make the fix next year. ;-)  
When there is a fresh sidewalk and curb it would be great if it could be marked where parking is legal and illegal.

Thanks for all the paving that is being done around town.

Etienne Perret

StarlightBands.com



ceramique

gem ceramic by Etienne Perret

On Fri, Sep 4, 2015 at 12:41 PM, Randy Gagne <[rgagne@camdenmaine.gov](mailto:rgagne@camdenmaine.gov)> wrote:  
Thank you for your response! I appreciate all the help I can get with these issues and feel it is important to hear from the residents. I will take a look at the Union Street issue as well. I am trying to address areas where fire trucks would have an issue responding to an emergency. I will have to talk with Rick at Camden Public Works about any future painting. That would most likely come once we make any final decisions in the Sea St area.

Randy

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Etienne Perret <[etienneperret@gmail.com](mailto:etienneperret@gmail.com)>

Date: 04/09/2015 12:29 PM (GMT-05:00)

To: Randy Gagne <[rgagne@camdenmaine.gov](mailto:rgagne@camdenmaine.gov)>, Kathani Perret <[kathanip@gmail.com](mailto:kathanip@gmail.com)>

Subject: Sea Street Parking

Hi Randy,

Thanks for the heads up.

Connie and I would have to agree with you in regards to the difficulty getting down Sea Street with parking on both sides. We also agree that it makes most sense to park along the sidewalk on the East side of the street versus the other side. I would also like to suggest that you mark where people can park and where they can not with yellow paint on the curb just like you have done on Chestnut Street. As residents we know where the legal spots are but it is a much bigger challenge for out-of-towners.

While you are looking at parking on both sides of the street, take a look at the situation on Union Street. When church is in session there are cars parked on both sides of the street and it is very difficult for two cars to get by each other on Union St. I consider Union Street to be even more dangerous than Sea St.

Thanks for what appears to us to be rather incident free summer during this very busy time of the year.

All the best,  
Connie + Etienne

--

Etienne Perret  
14 Sea Street







All the best,  
Etienne

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Etienne Perret  
14 Sea Street  
Camden, Me 04843-1728  
[EtiennePerret@gmail.com](mailto:EtiennePerret@gmail.com)

T # 001-207.236.9696  
F # 001-815.642.9354  
M # 001-207-632-4057

**COUTURE**  
MAY 28 - JUNE 1, 2015 | WYNN LAS VEGAS

**From:** Randy Gagne  
**Sent:** Wednesday, September 09, 2015 9:19 AM  
**To:** Jeff Sukeforth  
**Subject:** FW: Sea Street

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**From:** Perlis, Mike [<mailto:MPerlis@forbes.com>]  
**Sent:** Wednesday, September 09, 2015 9:13 AM  
**To:** Randy Gagne  
**Cc:** millerperlis  
**Subject:** Sea Street

Chief. Thanks so much for your letter regarding Sea Street. We own the home at 25 Seas Street. Your observations are right on target. I think that your recommended test will help a lot. Two ideas: There are a couple of signs that read "car parking only" on the West side of the street. They should come down for the test or be adapted to no parking on this side of the street. Also, what happens in the summer is that schooner crews park their cars for the entire week that they are out to sea. I think signs that indicate parking is for two hours only, like most of the street parking in town, would be helpful as well.

Really appreciate your sensitivity to the situation. Please let me know if we can be helpful in any way at all.  
Best, Mike

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Mike Perlis  
Forbes Media  
499 Washington Blvd.  
Jersey City, NJ 07310  
212-620-2280  
[mperlis@forbes.com](mailto:mperlis@forbes.com)



**From:** Randy Gagne  
**Sent:** Wednesday, September 09, 2015 12:46 PM  
**To:** Benjamin Magro  
**Cc:** Randy Gagne; Jeff Sukeforth  
**Subject:** RE: Parking on Sea Street

Ben,

Thank you for your reply! I had another resident advise me of the long term parking issue as well. I believe what the department will do is advise all the schooner captains that parking is limited to 24 hours as that is what the current ordinance states. They can in turn pass that along to crew and passengers. We will probably put up seasonal signs that state no parking longer than 24 hours. We do not usually enforce the 24 hour rule but will make a effort in this area as the parking will now be limited. It is a work in progress that in the end I hope will help with the congestion and safety for all in the Sea St. area.

Randy

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**From:** Benjamin Magro [<mailto:bmp@benmagrophoto.com>]  
**Sent:** Wednesday, September 09, 2015 11:33 AM  
**To:** Randy Gagne  
**Subject:** Parking on Sea Street

Good morning Chief,

I am the owner of 27 Sea Street and I just wanted you to know I appreciate your initiative on limiting parking to one side of the street. During Arts in The Park, Schooner Days, and other town events I am not sure an emergency vehicle would be able to reach a fire at the Lyman Morse at Wayfarer end of the street. The East side of the street with the sidewalk already has cars and trucks parked along it during the busy summer months and special events so assigning parking there *only* should not be a change for those residents.

Admittedly limiting parking to the East side of Sea Street does not answer where overflow parking that uses the West side of Sea St. will go but I think the safety concern trumps the inconvenience.

One aspect of the parking problem on Sea Street that may not be immediately evident is that boaters use Sea Street as **long term parking** for a week or more at a time. Some how that should be prevented so that a healthy fair change over of parking spaces can occur.

Thank you again for your letter. Let me know if there is anything I can do to help further.

Best Regards,

Ben Magro

RE Parking on Sea Street.txt

From: Randy Gagne  
Sent: Tuesday, September 08, 2015 7:36 AM  
To: Michael Long  
Cc: Jeff Sukeforth  
Subject: RE: Parking on Sea Street

Michael,

Thank you for your reply! I will look at the RV issue as well.

Chief Randy Gagne

-----Original Message-----

From: Michael Long [mailto:mikeclong@mac.com]  
Sent: Monday, September 07, 2015 8:18 AM  
To: Randy Gagne  
Subject: Parking on Sea Street

Dear Mr. Gagne,

As residents of 22 Sea Street, my wife and I applaud your efforts to address the parking issues on Sea Street. We agree with your plan to restrict parking to the curb side of the street. We would further suggest that all parking of RV's be prohibited. We have found it difficult to get out of our own driveway when a large RV is parked curbside, and some are so large and poorly parked that even if vehicles are parked on one side only, it is difficult to drive down the street.

Sincerely,  
Michael C. Long  
22 Sea Street  
Camden, Maine 04843  
(207) 236-7456

**From:** Randy Gagne  
**Sent:** Friday, September 11, 2015 2:06 PM  
**To:** Claudia Hill  
**Cc:** Randy Gagne; Jeff Sukeforth  
**Subject:** RE: Sea Street parking

Good afternoon,

Thank you for your response! After the letter was sent out I realized that I did not mention that the change would be in the area from Atlantic Ave. to the entrance of Wayfarer near the Condos. There is no change requested for the area of Sea St between High St. and Atlantic Ave.. the responses I have gotten so far are very positive about the change with parking on the East side. I have had only one resident as for the parking be on the West side. I appreciate all the input I have received from the Sea St. residents.

Chief Randy Gagne

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

**From:** Claudia Hill <[cbhill@midcoast.com](mailto:cbhill@midcoast.com)>  
**Date:** 11/09/2015 12:40 PM (GMT-05:00)  
**To:** Randy Gagne <[rgagne@camdenmaine.gov](mailto:rgagne@camdenmaine.gov)>  
**Subject:** Sea Street parking

Sent from my iPhone

>  
>  
>  
> Chief Gagne,  
>  
> Thank you for writing to residents of Sea Street about the parking.  
>  
>  
>  
> I live at 18 Sea Street which is on the sidewalk side. As long as I've lived here there has been a No Parking sign in front of my house, though it is now obscured by the hedges. I'm not sure that people paid any attention to the sign even when it was more visible. There used to be a dentist office across the street from my house and I always thought the No Parking sign in front of my house was there because there were so many cars pulling in and out all day. But maybe that wasn't the reason at all because the signs continue on the sidewalk side from my house to High Street.  
>  
> I agree that cars shouldn't be allowed to park on both sides of the street and I guess it makes sense that parking should be allowed on the sidewalk side. But I wish that could start at 20 Sea Street and continue to Wayfarer's, and that from 18 Sea Street to High Street the No Parking on the sidewalk side could remain in effect. It can be difficult with cars turning left from Atlantic onto Sea Street if there are cars parked on that section of Sea Street. It's a busy intersection.  
>  
> It will be interesting to see what other residents have to say.  
> Claudia Hill

> 592-1963

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> CONFIDENTIALITY NOTICE: This email message, including any attachments, is for the use of the intended recipient(s) only and may contain information that is privileged, confidential, and prohibited from unauthorized disclosure under applicable law. If you are not the intended recipient of this message, any dissemination, distribution, or copying of this message is strictly prohibited. If you received this message in error, please notify the sender by reply email and destroy all copies of the original message and attachments.

BRIAN P. SMULLEN  
16 SEA STREET, CAMDEN, ME. 04843. PO BOX 1341  
TEL: 207 236 4980 FAX: 207 236 2357  
EMAIL: bsmullen2@aol.com

Dear Chief Gagne,  
7 Sept '15

Thank you for your letter re parking on Sea St. Your suggestions are excellent and I am all in favour of one side only parking. As you know there is a load of cars and a public landing at the bottom of the street and access to both will be greatly improved by your plan.

Yours faithfully  
Brian Smullen



**Town of Camden  
Select Board Meeting  
September 15, 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 citizens and members of the press.

**A. Call to Order**

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

**B. Communications, Presentations, and Recognitions**

- 1) Report by School Superintendent, Maria Libby, and Assistant Superintendent, Gary Gonyar.

Superintendent, Maria Libby said that she wanted to establish a strong working relationship with the Select Board and the community and would like to present updates periodically. After introducing themselves, Maria Libby reported on two primary topics. The first issue pertained to special education students. The District has more special education students than were budgeted. The District never knows for certain the final number of students until school starts. This will require more funds than were budgeted. There is funding to cover those costs, however because it will exceed the budgeted amount, the voters must approve the funding. She asked to have this question on the November ballot.

Superintendent Libby then reported that the School Board has been meeting with citizen focus groups to understand why the proposed new Middle School did not receive voter approval. She said that most people did not think the School District explained it well enough for people to understand why the School Board thought the school project was needed. Based on that feedback, the School Board has decided to move forward with a revised proposal that will involve and inform the public. The School Board hopes to bring a renewed Middle School project back to voters in November, 2017. She reported that a Committee will be forming and she hoped that a Select Board member will be on it. She said the goal is for the School District to work collaboratively with the Select Board and the community.

**C. Citizen Comments**

Anita Brosius-Scott spoke on two topics. First, thanking the Town Manager and the Select Board for their support of the Riverwalk Celebration, noting the public's use enhances the community. Secondly, she said she supported the efforts to put solar panels on Town owned roofs. She then asked about the Town Manager about the status of that work and if there was a timeline. Pat Finnigan replied that based on a structural engineer's review, the Public Works buildings are not suitable without doing some structural work. She said the Public Safety Building is currently being reviewed to see if it is a suitable site for solar panels.

Mark Ratner, Chair of the Opera House Committee provided an update on the Committee's activities and how successful the recent Camden International Film Festival (CIFF) had been.

#### **D. Approval of Select Board Minutes dated September 1, 2015**

Martin Cates made a motion to accept the minutes, and James Heard seconded this. The motion passed 5-0.

#### **E. Select Board Member Reports**

Don White reported he had attended several meetings: the Planning Board meeting which included a Board orientation session presented by Town Attorney Kristin Kelly, the Opera House Committee meeting which noted the successful season of summer concerts which ended with an Opera House concert as part of the Windjammer Festival, and the Historic Resources Committee. He reported that the Garden Club would begin its rehabilitation of the Village Green plantings this fall. He also welcomed Opera House Technical Services manager Dave Morrison.

Leonard Lookner reported on the Harbor Committee meeting which included a discussion of reserve funds and maintenance issues at the Public Landing.

Jims Heard reported that he had attended the Parks & Recreation Committee meeting and their plan to continue to visit and do an assessment of the public parks.

#### **F. Town Manager Report**

Pat Finnigan turned the podium over to Community Development Director, Karen Brace, to update the Board and the public on several projects and events. Karen reported on plans for CIFF which would be in that weekend, PopTech which will be taking place October 22-24, new businesses including Lyman Morse at Wayfarer Marine, Heiwa Tofu which is expanding and locating in Camden, and the Windjammer Festival which was a great success. Karen also thanked student volunteers from the CHRHS for reaching out to her office to make the community aware of their volunteer website.

#### **G. Old Business**

##### **1. Harbor Ordinance Amendments**

The Harbor Ordinance amendment has been tabled to give the Town Attorney time to review the amendments. Harbor Committee Chair Gene McKeever said it was the recommendation of the Harbor Committee that the Select Board not put the proposed amendments on the November ballot. The Committee would like to have additional time to bring forward more substantial amendments than the housekeeping amendments that were proposed. The Select Board discussed the options.

*Don White made a motion to move the amendments forward, bringing the technical aspect before the Town Attorney and the Town Manager to review, and then move to the voters in November. Martin Cates seconded this. The motion passed 3-2, with Members Lookner and Heard dissenting.*

**2. Consideration of the renewal of a Class III Restaurant Vinous Liquor License for Long Grain restaurant located at 31 Elm Street**

*Don White made a motion to renew the Class III Restaurant Vinous Liquor License for Long Grain restaurant located at 31 Elm Street. Martin Cates seconded this, and the motion passed 5-0.*

**H. New Business**

**1. Countersignature of a District Special Budget Validation Referendum Warrant and Notice of Election for Five Town Community School District**

This topic was brought forward and explained by School Superintendent Maria Libby during her report earlier in the meeting (Agenda item B).

*Martin Cates made a motion to countersign the warrant for a special election to amend the School budget to fund unanticipated special education costs. Don White seconded this. The motion passed 5-0.*

**2. Public Hearing: Proposed Subdivision Ordinance Amendment**

Kristin Collins explained the changes which were primarily to clarify uses on the first floor in the downtown and define terms including “commercial” and “congregate housing.”

*Don White made a motion to approve the proposed subdivision ordinance amendment regarding congregate housing and send them referendum vote in November. Martin Cates seconded this, and the motion passed 5-0.*

**3. Order to place the following questions on a municipal referendum ballot to be voted upon at the November 3, 2015 election:**

1. Shall an ordinance entitled “November 2015 amendments to the Town of Camden Zoning Ordinance” be enacted? (A copy of said Ordinance is available at the Town Office)
2. Shall an ordinance entitled “November 2015 amendments to the Harbor and Waterways Ordinance of the Town of Camden” be enacted? (A copy of said Ordinance is available at the Town Office)
3. Shall Article 3, Section 2 of the Town of Camden Subdivision Ordinance be amended as follows? (New language is shown as underlined)

**Dwelling Unit:** A room or group of rooms within a dwelling, designed and equipped as living quarters for a person or for a family, including provisions for living, sleeping, bathing and cooking. Individual units within a Congregate Housing Facility as defined by the Zoning Ordinance shall be considered dwelling units.

**Multifamily Development:** A subdivision that contains three (3) or more dwelling units on land in common ownership, such as apartment buildings, congregate housing, condominiums, or mobile home parks.

*Don White made a motion to approve the Order for a Municipal Referendum Election on three Ordinance Amendment questions. Martin Cates seconded the motion. The motion passed 5-0.*

**4. Confirmation of Peter Gross as Election Warden, and Establish the Registrar of Voters' office hours for the November 3, 2015 Special Town Meeting**

*Don White made a motion to confirm Peter Gross as Election Warden, and set the voter registration hours as recommended by the Town Clerk. Martin Cates seconded this, and the motion passed 5-0.*

**5. Appointment of Members to the Energy and Sustainability Committee**

The Select Board discussed the applications they had received from people interested in serving on the Energy Committee. A list of 7 applicants were read and some discussion among the Select Board took place regarding these applicants and the size of the final committee. Dana Strout read a letter written by Dorie Klein regarding the addition of applicants younger than 18 years of age. Anita Brosius-Scott said that she had filled out an application and was not mentioned in the list of applicants. She was then added to the list of applicants. One person, Allison McKeller, had applied to be on the Conservation Committee not the energy Committee.

*Don White made a motion to appoint the following people to the Energy Committee: Anita Brosius Scott, Tom Edge, Ken Gross, Peter Kalajian, Steven Moskowitz, Marc Ratner, Brian Robinson, Marina Schaffler, Dana Strout, and Peter Galloway (student member) and that they present their goals to the Select Board within 45 days from their first meeting. Martin Cates seconded the motion. The motion passed 5-0.*

*Don White made a motion to appoint Allison McKeller to serve on the Conservation Committee. Martin Cates seconded the motion. The motion passed 5-0.*

**6. Renewal of a Victualers and Lodging License for Abigail's Inn at 8 High Street**

*Martin Cates made a motion to approve the renewal of the Victualers and Lodging License for Abigail's Inn at 8 High Street. Don White seconded this, and the motion passed 5-0.*

**7. Request to use the Village Green by Keith McCurdy on Saturday, October 10<sup>th</sup> for a prayer group from noon to 2:00 p.m.**

There was some discussion between the Select Board and Attorney Collins regarding the use of the Village Green. Leonard Lookner questioned the appropriateness of such a gathering. Attorney Collins explained that this type of speech is protected by the First Amendment and is allowed.

*James Heard made a motion to approve the request by Keith McCurdy to use the Village Green on October 10<sup>th</sup> for a prayer group from noon to 2:00 p.m. Don White seconded the motion. The motion passed 4-1, with Leonard Lookner dissenting.*

**8. Set September 22 as a meeting of the Select Board and the Board of Assessors**

This meeting is necessary to meet with the Assessors Agent to discuss and approve the Tax Commitment (the amount of taxes to be collected, the tax rate, and the overlay). Taxes are

due November 15. After approval, the tax bills must be printed and sent. This will give people about 6 weeks' notice of their taxes due.

*Don White made a motion to set a meeting of the Select Board as the Board of Assessors on September 22, 2015. Martin Cates seconded the motion. The motion passed 5-0.*

## **9. Discussion of Tax Acquired Property Policy**

The Town attorney presented a prepared a policy for the Town regarding its' tax acquired property, that the Town sees fit to sell. Attorney, Kristin Collins, gave the Board the wording and said that this policy is now more in line with other Towns.

*Don White made a motion to accept the Policy as written. Martin Cates seconded the motion. The motion passed 5-0.*

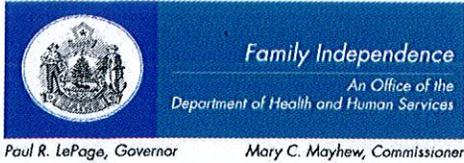
## **Adjourn**

*At 8:30 pm Don White made a motion to adjourn. Martin Cates seconded the motion, The motion passed 5-0.*

Respectfully submitted,

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Nora E. McGrath, Recording Secretary



Paul R. LePage, Governor

Mary C. Mayhew, Commissioner

Office for Family Independence  
19 Union Street  
11 State House Station  
Augusta, Maine 04333-0011  
Tel: (207) 624-4168  
Toll Free: 1-800-442-6003  
Fax (207) 287-3455

TO: Municipal Officials/Welfare Directors/General Assistance Administrators

FROM: Ian Miller, General Assistance Program Manager

RE: 2015 – 2016 General Assistance Ordinance Maximums

DATE: September 8, 2015

Enclosed please find the following items:

- MMA's new (October 1, 2015–September 30, 2016) “**General Assistance Ordinance Appendix**” (A, C & D).
- “**GA Maximums Summary Sheet**” which consolidates GA maximums into one document. Municipalities do have to insert individual locality maximums from Appendix A and C in the summary sheet where indicated in order to complete the information. The “summary” does not have to be adopted, as it is not an Appendix but a tool for municipal officials administering GA.
- “**GA maximums adoption form**” which was developed so that municipalities may easily send DHHS proof of GA maximums adoption. Once the selectpersons or council adopts the new maximums, the enclosed form should be signed and submitted to DHHS. (*see “Filing of GA Ordinance and/or Appendices” below for further information*).

### Appendix A - D

The enclosed Appendices A - D have been revised for your municipality’s General Assistance Ordinance. These new Appendices, **once adopted**, should replace the existing Appendices A – D. Even if you have already adopted MMA's model General Assistance Ordinance, **the municipal officers must approve/adopt the new Appendices yearly.**

## GA Overall Maximums

### Metropolitan Areas

#### Persons in Household

COUNTY	1	2	3	4	5*
<b>Bangor HMFA:</b> Bangor, Brewer, Eddington, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Milford, Old Town, Orono, Orrington, Penobscot Indian Island Reservation, Veazie	628	734	916	1,141	1,326
<b>Penobscot County HMFA:</b> Alton, Argyle UT, Bradford, Bradley, Burlington, Carmel, Carroll plantation, Charleston, Chester, Clifton, Corinna, Corinth, Dexter, Dixmont, Drew plantation, East Central Penobscot UT, East Millinocket, Edinburg, Enfield, Etna, Exeter, Garland, Greenbush, Howland, Hudson, Kingman UT, Lagrange, Lakeville, Lee, Levant, Lincoln, Lowell town, Mattawamkeag, Maxfield, Medway, Millinocket, Mount Chase, Newburgh Newport, North Penobscot UT, Passadumkeag, Patten, Plymouth, Prentiss UT, Seboeis plantation, Springfield, Stacyville, Stetson, Twombly UT, Webster plantation, Whitney UT, Winn, Woodville	590	618	733	1,025	1,185
<b>Lewiston/Auburn MSA:</b> Auburn, Durham, Greene, Leeds, Lewiston, Lisbon, Livermore, Livermore Falls, Mechanic Falls, Minot, Poland, Sabattus, Turner, Wales	549	650	849	1,070	1,136
<b>Portland HMFA:</b> Cape Elizabeth, Casco, Chebeague Island, Cumberland, Falmouth, Freeport, Frye Island, Gorham, Gray, Long Island, North Yarmouth, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth; Buxton, Hollis, Limington, Old Orchard Beach	803	956	1,181	1,563	1,641
<b>York/Kittery/S.Berwick HMFA:</b> Berwick, Eliot, Kittery, South Berwick, York	958	964	1,245	1,684	1,833
<b>Cumberland County HMFA:</b> Baldwin, Bridgton, Brunswick, Harpswell, Harrison, Naples, New Gloucester, Pownal, Sebago	638	773	1,025	1,466	1,747

**Appendix A**  
Effective: 10/01/15-09/30/16

COUNTY	1	2	3	4	5*
<b>Sagadahoc HMFA:</b> Arrowsic, Bath, Bowdoin, Bowdoinham, Georgetown, Perkins UT, Phippsburg, Richmond, Topsham, West Bath, Woolwich	762	810	960	1,245	1,579
<b>York County HMFA:</b> Acton, Alfred, Arundel, Biddeford, Cornish, Dayton, Kennebunk, Kennebunkport, Lebanon, Limerick, Lyman, Newfield, North Berwick, Ogunquit, Parsonsfield, Saco, Sanford, Shapleigh, Waterboro, Wells	695	796	1,009	1,370	1,418

\*Note: Add \$75 for each additional person.

**Non-Metropolitan Areas**

**Persons in Household**

COUNTY	1	2	3	4	5*
<b>Aroostook County</b>	603	620	747	946	1,036
<b>Franklin County</b>	630	658	780	971	1,382
<b>Hancock County</b>	647	733	933	1,228	1,246
<b>Kennebec County</b>	570	659	843	1,057	1,126
<b>Knox County</b>	736	741	913	1,170	1,298
<b>Lincoln County</b>	666	739	932	1,161	1,245
<b>Oxford County</b>	567	618	758	1,023	1,324
<b>Piscataquis County</b>	578	659	814	1,033	1,105
<b>Somerset County</b>	659	690	821	1,117	1,121
<b>Waldo County</b>	649	737	873	1,189	1,265
<b>Washington County</b>	572	629	749	955	1,158

\* Please Note: Add \$75 for each additional person.

## GA Housing Maximums (Heated & Unheated Rents)

**NOTE: NOT ALL MUNICIPALITIES SHOULD ADOPT THESE SUGGESTED HOUSING MAXIMUMS!** Municipalities should ONLY **consider** adopting the following numbers, if these figures are consistent with local rent values. If not, a market survey should be conducted and the figures should be altered accordingly. The results of any such survey must be presented to DHHS prior to adoption. **Or, no housing maximums should be adopted and eligibility should be analyzed in terms of the Overall Maximum—Appendix A. (See Instruction Memo for further guidance.)**

### Non-Metropolitan FMR Areas

<u>Aroostook County</u> Bedrooms	<u>Unheated</u>		<u>Heated</u>	
	Weekly	Monthly	Weekly	Monthly
0	108	464	128	550
1	108	464	130	561
2	127	546	158	679
3	164	705	202	868
4	176	758	223	957
<u>Franklin County</u>				
Bedrooms	<u>Unheated</u>		<u>Heated</u>	
	Weekly	Monthly	Weekly	Monthly
0	114	491	134	577
1	114	491	139	599
2	135	579	166	712
3	170	730	208	893
4	257	1,104	303	1,303
<u>Hancock County</u>				
Bedrooms	<u>Unheated</u>		<u>Heated</u>	
	Weekly	Monthly	Weekly	Monthly
0	112	480	136	584
1	124	534	154	663
2	161	691	198	851
3	218	937	263	1,133
4	218	937	264	1,136
<u>Kennebec County</u>				
Bedrooms	<u>Unheated</u>		<u>Heated</u>	
	Weekly	Monthly	Weekly	Monthly
0	94	403	118	507
1	107	460	137	589
2	140	601	177	761
3	178	766	224	962
4	181	778	236	1,016

# Appendix C

Effective: 10/01/15-09/30/16

## Non-Metropolitan FMR Areas

<u><b>Knox County</b></u>		<u><b>Unheated</b></u>		<u><b>Heated</b></u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		132	569	157	673
1		132	569	157	673
2		156	671	193	831
3		204	879	250	1,075
4		221	950	276	1,188
<u><b>Lincoln County</b></u>		<u><b>Unheated</b></u>		<u><b>Heated</b></u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		119	513	141	607
1		126	540	156	669
2		160	690	198	850
3		202	870	248	1,066
4		209	897	264	1,135
<u><b>Oxford County</b></u>		<u><b>Unheated</b></u>		<u><b>Heated</b></u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		93	400	117	504
1		101	420	128	549
2		120	516	157	676
3		170	732	216	928
4		227	976	282	1,214
<u><b>Piscataquis County</b></u>		<u><b>Unheated</b></u>		<u><b>Heated</b></u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		103	443	115	496
1		115	493	128	552
2		142	613	158	681
3		184	792	202	870
4		192	827	211	906
<u><b>Somerset County</b></u>		<u><b>Unheated</b></u>		<u><b>Heated</b></u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		120	517	141	606
1		121	519	147	631
2		143	615	175	753
3		202	869	241	1,038
4		202	869	241	1,038

**Non-Metropolitan FMR Areas**

<b><u>Waldo County</u></b>		<b><u>Unheated</u></b>		<b><u>Heated</u></b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	116	497	137	590	
1	125	538	155	667	
2	147	631	184	791	
3	209	898	254	1,094	
4	213	917	269	1,155	

<b><u>Washington County</u></b>		<b><u>Unheated</u></b>		<b><u>Heated</u></b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	94	405	118	509	
1	100	430	130	559	
2	118	507	155	667	
3	154	664	200	860	
4	188	810	244	1,048	

**Metropolitan FMR Areas**

<b><u>Bangor HMFA</u></b>		<b><u>Unheated</u></b>		<b><u>Heated</u></b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	107	461	131	565	
1	124	535	154	664	
2	157	674	194	834	
3	198	850	243	1,046	
4	227	978	283	1,216	

<b><u>Penobscot County HMFA</u></b>		<b><u>Unheated</u></b>		<b><u>Heated</u></b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	99	427	123	531	
1	99	427	127	548	
2	114	491	151	651	
3	171	734	216	930	
4	195	837	250	1,075	

<b><u>Lewiston/Auburn MSA</u></b>		<b><u>Unheated</u></b>		<b><u>Heated</u></b>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	89	382	113	486	
1	105	451	135	580	
2	141	607	178	767	
3	181	779	227	975	
4	183	788	239	1,026	

# Appendix C

Effective: 10/01/15-09/30/16

## Metropolitan FMR Areas

<u>Portland HMFA</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	148	636	172	740	
1	176	757	206	886	
2	218	939	256	1,099	
3	296	1,272	341	1,468	
4	301	1,293	356	1,531	
<b><u>York/Kittery/S. Berwick HMFA</u></b>					
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	186	798	210	902	
1	186	798	210	902	
2	233	1,003	270	1,163	
3	324	1,393	370	1,589	
4	345	1,485	401	1,723	
<b><u>Cumberland County HMFA</u></b>					
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	111	471	134	575	
1	133	574	163	703	
2	182	783	219	943	
3	273	1,175	319	1,371	
4	325	1,399	381	1,637	
<b><u>Sagadahoc County HMFA</u></b>					
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	138	603	163	702	
1	142	611	172	740	
2	167	718	204	878	
3	222	954	267	1,150	
4	286	1,231	342	1,469	
<b><u>York County HMFA</u></b>					
Bedrooms	Weekly	Monthly	Weekly	Monthly	Monthly
0	126	541	148	637	
1	139	597	169	726	
2	178	767	216	927	
3	251	1,079	297	1,275	
4	251	1,079	304	1,308	

## Food Maximums

Please Note: The maximum amounts allowed for food are established in accordance with the U.S.D.A. Thrifty Food Plan. As of October 1, 2015, those amounts are:

<b>Number in Household</b>	<b>Weekly Maximum</b>	<b>Monthly Maximum</b>
1	45.12	194
2	83.02	357
3	118.84	511
4	150.93	649
5	179.30	771
6	215.12	925
7	237.67	1,022
8	271.86	1,169

**Note: For each additional person add \$146 per month.**

## GA MAXIMUMS SUMMARY SHEET

Note: The overall maximums found in *Appendices A, B, C, D, E, and F* are effective from October 1, 2015 to September 30, 2016.

### APPENDIX A - OVERALL MAXIMUMS

<u>County</u>	<u>Persons in Household</u>					
	1	2	3	4	5	6
<b>NOTE:</b> For each additional person add \$75 per month.						
<b>(The applicable figures from Appendix A, <i>once adopted</i>, should be inserted here.)</b>						

### APPENDIX B - FOOD MAXIMUMS

<u>Number in Household</u>	<u>Weekly Maximum</u>	<u>Monthly Maximum</u>
1	45.12	194
2	83.02	357
3	118.84	511
4	150.93	649
5	179.30	771
6	215.12	925
7	237.67	1,022
8	271.86	1,169
<b>NOTE:</b> For each additional person add \$146 per month.		

### APPENDIX C - HOUSING MAXIMUMS

<u>Number of Bedrooms</u>	<u>Unheated</u>		<u>Heated</u>	
	Weekly	Monthly	Weekly	Monthly
0				
1				
2				
3				
4				
<b>(The applicable figures from Appendix C, <i>once adopted</i>, should be inserted here.)</b>				

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## APPENDIX D - UTILITIES

### ELECTRIC

**NOTE:** For an electrically heated dwelling also see “Heating Fuel” maximums below. But remember, an applicant is *not automatically* entitled to the “maximums” established—applicants must demonstrate need.

1) **Electricity Maximums for Households *Without Electric Hot Water*:** The maximum amounts allowed for utilities, for lights, cooking and other electric uses *excluding* electric hot water and heat:

<u>Number in Household</u>	<u>Weekly</u>	<u>Monthly</u>
1	\$14.00	\$60.00
2	\$15.70	\$67.50
3	\$17.45	\$75.00
4	\$19.70	\$86.00
5	\$23.10	\$99.00
6	\$25.00	\$107.00

**NOTE:** For each additional person add \$7.50 per month.

2) **Electricity Maximums for Households *With Electrically Heated Hot Water*:** The maximum amounts allowed for utilities, hot water, for lights, cooking and other electric uses *excluding* heat:

<u>Number in Household</u>	<u>Weekly</u>	<u>Monthly</u>
1	\$19.10	\$86.00
2	\$23.75	\$102.00
3	\$27.70	\$119.00
4	\$32.25	\$139.00
5	\$37.30	\$160.00
6	\$41.00	\$176.00

**NOTE:** For each additional person add \$10.00 per month.

**NOTE:** For electrically heated households, the maximum amount allowed for electrical utilities per month shall be the sum of the appropriate maximum amount under this subsection and the appropriate maximum for heating fuel as provided below.

## APPENDIX E - HEATING FUEL

<u>Month</u>	<u>Gallons</u>	<u>Month</u>	<u>Gallons</u>
September	50	January	225
October	100	February	225
November	200	March	125
December	200	April	125
		May	50

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**NOTE:** When the dwelling unit is heated electrically, the maximum amount allowed for heating purposes will be calculated by multiplying the number of gallons of fuel allowed for that month by the current price per gallon. When fuels such as wood, coal and/or natural gas are used for heating purposes, they will be budgeted at actual rates, if they are reasonable. No eligible applicant shall be considered to need more than 7 tons of coal per year, 8 cords of wood per year, 126,000 cubic feet of natural gas per year, or 1000 gallons of propane.

**APPENDIX F - PERSONAL CARE & HOUSEHOLD SUPPLIES**

<u>Number in Household</u>	<u>Weekly Amount</u>	<u>Monthly Amount</u>
1-2	\$10.50	\$45.00
3-4	\$11.60	\$50.00
5-6	\$12.80	\$55.00
7-8	\$14.00	\$60.00

**NOTE:** For each additional person add \$1.25 per week or \$5.00 per month.

**SUPPLEMENT FOR HOUSEHOLDS WITH CHILDREN UNDER 5**

When an applicant can verify expenditures for the following items, a special supplement will be budgeted as necessary for households with children under 5 years of age for items such as cloth or disposable diapers, laundry powder, oil, shampoo, and ointment up to the following amounts:

<u>Number of Children</u>	<u>Weekly Amount</u>	<u>Monthly Amount</u>
1	\$12.80	\$55.00
2	\$17.40	\$75.00
3	\$23.30	\$100.00
4	\$27.90	\$120.00

*FOR MUNICIPAL USE ONLY*

**HARBOR AND WATERWAYS ORDINANCE  
CHAPTER V**

**ADOPTED SPECIAL TOWN MEETING  
NOVEMBER 5, 2013**

**PREVIOUS REVISED DATES: SEE HISTORICAL NOTES**

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## **ARTICLE I    GENERAL PROVISIONS**

### **Section 1. Jurisdiction**

This ordinance has been enacted pursuant to the municipal home rule powers of Title 30-A, M.R.S.A., Section 3001 and pursuant to Title 38, M.R.S.A., Section 7; and the provisions of this ordinance shall be liberally interpreted in order to meet the objectives of those statutory sections.

### **Section 2. Purposes and Objectives**

Camden Harbor is a valuable but limited resource, which has been subject to increasing demands on its limited water area for both recreational and commercial maritime uses and activities. The purposes and objectives of this ordinance are:

- A.** To preserve and utilize the maritime nature of the harbor, including water borne commerce for Camden businesses, whether marine related or other wise and recreational boating.
- B.** To minimize user conflicts and maximize the efficient use of both the water space and the townowned waterfront.
- C.** To equitably distribute the burdens of harbor management and development among commercial marine enterprises, private vessel owners and the Town of Camden.
- D.** To maintain consistency with the Camden Comprehensive Plan, the Maine State Coastal Policies and the policies of the United States Army Corps of Engineers.
- E.** To prevent the further encroachment into Camden Harbor of landfill, wharfage, and construction except as permitted by this Ordinance.
- F.** To govern and regulate navigation, the conduct of maritime activities, and the construction of piers, wharves, and breakwaters in, over, and upon the waters of Camden Harbor.
- G.** To provide guidance on the use of the three separate areas of Camden harbor:

#### **1. Inner Harbor**

To preserve the limited water area of this natural resource by limiting and regulating further encroachment on, into or over the harbor waters, to preserve and maintain navigational channels and access to moorings and berthing areas for both commercial and recreational boating; to preserve existing mooring and berthing areas both public and private, commercial and recreational; to preserve public access to and use of the Harbor waters; and to encourage adjacent on-shore uses as water-dependent and marine-related activities.

## **2. Outer Harbor**

To preserve and maintain navigational channels between the Inner Harbor and Penobscot Bay; to preserve existing mooring and anchorage areas and access thereto; to preserve water areas for future extensions of the mooring and anchorage areas; to preserve the commercial shell fishing areas and access thereto; to preserve and protect clamming flat areas; to provide for public access, including public vessel ramp and public pier facilities; to preserve areas for recreational boating activities; to insure and preserve the rights of public passage along the shores and flats.

## **3. Coastal Harbor**

To preserve the commercial shell fishing areas along the shore and navigation to and through the said areas; to insure recreational boating along the shores.

### **Section 3. Harbor Boundaries and Uses**

This ordinance shall apply to all land areas covered by the waters of Camden Harbor, including such land areas that are covered by those waters during part of a day and those land areas that are always covered by those waters. This ordinance shall also apply to piers, wharves and other structures extending from the shoreline over the land areas covered by water. The Camden Harbor boundary extends from the Camden-Lincolntonville town line southerly to the Camden-Rockport Town Line. For the purposes of these Harbor Rules and Regulations, the Harbor is divided into three areas, each with different uses (see Appendix F):

#### **A. Inner Harbor**

That area of Camden Harbor lying northerly of a line drawn from a monument at the easterly most point of the Yacht Club property on Bay View Street and running easterly across the Harbor waters to a monument located at the westerly end of the seawall in front of condominium lot, being Town of Camden Tax Map 124, Lot 13. This line is also depicted on the Town of Camden Official Zoning Map B.

Inner Harbor uses include navigational channels and access areas to wharves, piers, berthing, and mooring areas; mooring areas for both private and town-owned moorings; commercial and recreational vessels docking and landing facilities, both private and town-owned; berthing for commercial passenger vessels; other boating and mooring; and public access areas to the Harbor. The primary adjacent on-shore uses include town-owned Harbor Park and Public Landing areas; privately owned commercial and non-commercial maritime-related business and activities.

There shall be designated mooring areas in the Inner Harbor (see appendix H).

#### **B. Outer Harbor**

An area of water between the Inner Harbor as defined above and a line commencing at the beacon light at Northeast Point on Sherman's Point and running to the lighthouse Tower on Curtis Island and continuing to the easterly most point of Dillingham Point.

Outer Harbor uses include navigational channels for access to and from the Inner Harbor and Penobscot Bay; anchorage areas; mooring areas and access thereto; commercial shell fishing including lobster and crabbing; clamming; other boating and small vessel activities; public access for launching and hauling vessels; Curtis Island access, and sightseeing vessels. The primary adjacent on-shore uses are residential in nature; in addition, there are both private and public bathing beach areas.

In the Outer Harbor there shall be designated mooring and anchoring areas under the direction of the Harbormaster.

### **C. Coastal Harbor**

Consisting of three areas as described below and extending seaward to the Town of Camden limits:

1. Commencing at the Camden-Lincolntonville Town line and running southerly to the beacon light at Northeast Point on Sherman Point;
2. Commencing at the beacon light at Northeast Point on Sherman's Point, running to the lighthouse Tower on Curtis Island and continuing to the easterly most point of Dillingham Point.
3. Commencing at the Camden-Rockport Town line and running northerly along the shore to the easterly most point of Dillingham Point.

Coastal Harbor uses include commercial fishing, shell fishing, navigation for fishing and shell fishing vessels and other vessel uses. The primary adjacent on-shore uses are residential in nature.

There shall be designated mooring areas in the Coastal Harbor areas.

## **Section 4. Channels**

The channels for the passage of any vessel, to and from the Inner Harbor to the ocean shall be as follows:

**A.** A channel approximately 75 feet wide extending 1,500 feet from the Inner Harbor Line to the center of the Outer Harbor. The channel's southerly line, being a range commencing at a point at the easterly end of the wharf of the Camden Yacht Club to the day marker at the inner ledges off Northeast Point. The passage of vessels shall be through this channel. The channel shall be marked with suitable municipal channel markers from June 1 to September 15 annually.

**B.** There shall be channels on the east and the west side of the Inner Harbor, which said channels shall be at least 35 feet wide and which shall connect at the head of the harbor as shown on the town of Camden Harbor Map.

**C.** There shall be no anchoring in any channels as designated (in Appendix J) herein. Except circumstances deemed by the Harbormaster, nothing shall be allowed to block channels or to obstruct the passage of vessels to or from Camden Harbor through a channel.

## ARTICLE II DEFINITIONS

All words not defined herein shall carry their customary and usual meanings. Words used in the present tense shall include the future. Words used in the singular shall include the plural and vice versa. As used herein, the following words and phrases shall mean:

**Anchorage Area:** An area of the harbor set aside for the temporary anchoring of vessels.

**Aquaculture:** Cultivation of aquatic animals and plants.

**Breakwater:** A structure placed into the waters for the principal purpose of breaking and reducing the force of waves.

**Bulkhead:** A permanent solid or semi-solid (porous) structure or wall along the shore to retain, stabilize, and protect the shoreline from wave other waterborne erosion.

**Camden Harbor:** All land areas covered by water at any state of the tide along the coastal shoreline, from the Camden-Lincolnton town line southerly to the Camden-Rockport town line and extending seaward to the Town of Camden limits, including such land areas which are covered by water during part of a day and those land areas which are always covered by those waters. Camden Harbor includes the Inner Harbor, Outer Harbor and Coastal Harbor as described in Article 1, Section 3 and depicted in Appendix F

**Channel:** Designated waterway for the safe passage of vessels.

**Coastal Harbor:** As defined in Article I, Section 2.3

**Commercial Marine Enterprise:** A commercial enterprise engaged in marine activities primarily consisting of, but not limited to [fishing](#), aquaculture, marine construction, sales, charter, building, service, [harvesting of marine plants or animals](#), storage or maintenance of vessels.

**Commercial Mooring:** A mooring that generates business income or accommodates a commercial vessel.

**Commercial Vessel:** A vessel that generates significant business income.

**Commercial Passenger Vessel:** Vessels that carry passengers for hire.

**Commercial Full-Time Fisherman:** A fisherman whose primary source of income is from the occupation of fishing.

**Consolidated Pier:** A shared pier that meets the standards of Article X, Part 1, Section 1, (8A) of the Town of Camden Zoning Ordinance.

**Daysailer:** A power or sail vessel whose principal commercial operation is to engage in the trade of carrying passengers on a daily basis'.

**Dead Ship:** A vessel so changed that it has no further navigation function.

**Dolphin:** A connected combination of pilings permanently affixed to the harbor bottom.

**Federal Navigation Project:** An area dredged and maintained by the Corps of Engineers as shown on the Corps of Engineers Conditions Survey for Camden Harbor.

**Float:** Any floating structure normally used as a point of transfer for passengers, goods, or for mooring. The term includes floats attached to wharves and piers.

**Finger Float:** Town-owned small vessel floats located at the northwesterly head of the Inner Harbor adjacent to the Harbor Park as depicted on Appendix G

**Harbor Line:** The shoreland boundary line for both the Outer Harbor and Coastal Harbor areas shall be determined at the mean high water mark. The Harbor line for the Inner Harbor shall be the harbor line as shown on the Official Zoning Map B of the Town of Camden depicting the Inner Harbor. The harbor line defines the limit of the area on which filling can occur (see Appendix F).

**Harbormaster:** That person appointed by the Select Board of the Town of Camden, pursuant to 38 M.R.S.A., Section 1, as amended from time to time, and the Harbor and Waterways Ordinance of the Town of Camden. In all places where the Harbormaster is empowered to act in this Ordinance, so is any Deputy Harbormaster appointed by the Harbormaster, pursuant to 38 M.R.S.A. , Section 2, to the full extent permitted by law and this Ordinance. Deputy Harbormasters shall serve at the direction of the Harbormaster.

**Height:** The height of a wharf, pier or other structure shall be measured from walkway to mean high water.

**Inner Harbor:** As defined in Article I, Section ~~2-13~~(A).

**Launching Ramp:** ~~A~~An inclined ramp used to ingress and egress vessels to and from the water.

**Length Overall (LOA):** The extreme length of the vessel measured from the stem to stern (as measured along the uppermost deck excluding sheer) excluding bowsprits, boomkins, rudderposts, booms, davits, swim platforms, or any other extensions from the hull.

**Marine Railway:** Inclined tracks extending into the water so that a vessel can be hauled up on a cradle or platform for cleaning or repairs.

**Mean High Water:** Average height of high water over a 19-year period as defined by National Ocean Service of NOAA..

**Mean Low Water:** Average height of low water over a 19-year period as defined by National Ocean Service of NOAA.

**Mobile Vessel Hoist:** A commercial straddle type mobile hoist and associated structures, and devices used for moving vessels and other objects in and out of the water.

**Mooring:** Any apparatus placed on the harbor bottom under the direction of the Harbormaster for purposes of securing a vessel. Such apparatus includes mooring gear and mooring hardware and is not carried aboard a vessel as regular equipment

**Mooring Area:** An area of the harbor set aside for moorings.

**Mooring Float:** A float attached to a mooring. A mooring float shall be treated as an extension of the mooring gear and mooring hardware. The term excludes floats attached to wharves and piers.

**Mooring Gear:** See Mooring.

**Mooring Site:** A specific point on the ocean bottom in a mooring area assigned by the Harbormaster.

**Mooring Spar:** A cylindrical device used to identify mooring locations in the winter.

**Non-Resident Taxpayer:** A person who owns real estate property in the Town of Camden and is not a resident. ~~Personal property tax does not apply.~~

**Outer Harbor:** As defined in Article I, Section 2.23(B).

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**Pier:** A permanent platform-type structure connected to the shoreline and usually built perpendicular there from over the water, supported by pilings or cribbing. Used for the berthing, loading, and unloading of vessels in coastal areas.

**Piling:** A rigid shaft of metal, wood, cement, or plastic permanently affixed to the bottom.

**Private Mooring:** Any mooring other than a transient, commercial, or service mooring.

**Ramp Platform:** A projection from a wharf, pier, or bulkhead to which a ramp is attached.

**Ramp:** A ~~surface~~ structure used to access or connect to a float, pier, wharf, bulkhead, ~~or the water.~~

**Riparian Owner:** In this ordinance it shall mean an owner of a parcel of land of at least 100 feet of shore frontage. Notwithstanding Title 38, M.R.S.A., Section 11, persons who, prior to January 1, 1987, owned shore rights of at least 100 feet of frontage regardless of the size of the lot shall have mooring privileges assigned according to Title 38, M.R.S.A., Section 3. The limitation of one mooring assigned under this privilege shall not prevent the owner of a shorefront parcel from receiving additional mooring assignments under the allocation system for all other residents.

**Resident:** A person who is registered to vote in the Town of Camden or any person who occupies a dwelling in Camden for more than 180 days in a calendar year. Proof of 180-day dwelling occupation will be established according to standards used for Camden voter registration.

**Service Mooring:** A mooring owned and utilized by a commercial marine enterprise or marine-dependent enterprise for the purpose of temporary securing of customers' vessels and other uses relating to the operation of a commercial marine enterprise or marine-dependent enterprise.

**Shall and May:** The word "shall" is used to indicate the mandatory and the word "may" is used to indicate the permissive.

**Shoreland Zoning Ordinance:** The Shoreland Zoning Ordinance or Shoreland Zoning Provisions of the Zoning Ordinance of the Town of Camden, Maine as amended.

**Shoreline:** As used in this Harbor and Waterways Ordinance, that line where the upland meets the Harbor line as set forth in Article I, Section 3.

**Total Vessel Length (TVL):** The extreme length of vessel as berthed measured to include any and all extensions or overhangs from the hull's stem or stern, such as bowsprits, boomkins, rudderposts, booms, davits, outboard motors, swim platforms, or any other extensions from the hull. ~~Outboard motors or other adjustable extensions that cause the vessel to exceed the permitted TVL as berthed are not in compliance.~~

**Transient Mooring:** Moorings used for securing visiting vessels.

**Vessel:** Any type of watercraft boat, barge, scow, dredges, shellfish cars, or float, used or capable of being used as a means of transportation in or on water.

**Walkway, ~~Wharf or Pier:~~** The part of ~~the structure~~ wharf or pier providing access between or over a supporting structure.

**Windjammer:** A traditionally rigged sailing vessel whose principal commercial operation is to engage in the trade of carrying passengers on cruises of at least one night or longer during which time room and board are provided.

**Wharf:** A platform-type structure connected to the shoreline and built parallel there from over the water, supported by piling or cribbing, used for the berthing, loading, and unloading of vessels.

**Wharf Line:** The boundary as depicted on the Official Zoning Map B of the Town of Camden delineating the Inner Harbor area. The wharf line defines the limit beyond which permanent structures cannot be erected.

## **ARTICLE III HARBOR ADMINISTRATION**

### **Section 1. Harbor Committee**

A Harbor Committee shall be appointed by the Select Board as set forth below in this section. It shall be convened at the request of the Harbormaster, the Planning Board, Chairman of the Harbor Committee, or the Select Board, as the need may arise. The composition of the Harbor Committee shall be representative of the varied interests using the Harbor for recreational purposes as well as those using the Harbor in the course of their business. The duties and responsibilities of the Harbor Committee shall include, but not be limited to, the provision of advice to the Select Board concerning the implementation of Harbor Rules and Regulations, the proposal of plans for the development of uses of the harbor and recommendations concerning the resolution of particular problems that may arise during the year concerning the use of the harbor, and review of proposals or applications for the construction of piers, wharves, breakwaters, marine railways, bulkheads, or other structures within the Harbor waters and/or the transfer of any real estate which involves or concerns harbor access or administration.

The Harbor Committee shall also sit as a board of appeals to hear the appeal of any person aggrieved by any decision, act, or failure to act of the Harbormaster in allocating or assigning mooring spaces as set forth in Article V, Section 6 and aquaculture permits, but not limited to, as set forth in Article IV, Section 5 of this ordinance.

The Harbor Committee shall consist of five members serving staggered terms of three years, appointed by the Select Board. The Select Board, which may also appoint two alternate members to serve in the absence of regular members. Alternate members appointed to the Harbor Committee shall serve one-year terms. During the absence of a regular member at any meeting, the Chairman of the Harbor Committee shall designate the alternate member who shall serve during the absence of the absent member.

With the exception of alternate members, once a member of the Harbor Committee has been sworn into office, he or she shall continue in that office for the remainder of his or her term without having to renew the oath of office for that position annually.

### **Section 2. Public Landing Memorial Benches**

The Select Board shall have the authority to establish regulations and to amend those regulations, following consideration of the recommendations of the Harbor Committee, concerning the maintenance of the existing memorial benches at the Public Landing and concerning the size, dimensions, specific location, appearance, maintenance, and criteria for acceptance of new memorial benches donated to the Town for the Public Landing.

Any such regulation concerning existing memorial benches and new memorial benches shall be adopted only after a public hearing. Upon adoption, such regulations shall be set forth in writing and attached to the Ordinance (see Appendix E).

### **Section 3. Harbormaster**

The Harbormaster, annually appointed by the Select Board, shall have, in addition to the duties and responsibilities of his office as prescribed by law, the authority to enforce the rules and regulations of the Town of Camden, as described herein, excepting, however, and those projects identified herein as requiring approval by the Select Board. The duties of the Harbormaster prescribed by law include, but are not limited to, the

authority to enforce the Statutes of the State of Maine relating to the operation of vessels in the Harbor and relating to the conducting of navigation on the Harbor. The Harbormaster shall administer his job in accordance with administrative policies adopted by the Camden Select Board.

One or more Deputy Harbormasters shall be recommended by the Harbormaster as necessary, under the terms of this section, to serve at his direction upon appointment by the Town Manager.

The Harbormaster shall not have the authority to carry a weapon and shall not have the authority to make arrests. Any law enforcement officer vested with the authority to carry a weapon and to make arrests, specifically including police officers of the Town of Camden, shall have the authority to enforce the provisions of this ordinance on their own initiative, or upon specific request from the Harbormaster or from the Select Board.

Consistent with Title 38, M.R.S.A., Section 1, the Select Board shall have the authority, after due notice to the Harbormaster and a hearing, if requested by the Harbormaster, to remove the Harbormaster for cause. In the event of the removal of a Harbormaster for cause, then the Select Board shall have the authority to appoint a Harbormaster to fill the vacancy of the removed Harbormaster.

## **ARTICLE IV GENERAL REGULATIONS**

### **Section 1. Select Board and Fees**

The Select Board, by its last meeting in November of each year, shall establish a schedule of user fees for town facilities for the harbor with the exception of rental fees set forth in Article V, Section III of this ordinance. The schedule of fees shall include but not be limited to, the following:

- A.** Dinghy Fees.
- B.** Finger Float Fees.
- C.** Commercial Passenger Vessels Use Fees.
- D.** Fishermen's Float Fees.
- E.** Public Float Use Fees, including over night dockage.
- F.** Mooring Fees.
- G.** Harbor Usage Fees.
- H.** Waiting List and Late Fees.

The schedule of fees shall include billing dates and due dates for payment of fees in full or in part. Non-payment of fees shall result in the exclusion of the user, who has failed to pay that fee, from the harbor facility for which payment was required.

### **Section 2. Removal of Vessels**

The Harbormaster is hereby authorized, and it shall be his/her duty to remove or cause to be removed any vessel from any wharf, mooring or berthing area in Camden Harbor, when so requested by the owner of said wharf; and whenever he/she shall deem it necessary, he/she shall remove or cause to be removed any vessel lying in tier; (more than one vessel); and if any vessel or raft shall anchor or lie contrary to any ordinance, rule or regulation of the Town of Camden, said Harbormaster shall forthwith give notice to the owner or master thereof, or the person having the care of the vessel, to remove the vessel; and if the person given notice does not comply with the notice, without delay, the Harbormaster shall make or cause the removal of the vessel or raft.

In the event that the Harbormaster removes a vessel as set forth in this ordinance, such removal shall be at the cost and risk of the owner of the vessel. The Harbormaster shall charge the approved fee set by the Town, to be paid by the master or owner of the vessel, which charge, together with the cost of the crew and/or equipment for removing that vessel, the Harbormaster may collect by a civil action in the District Court, as set forth in Title 38, M.R.S.A., Section 5.

In addition, the Harbormaster shall have the authority to remove vessels as set forth in Title 38, M.R.S.A., Section 5.

### **Section 3. Obstruction of Other Vessels**

The Harbormaster shall, upon complaint to him/her by the master, owner or agent of the owner of any vessel, cause any other vessel or vessels obstructing the free movement or safe anchorage of such vessel to remove to a position to be designated by him/her, and to cause without any complaint being made to him/her, any vessels anchoring within the channel lines, as established by the Town of Camden or as otherwise provided by laws, to remove to such anchorage as he/she may designate.

If such vessel has no crew on board or if the master or person in charge neglects or refuses to move such vessel, as directed by the Harbormaster, then the Harbormaster shall take steps to remove said vessel, in accordance with the provisions of Title 38, MRSA, Section 5.

#### **Section 4. Obstruction of Navigation**

No person shall place buoys, including fishing buoys or other floating structures of any type, within the boundaries of Camden Harbor so as to cause obstruction or danger to navigation within the boundaries of said Harbor.

All moorings shall be so located or relocated so that the vessels secured thereto will not impede navigation within the harbor nor endanger other vessels moored therein. If the Harbormaster shall find that any vessel is so moored as to impede navigation or to endanger other vessels, he may require that the owner of the mooring, or of the vessel secured thereby, take such steps, whether by shortening the scope of the mooring lines, or by the use of additional mooring or mooring lines, that will prevent such impeding of navigation or endangering of other vessels; or in the alternative he may order that the mooring be removed and relocated. In requiring the removal of a mooring because of its danger to other moorings, the offending mooring shall be the first ordered to be removed. Any persons so ordered by the Harbormaster acting under this paragraph, shall remove the same within 48 hours after ordered; provided, however, that the Harbormaster shall find an emergency requiring immediate action to prevent injury to life or damage to property, and he may cause said mooring and any vessel attached thereto to be removed and relocated. Any expense involved shall be borne by the owner of the mooring or vessel being removed.

#### **Section 5. Aquaculture**

No aquaculture site involving the use of moorings, anchorings, rafts, and/or pens shall proceed without a permit. All such sites within the waters of Camden Harbor shall have all required federal and state permits before making application to the town. Application shall be made to the Harbormaster, who shall first determine that the application is complete. The Harbormaster shall make a decision to approve or deny an aquaculture permit within 30 days.

A permit shall be approved as long as the requested use will not unreasonably interfere with:

- A.** Public Health,
- B.** Safety,
- C.** Navigation, or
- D.** Orderly Administration of the Harbor.

If the Harbormaster denies the application, the applicant may appeal the decision to the Harbor Committee within 30 days. The Select Board shall annually set fees for aquaculture applications and aquaculture mooring permits. Violations of this section shall be subject to the penalty provisions of Article VII.

#### **Section 6. Discharge of Refuse**

No person or vessel shall dump or dispose of any refuse or garbage upon the shore of Camden Harbor, at high or low water mark or upon the waters of the inner or outer harbor. No person or vessel shall deposit, throw, sweep or cause to be deposited or swept into the waters of Camden harbor or into the waters adjacent thereto

any quantities of gasoline, oil, fuel or bilge water containing the same, or ashes, dirt, stones, gravel, mud, logs, or planks or any other substance tending to obstruct the navigation of said Harbor or waters adjacent thereto, or to shoal the depth of said Harbor or pollute the water thereof. All vessels shall comply with the State of Maine No Discharge Policy.

**Section 7. Vessel Speed**

All types of watercraft and vessels operating within Camden Harbor shall maintain a speed that is reasonable and proper, having due regard for traffic, proximity to wharves, docks, moorings, other vessel, or shores and for any conditions then existing. No watercraft shall be used or operated on Camden Harbor so as to cause danger, annoyance, disturbance, or inconvenience to the public. Any operation of a vessel in a manner violating this provision shall constitute a violation of these rules and regulations and subject the violator to prosecution for a Class E crime under M.R.S.A. 38 Section 281. “No Wake” zones will be set up as necessary by the Harbormaster.

**Section 8. Loss of Rights and Privileges**

Privileges held here under and permits issued pursuant to this ordinance shall be subject to revocation in the event the permit holder fails to comply with any provision of the ordinance.



**ARTICLE V**  
**REGULATIONS CONCERNING DOCKS, FLOATS,**  
**LAUNCHING RAMPS AND MOORINGS**

**Section 1. Town Docks, Floats and Berthing Slips**

The following regulations shall pertain to the use of the Town floats assigned for vessels at the Town Landing. No person shall leave an unattended vessel berthed, unless the person has permission of the Harbormaster. There shall always be a 40-foot section of the dock face designated by signage and kept free for pick up and drop off only.

The Harbormaster shall assign numbers annually to dinghies, tenders, skiffs and other vessels regularly tied, or stored on, designated town floats. These numbers shall be visibly attached to the vessel. Said vessels shall not be over 14 feet in length or have a beam over 6 feet and shall be tied to designated floats only. Such vessel must be properly and reasonably maintained. The owner of any vessel, which is not maintained, secured, or town registered shall lose any privileges to tie to said town float, and the vessel shall be removed at the owner's expense.

No lobster traps or other equipment shall be stored on the town floats or the Town Landing for any period of time except with permission of the Harbormaster.

**Section 2. Fisherman's Floats**

The floats adjacent to the Town Landing, lying northwesterly of the town floats, which extend easterly into the harbor, shall be designated as the commercial fishermen floats. Use of these floats shall be by permit issued by the Select Board to applicants holding a commercial fishing license under the following order of preference:

**1. Commercial Full-Time Fishermen.**

- A. Current Permit Holders
- B. Camden Residents
- C. Non-Residents

**2. Commercial Part-Time Fishermen.**

- A. Current Permit Holders.
- B. Camden Residents.
- C. Non-Residents.

Applications for a fishermen float permit shall be submitted no later than November 15<sup>th</sup> or as Harbormaster determines. The number of permits shall be limited to the number the facility can accommodate.

The commercial fishermen floats shall not be used for the boarding or discharge of passengers for hire.

### **Section 3. Commercial Passenger Float and Berthing Slips**

#### **A. Town Daysailer Float**

The Select Board may elect to rent or lease space on the Town Daysailer Float and may elect to rent or lease berthing slips. Any such rent or lease of those Town facilities shall be set forth in a written lease agreement for a duration not to exceed three years in length. In deciding on the amount of the rental, the Select Board is authorized to negotiate a rental, which is less than the fair market value if the Select Board determines that a category of use of the renter has other economic benefits to the town, which justify a less than fair market value rental.

A float adjacent to the Town Landing shall be designated by the Select Board as the Town Daysailer Float (see Appendix G). Use of that float by a daysailer shall occur only upon negotiation of a lease or rental agreement with the owner of that daysailer in accordance with the authority granted to the Select Board in the previous paragraph. The Select Board shall not accept or grant leases or rental agreements in excess of 7 such leases or rental agreements to the owners of 7 separate daysailers.

#### **B. Windjammer Berthing Slips**

The harbor area immediately easterly of the floats extending easterly from the Town Landing shall be designated as Windjammer Berthing Slips and shall not exceed 3 slips. The harbor area immediately adjacent to the Harbor Park at the head of the harbor shall be designated as windjammer berthing slips and shall not exceed 3 in number. Windjammer Berthing Slips by lease shall be used only for sailing vessels, which are not operated as daysailer operations from those slips. The Select Board may elect to permit the use of these slips by windjammers by a lease or written rental agreement for a term not to exceed 3 years. In the event that the berthing slip is not being used by the vessel to which the slip has been leased, then the town can rent that berthing slip temporarily to other vessels as long as those other vessels do not unreasonably interfere with use by the vessel that has a lease on that slip.

#### **C. Criteria For Application Approval**

In September of each year, the Select Board will make a decision whether to lease or rent any of the commercial passenger vessel float space or berthing slips which are available and vacant and, in the event of such an election, the Select Board shall cause a request for proposals for rental of use to be published in a newspaper of general circulation no later than October 15th of each year. The notice shall indicate that proposals shall be submitted in writing to the Town Manager and shall contain such reasonable information as requested by the Select Board no later than November 15th. Lease agreements or rental agreements with such provisions as the Select Board choose shall be negotiated and such written agreements fully signed and submitted to the Town Office no later than December 30th of the year in advance of the first season of proposed use.

The written leases or written rental agreements shall contain such provisions as the Select Board deem appropriate and consistent with the best interests of the Town of Camden. In each written lease or rental agreement, the particular vessel to be used shall be described specifically and only that vessel shall be operated from that space or from that slip under the terms of that lease or rental agreement.

The Select Board shall not lease or rent to a daysailer with an LOA in excess of 48 feet or a beam in excess of 14 feet, except as stated below. Any vessel that has an LOA of 48 feet may have in addition an extension from the bow not longer than 8 feet and an extension from the stern not longer than 4 feet for the TVL of not more than 60 feet. Any vessel that is less than 48 feet LOA may increase the bow extension and the stern extension so long as the bow extension is not longer than 8 feet, and the stern extension is not more than 50 percent of the bow extension and the TVL does not exceed 60 feet.

The Harbor Committee will make recommendations about daysailer licenses and windjammer berths based on the characteristics of the vessels, and the ability of the Public Landing Facility to accommodate the vessel's operations, such as:

1. Parking;
2. Number of Passengers;
3. Navigation;
4. Use of the Daysailer Float; and
5. Other Pertinent Considerations.

In reviewing and acting upon any application for lease or rental agreement, the Select Board may among other things consider:

- A. The current uses and users of the facility for which the application applies. Preference will be given to current daysailer owners who have abided by the Ordinance.
- B. The size of the vessel.
- C. The number of passengers, which the vessel will carry, and its schedule.
- D. The availability of and effect on parking and traffic.
- E. The availability of and need for public utilities.
- F. Access to the facility by the vessel.
- G. The Select Board may consider the Harbor Committee recommendations for permits.

#### **Section 4. Finger Floats**

Assignments to a finger float shall be made by the Harbormaster from a waiting list maintained at the Town Office. Vessels shall not exceed 22 feet TVL. The allowable beam of a vessel in Article V, Section 4 will be at the discretion of the Harbormaster based on consideration of available space and navigation. Finger Floats should be subject to the use limitations set out in Section 6.I.

#### **Section 5. Launching Ramp**

The Harbormaster shall have jurisdiction over the municipal launching ramp, located off Steam Boat Landing Road. Vehicles, vessels, trailers and/or cradles shall not be left on the ramp at any time. Vessels shall not be left unattended while attached to the launching ramp floats, except that dinghies, tenders, skiffs, and other watercraft can be regularly tied to the southwest side of the floats in accordance with Article 5, Section 1. Vehicles, trailers, and vessels shall be parked in designated areas in accordance with the Camden Parking Regulations.

## **Section 6. Moorings**

The regulations contained in this section shall be interpreted in a manner which is consistent with the requirements of the U. S. Army Corps of Engineers for federal anchorages and with the requirements of Title 38, M.R.S.A., Section 3, Section 7-A, Section 8, and Section 11.

### **A. Waiting Lists**

All mooring sites, including but not limited to transient moorings, service moorings, and private moorings, shall be under the direct control of the Harbormaster and assigned by him on a first-come, first-served basis to qualified applicants for mooring sites. The assignment of private mooring sites shall be made by the Harbormaster on a one-vessel, one-mooring basis and in accordance with the provisions set forth in this section and consistent with the provisions of Title 38, M.R.S.A. set forth above in this section. Applicants shall be identified on a waiting list by date of receipt of the application. The Harbormaster shall establish two private mooring waiting lists in accordance with this section, as follows:

1. A waiting list for applications when the principal use of the vessel is non-commercial, and;
2. A waiting list for applications when the principal use of the vessel is commercial.

In the event that the Harbormaster receives more applications for mooring sites than there are mooring spaces, then the Harbormaster shall assign the next available mooring site from the applicants on the waiting list, without regard to the residency of the applicant, except as specifically stated in the following provisions of this section. Consistent with policies established by the Select Board, the Harbormaster shall designate certain mooring sites as commercial and certain other mooring sites as non-commercial.

In the event that there are applicants who are non-residents who wish to moor a vessel, the principal use of which is commercial, and in the event that less than ten percent (10%) of the designated commercial moorings are currently assigned to persons fitting this description, then the next mooring available shall be assigned to the first non-resident applicant on the commercial waiting list.

In the event that there are applicants who are non-residents who wish to moor a vessel, the principal use of which is non-commercial, and in the event that less than ten percent (10%) of the designated non-commercial moorings are currently assigned to persons fitting this description, then the next mooring available shall be assigned to the first non-resident applicant on the non-commercial waiting list.

In the event that there are applicants for mooring sites in both the non-residential/non-commercial and non-residential/ commercial categories, and in the event that the assignments of moorings to both of those categories are both below ten percent (10%) of the current assigned moorings, then the next available mooring site shall be assigned to the first applicant in whichever of the two categories is the farthest below ten percent (10%) of current assigned mooring sites.

## **B. Application**

Applications for a mooring site permit shall be made annually and shall contain the information set forth in the Mooring Application Procedure (see Appendix D). At the time of each annual review of mooring site permits, existing holders of mooring site permits shall be given priority over any other applicants for a mooring site. No existing mooring site permit holder shall lose a current assignment in order to meet the objectives of the non-resident allocation requirements set forth in this ordinance and no other rights shall vest beyond the permit period.

## **C. Permit**

1. It is the responsibility of the applicant to submit the annually or newly approved permit application to the Harbor Clerk, together with all fees due, including any excise taxes or other taxes or charges owed to the Town of Camden or to the State of Maine concerning that vessel. The Harbormaster shall assign a registration number and location for such mooring and advise the applicant concerning the requirements of these rules and regulations. Mooring site permits shall have a duration of one year. The applicant has the option of renting or owning the mooring hardware.
2. No mooring site permit holder shall assign, rent, sub-lease or transfer the mooring site granted herein to any person, or to utilize it for any vessel except the vessel set forth in that permit or except as set forth in this Ordinance. It shall be permitted to rent mooring hardware to the mooring site permit holder, upon request of that holder. At the termination of assignment of any mooring site to an individual, the mooring hardware shall be removed unless the new mooring site permit holder negotiates a rental fee of that hardware with the owner of that hardware, or unless the mooring site permit holder purchases said hardware. In accordance with Title 38, Chapter 1, section 3-A, a mooring assignment may be transferred, only at the request or death of the assignee, only to a member of the assignee's family and only if the mooring assignment will continue to be used for commercial fishing purposes. "Member of the assignee's family" means an assignee's parent, child or sibling, by birth or by adoption, including a relation of the half blood, or an assignee's spouse.
3. Holders of mooring site permits shall be liable for any and all fees, excise taxes, or any other assessments due to the Town of Camden resulting from the use of the mooring site. All fees must be paid in advance in accordance with the payment schedule adopted annually by the Select Board. Failure to remit fees to the Town of Camden at the time those fees are due shall result in forfeiture of the mooring site permit.
4. Moorings shall not be placed, altered or shifted, except with written permission of the Harbormaster. No person shall move or interfere with vessels or moorings belonging to another person, except upon direction of the Harbormaster, or with the permission of the vessel owner with a mooring site permit for that mooring. No person shall move or interfere with any vessel moored in the harbor that has a permit for that mooring site.

5. In circumstances in which the holder of a mooring site permit claims that another individual or vessel has interfered with or encroached upon the use of that mooring site, such complaints shall be made to the Harbormaster. The Harbormaster shall investigate those complaints and, following such investigation, shall assign and indicate to the masters or owners of any such offending vessel, the location that vessel may occupy with reference to the mooring site granted to that vessel.
6. The Harbormaster shall be promptly notified of a proposed change in use or vessel of a mooring site in either the Inner Harbor or the outer harbor, and such change in use or vessel shall be permitted only upon the written approval of the Harbormaster. Site holders of private outer harbor moorings may allow them to be used by others only with written notice to, and approval from, the Harbormaster as established by administrative procedure. Private Inner Harbor Mooring Floats and outer harbor moorings may be rented through rental agents in accordance with established administrative procedures.
7. Mooring Site & Sale Procedure: See Appendix B

#### **D. Appeals**

Any decision, act or failure to act of the Harbormaster concerning the allocation of a mooring site permit may be appealed to the Harbor committee in its capacity as a board of appeals as set forth in Article III, Section 1 of this ordinance. Any such appeal shall be made within 30 days of the date of the decision, act or failure to act which gives rise to the grounds for appeal. Applications for appeal shall be made on forms provided by the Harbor Clerk. Any decision of the Harbor Committee with reference to such an appeal may be appealed by an aggrieved party to the Superior court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

#### **E. Mooring Standards and Inspection**

All moorings shall be of sufficient size and configuration to hold the vessel for which it is used. An adequate mooring under this section shall conform to the minimum standards for mooring equipment specified in the Administrative Procedures adopted by the Select Board (see appendix A) and shall conform with any additional standards reasonably specified by the Harbormaster. A mooring tag will be issued only after all items on the application and mooring inspection have been completed (and no later than June 15th annually). All moorings shall have the registration number assigned by the Harbormaster permanently affixed thereon. Such registration numbers shall be clearly visible at all times.

Moorings shall be inspected annually. A list of approved mooring inspectors/divers shall be compiled annually by the Harbormaster and made available to the public. A written mooring inspection report shall be submitted to the Harbormaster by the approved inspector annually. The Harbormaster may at any time examine any mooring or mooring line to determine compliance with this section. Except in the case of emergency, he shall notify the owner of his intention to examine the mooring and request the presence of the owner during such examination. Moorings found to be inadequate with regards to the requirements of this section shall be corrected within 48 hours or removed. Any cost of examination or removal resulting there from shall be borne by the owner of the mooring. Vessel owners and/or mooring owners shall be liable for any damage caused by faulty, inadequate, or improperly placed moorings.

## **F. Transient Moorings**

Transient moorings shall be provided for the use of visiting vessels. All transient mooring sites shall be under the direct control of the Harbormaster and assigned by him on a first-come, first-served basis to qualified applicants. Transient vessels may use these moorings for a maximum period of two weeks (14 nights) per vessel, per season except with the express permission of the Harbormaster.

No less than fifteen percent (15%) and no more than twenty five percent (25%) of the total mooring sites in Camden Harbor shall be set aside for transient and service use. The assignment of transient mooring sites by the Harbormaster shall be made to commercial marine enterprises or marine dependent businesses. It is required that any commercial marine enterprise being granted permits shall provide:

1. Mooring Reservation System.
2. Greeting and directing incoming vessel by telephone, radio or by vessel, during normal business hours, seven days per week during the summer season.
3. Marking transient buoys with mooring identification number, maximum vessel size and company name.
4. A dinghy float, trash removal and recycling services, and restrooms.

Such organizations permitted by the Harbormaster to own rental moorings may use these moorings for service purposes during the off-season, September 16<sup>th</sup> to June 14<sup>th</sup>.

No private moorings shall be rented without an arrangement with a booking agent. Organizations qualified to be transient mooring owners may act as booking agents for the rental of private Inner Harbor mooring floats and private Outer Harbor moorings. Camden Harbor booking agents shall:

1. Be under the direction of the Harbormaster at all times.
2. Provide a contract form, approved by the Harbormaster, that is acceptable to the participating mooring owners.
3. Be responsible for collection and disbursement of any and all fees associated with a booking under this section.
4. Provide a plan for alternate berthing when the owner returns early, indemnify and hold harmless the Town of Camden and each mooring owner from any claims, demands, or liability against the town or against such mooring owner resulting from actions or omissions of the booking agent; and maintain public liability insurance for the benefit of the town and each mooring owner in an amount no less than one million dollars to cover this obligation of indemnification.

No private float or mooring shall be rented for more than 45 days per year or for more than 14 days per season (June 15<sup>th</sup> to September 15<sup>th</sup>) to the same vessel without written permission from the Harbormaster.

The following additional provisions shall apply to both transient and service moorings and private moorings rented through agents:

1. Rental mooring organizations shall submit a summary report of annual records through September 15<sup>th</sup> to the Harbormaster by October 15<sup>th</sup> of each year and shall maintain a log of all transactions, which shall be available to the Harbormaster on request. Renewal of

permits for mooring site locations for transients will depend in part upon past performances with regard to this criteria.

2. Whereas the Army Corp of Engineers expressly forbids profit making from mooring services provided within the Federal Navigation Plan (Inner Harbor), and disapproves of profiting within Army Corps controlled waters (Outer Harbor), mooring rental fees are permitted to cover the cost of these services only.

The Town of Camden may own and rent moorings, or act as a booking agent, either directly through the Harbormaster or via a contractor supervised by the Harbormaster.

#### **G. Service Moorings**

Service moorings shall be provided for the purpose of servicing vessels or storing unoccupied vessels. The Harbormaster is in direct control of service mooring sites and will assign said mooring sites on a first come, first served basis to qualified applicants. The maximum length of stay for a vessel on a service mooring shall be 14 days, except with the express permission of the Harbormaster. Service mooring sites shall be located outside the Federal Navigation Plan. Service mooring operators shall maintain a log of mooring use – including vessel name, size, ownership, and reason for moorage – and make the log available to the Harbormaster on request. An annual summary report of mooring use shall be submitted by October 15<sup>th</sup>.

#### **H. Mooring Floats**

1. Mooring floats may be moored in the Inner Harbor on a space-available basis, as assigned by the Harbormaster, from a list of Outer Harbor permit holders and Public Landing slip permit holders who have requested placement on that list. The granting of a mooring site permit entitles the holder to one side of a mooring float. No permission for a mooring float shall be allowed by the Harbormaster in the event that the placement of the mooring float interferes with navigation of other vessels, interferes with the use of other mooring sites by vessels with permits, or in the event that the placement of such a float is inconsistent with space management of the Harbor. The Town of Camden may permit mooring floats to be moored in the Outer Harbor only if they support or enhance the use of Town owned property.
2. The dimensions of a mooring float shall be 6 feet x 30 feet. a mooring float shall be treated as an extension of the mooring gear and mooring hardware. All mooring floats shall be inspected annually prior to June 15<sup>th</sup>, and mooring site permit holders shall be responsible for completing all necessary repairs on the mooring and float prior to a written report submitted by his/her appointed agent to the Harbormaster or to the Harbor Clerk. Apportionment of expenses for float construction and float and mooring gear maintenance shall be divided equally among mooring site permit holders using the float. No buildings or structures shall be permitted on any floats.
3. Applications for a site for a mooring float shall be submitted to the Harbormaster on forms provided by the Harbormaster. In addition to any information reasonably requested by the Harbormaster, the application form shall be accompanied by a Mooring Float Agreement between parties sharing the use of a mooring float, in the form attached hereto as Appendix I, which is incorporated hereto as if fully set forth. That agreement shall include a provision that

states that a party ceasing to use that mooring float or terminating the use of that mooring float shall remain responsible for that party's share of fees or expenses of maintenance concerning that mooring float and gear. Such responsibility shall continue until that mooring float and gear is removed from that mooring site or until another party has assumed the use of that mooring float and gear and has agreed to pay any outstanding fees or expenses for maintenance associated with that mooring float and gear. No application for mooring float site shall be accepted by the Harbormaster unless the application is accompanied by the signed agreement.

4. In the event that a person ceases to use a mooring float, or the use otherwise terminates, then the purchase price of that person's share of the mooring float and gear shall be disclosed, in writing, to the Harbormaster and that purchase price shall not exceed one half of the current fair market value of that mooring float and gear as determined by the Harbormaster. In order to ensure maximum usage of mooring floats in the Inner Harbor, the Town of Camden shall have the right of first refusal for any mooring float that becomes available for sale.
5. In the event of a dispute by mooring site permit holders with an approved mooring float and gear concerning the refusal or failure of a person sharing that float to pay a proportionate share of maintenance, taxes or harbor fees owed by owners for that float and gear, the Harbormaster shall be advised of such a dispute. In the event of non-payment of those shares of maintenance, taxes or harbor fees, the Harbormaster shall have the authority to terminate the mooring site permit and to re-assign that site to another mooring site permit holder.

No vessels under 22 feet TVL, or over 42 feet TVL or with a beam exceeding 14 feet shall be secured to a mooring float, in the inner harbor.

#### **I. Mooring and Mooring Float Usage**

Site holders of private moorings may not reassign their moorings but may allow them to be used by others with written notice to, and written approval from the Harbormaster. Normal use of private moorings is defined as 45 nights of occupancy by the vessel that belongs to the site holder of that mooring or float during the June 15 to September 15 season. Owners are required to keep a log of occupancy that shall be made available upon request by the Harbormaster. Exceptions to the 45-night occupancy may be made with prior notice to the Harbormaster, who may request voyage documentation.

A mooring or float site holder may receive a one-year grace period from this occupancy requirement but must give the Harbormaster notice of such non-use prior to June 15<sup>th</sup> of that year, and must permit the Harbormaster to assign use of that mooring or float for the season. If a vessel is sold, the site permit holder shall have a one-year grace period starting on the date of the sale. The Harbormaster will assign such use to the first willing party on the pertinent waiting list with an appropriate size vessel. The owner of the mooring or float gear may charge the temporary user for annual fees and for appropriate maintenance costs as determined by the Harbormaster. The temporary user will assume all liability associated with the mooring or float, will be responsible for leaving it in the condition found, and will be subject to the 45 day occupancy rule. The temporary user requirement may be guaranteed by a security deposit with the approval of the Harbormaster and failure to observe these requirements may result in loss of waiting list status. Any person not planning to use a mooring for more than three days is encouraged to notify the Harbormaster in order to utilize mooring space to the highest possible degree.

The name of any mooring or float permittee under this ordinance who:

4. While in good standing and compliance with all other provisions of this ordinance voluntarily relinquishes a permit by means of a formal written release in a form approved by the Harbormaster; and
5. Desires to remain on the waiting list for the same type of permit as being relinquished for possible future reapplication, and
6. Meets all of the requirements applicable to being maintained on the waiting list, including payment of the annual fee therefore, but excepting the requirement of maintaining an outer harbor mooring site.
7. Shall hereafter be referred to as “volunteer” and be entitled to priority ranking on that waiting list. As permits become available they shall be first offered to those volunteers who shall have been so ranked in reverse order of listing such that the names of volunteers who have remained continuously on the list for the longest period of time as measured from the date added to the list shall have right of first refusal with respect to applying for any such available permit. In the event there are no such volunteers, or all such volunteers have declined an offer to apply for a permit which has become available, the list shall be addressed by the Harbormaster in the usual manner. No volunteer shall be eligible for consideration under this section until the name of such volunteer has remained on the waiting list for longer than one year from the date of signing the release.

#### **J. Riparian Owner Moorings**

Consistent with the provisions of Title 38, M.R.S.A., Section 3, the Harbormaster shall assign one mooring site to each riparian owner who, prior to January 1, 1987, owned shore rights of at least 100 feet of frontage, so long as the assignment of such a mooring is practicable and so long as that riparian owner is the owner of a vessel. Such mooring site shall be either temporary or permanent, as requested by the riparian owner, and such mooring site shall front the land of the riparian owner, if so requested, but only in the event that such a mooring site does not encroach upon the natural channel or channels established by the Select Board. The assignment of this mooring site, under the privilege set forth in Title 38, M.R.S.A., Section 3, shall not prevent the riparian owner from receiving additional mooring assignments under the allocation system for other moorings set forth in this section of the ordinance.

#### **K. Prohibitions and Violations**

No person shall moor a vessel to any buoy or beacon placed by the Town of Camden to define the channel of vessels, or in any manner make the vessel fast thereto.

Upon the first violation of any provision of this Ordinance concerning use of moorings or mooring sites, the Harbormaster may issue a written warning to a vessel and mooring site holder.

The Harbormaster shall have the authority to remove mooring gear that is in channels or otherwise impedes navigation, or that remains in violation of the regulations and provisions of this Ordinance. Any such removal shall be at the expense of the owner, and the Harbormaster shall have the authority to

collect those expenses in connection with such removal by a complaint in the District Court. In addition, the offending person shall be subject to the penalties set forth in Article VII of this Ordinance.

Mooring site holders shall be responsible for moving or removing all mooring gear upon notification from the Harbormaster in order to facilitate Corps of Engineers hydrographic survey and/or maintenance dredging operations within the Federal Navigation Project.



## ARTICLE VI

### REGULATIONS CONCERNING CONSTRUCTION OF PIERS, WHARVES, BREAKWATERS, BULKHEADS, AND LANDFILL

#### Section 1. Inner Harbor

~~No piers, wharves, bulkheads, marine railways, mobile vessel hoists, private breakwaters, or any structure requiring a permit shall be permitted in the Inner Harbor. No structure requiring a permit shall be constructed in the Inner Harbor~~ except as permitted below.

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A. Piers or wharves, or a combination of both, and mobile vessel hoists may be constructed subject to the following limitations:

1. No pier, wharf, pilings, or combination thereof, except pilings at the Public Landing that are municipally owned, shall extend beyond the wharf line as defined in these rules and regulations.
2. No wharf walkway shall exceed 12 feet in width and shall not extend beyond the wharf line.
3. No pier walkway shall exceed 12 feet in width and shall not extend beyond the wharf line.
4. If a wharf is used to connect two contiguous parcels of land in the same ownership that are separated by a brook; then the landowner of those two parcels shall be permitted to construct a wharf 12 feet wide for each parcel of land, but both 12 foot wide wharves shall be contiguous. Each of said wharves or the combination of both wharves, if the landowner elects to construct two wharves, shall not extend beyond the wharf line as depicted on Map B of the Official Zoning Map of the Town of Camden, and each wharf, or the combination of both wharves so permitted, shall not be closer than 6 feet from any Town street line. The landowner shall, nonetheless, comply with the application procedures and approval process of Article VI, Section ~~7-6~~ of these harbor Rules and Regulations.
5. In order to assure adequate berthing or docking alongside, piers shall not be constructed within 40 feet (horizontal distance) of an existing pier; and if more than one pier is to be constructed on property in the same ownership, the piers shall be separated by a minimum of 40 feet (horizontal distance).
6. The height of any pier walkway or wharf walkway above mean high water shall not exceed 6 feet.
7. Fender pilings, bollards, railings, or other accessory structures which extend above the walkway of a pier or wharf shall be limited to a height of 6 feet above the walkway. Railings shall be substantially open in construction to minimize visual interference from both shore and water.

8. No structures shall be permitted on piers, wharves or breakwaters except as temporary structures and permanent non-building type structures allowed under the regulations of the Zoning District.
9. Where a lot in a business district abuts a residential district, a wharf or pier shall be set back 10 feet from the line between the two districts.
10. Ramp platforms shall not exceed 20 square feet in area and shall not extend more than 4 feet beyond the wharf line as measured from the outside face of the piling. Ramp platforms shall be limited to one ramp platform in each 100 foot segment along the face of a wharf or pier and no closer than within 50 feet of any existing ramp platform as measured on either side. Construction of a ramp platform within the meaning of the subsection requires a permit under the terms of Article VI, Section ~~7-6~~ of this Harbor Ordinance.
11. A mobile vessel hoist may be constructed subject to the following requirements:
  - A. The mobile vessel hoist (including any attached floats and ramps) may extend seaward beyond the wharf line, but not greater than 130 feet from mean low water and provided that the mobile vessel hoist shall not extend into any navigational channel nor if applicable extend into the Outer Harbor at a greater distance than a line drawn 30 feet perpendicular to the Outer Harbor line dividing the Inner Harbor from the Outer Harbor;
  - B. The width of the mobile vessel hoist (including any attached floats and ramps) shall not exceed 60 feet in the Inner Harbor and shall not exceed 52 feet in the Outer Harbor;
  - C. The height of the pier for the mobile vessel hoist shall not be greater than 6 feet above mean high water;
  - D. No vessels or other vessels shall be attached to the end of the pier for the mobile vessel hoist in such a fashion as to cause the vessel or vessel to extend further seaward than the end of the pier for the mobile vessel hoist, except while in the process of being launched or hauled.
12. There shall be no landfill beyond the harbor line .
13. There shall be no breakwater constructed within the Inner Harbor.
14. New bulkheads shall not be constructed beyond the harbor line; however, existing bulkheads that extend beyond the harbor line may be repaired or replaced subject to the necessary Town, State, and Federal licenses, permits, rules and regulations.

## Section 2. Outer Harbor

~~A. No structure requiring a permit shall be constructed in the Outer Harbor. No piers, wharves, bulkheads, marine railways, mobile vessel hoists, private breakwaters, or any structure requiring a permit shall be permitted in the Outer Harbor, including Sherman Cove, except as permitted below:~~

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**B.A.** Wharves may be constructed provided:

1. The wharf shall not project more than 12 feet beyond the harbor line, or extend beyond mean low water, whichever is less.
2. The wharf walkway height above mean high water shall not exceed 6-5 feet and the width shall not exceed 12 feet.
- ~~3. Fender pilings, bollards, railings or other accessory structures which extend above the walkway of a wharf shall be limited to a height of 6 feet above the walkway. Railings shall be substantially open in construction to minimize visual interference from both shore and water.~~

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**B.** Pilings may be driven only for the purpose of supporting an approved pier or wharf. Fender pilings, bollards, railings or other accessory structures which extend above the walkway of a pier or wharf shall be limited to a height of 6 feet above the walkway. Railings shall be substantially open in construction to minimize visual interference from both shore and water.

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**C.** Piers may be constructed subject to the following limitations:

1. The length of the pier shall not exceed 100 feet (as measured from the harbor line) or shall not extend beyond mean low water, whichever is less.
2. The height of the pier walkway shall not exceed 6 feet above mean high water.
3. The overall width of the pier shall not exceed 4-6 feet including all rails and supports at the pier walkway. The overall width of the granite or stone supports, the overall width of the pier at the pier walkway shall not exceed 6 feet and the width of the base of the pier shall be in conformance to standard engineering practice.
- ~~4. Fender pilings, bollards, railings or other accessory structures which extend above the walkway of a pier or wharf shall be limited to a height of 6 feet above the pier walkway. Railings shall be substantially open in construction to minimize visual interference from both shore and water.~~

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**8.4.** No pier shall be constructed within 30 feet horizontal distance of the point where the property line intersects the harbor line.

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**9.5.** No pier shall be built within 300 feet as measured along the shoreline from an existing or from an approved pier, wharf or breakwater.

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**10.6.** No structures shall be permitted on piers, wharves or breakwaters except as temporary structures and permanent non-building type structures allowed under the regulations of the Zoning District.

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~~11.7.~~ Municipal piers and municipal launching ramps shall be exempt from ~~(54)~~ and ~~(65)~~.

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~~12.8.~~ No piers, wharves, pilings, bulkheads, marine railways, mobile vessel hoists, or any structure requiring a permit shall be constructed within that area of Sherman Cove which lies northerly of a line commencing at a point on the shore where the northerly line of Marine Avenue intersects the harbor waters to a point on the easterly shore of the cove where the northerly line of Sherman Point Road intersects the harbor line.

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~~13.9.~~ No bulkheads or breakwaters shall be constructed in the Outer Harbor beyond the harbor line.

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~~14.10.~~ ~~Subject to paragraph (D) above, n~~No mobile vessel hoist shall be constructed or installed in the Outer Harbor except as stated in Article VI, Section 1, ~~B~~A, (11),

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**D. Municipal Piers, Wharves, and Launching Ramps may be constructed provided:**

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~~1.~~ Any municipal pier at Steam Boat Landing shall not exceed 320 feet in length (as measured from the harbor line) and the width of the pier walkway shall not exceed 50 feet.

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~~2.~~ Municipal piers built elsewhere in the Outer Harbor shall not exceed 150 feet in length (as measured from the harbor line) and the width of the pier walkway shall not exceed 16 feet.

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~~23.~~ Floats shall be of size and construction needed for municipal piers, wharves and launching ramps.

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~~34.~~ The height of the pier walkway ~~does~~ shall not exceed ten feet

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~~45.~~ Pilings or structures necessary for securing floats adjacent to municipal piers, wharves and launching ramps shall be permitted.

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**Section 3. Coastal Harbor**

No piers, wharves, bulkheads, marine railways, mobile vessel hoists, private breakwaters, or any structure requiring a permit shall be permitted ~~No structure requiring a permit shall be constructed~~ in the Coastal Harbor except as permitted below.

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~~B.A.~~ Fender pilings, bollards, railings or other accessory structures which extend above the walkway of a pier or wharf shall be limited to a height of 6 feet above the walkway. Railings shall be substantially open in construction to minimize visual interference from both shore and water.

**B.** Wharves may be constructed in the Coastal Harbor area provided:

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1. The wharf ~~does shall~~ not extend more than 12 feet into the waters beyond the harbor line, or to mean low water, whichever is less.
2. The length of the wharf along the shore ~~does shall~~ not exceed 40 feet or one-half the width of the upland lot, whichever is less
3. The height of the wharf walkway above mean high water ~~does shall~~ not exceed 10 feet.

**C. B.** Piers may be constructed provided:

1. The length of the pier shall not exceed the shorter distance of the following:
  - A. 150 feet (as measured from the harbor line), or
  - B. To a point where the depth of the water at the end of the pier at mean low water does not exceed 6 feet.
2. ~~C.~~ The height of the pier walkway ~~does shall~~ not exceed 10 feet above mean high water.
- 4.3. ~~The overall width of the pier does shall not exceed 4-6 feet including all rails and supports at the pier walkway; the overall width of the pier at the pier walkway shall not exceed six feet and the width of the base of the pier. The overall width of the granite or stone supports shall be in conformance to standard engineering practice.~~

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**Section 4. Consolidated Piers**

Consolidated piers, as defined herein and in the Zoning Ordinances, may be constructed on the Outer Harbor and Coastal Harbor areas provided:

- A. The consolidated pier ~~does shall~~ not exceed 150 feet in length (as measured from the harbor line) or to a point where the depths of water at the end of the consolidated pier at mean low water is not more than 6 feet, whichever of the two measurements is less.
- ~~E.~~ Participating property owners shall have combined continuous, contiguous frontage of at least 600 feet.
- ~~D.~~ No consolidated pier shall be constructed within 300 feet as measured along the harbor line from an existing or from an approved consolidated pier, wharf, breakwater or other similar construction.
- D. The consolidated pier shall not be constructed within 30 feet (horizontal distance along the shoreline) of the exterior property lines of the combined properties, as the consolidated pier intersects the harbor line.
- E. The height of the consolidated pier walkway above mean high water ~~does shall~~ not exceed 6 feet above mean high water in the Outer Harbor and 10 feet above, mean high water in the Coastal Harbor.
- F. Fender pilings, bollards, railings or other accessory structures ~~that which~~ extend above the walkway of a consolidated pier or wharf shall be limited to a height of 6 feet

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above the walkway. Railings shall be substantially open in construction to minimize visual interference from both shore and water.

- G. The width of the consolidated pier ~~does shall~~ not exceed 6 feet including all rails and supports at the pier walkway, and the width of the base of the pier. ~~The overall width of the granite or stone supports~~ shall be in conformance with standard engineering practice.
- H. Construction of a consolidated pier shall not be such as to substantially impede the public's right of passage over the shores and flats.
- I. Where two or more property owners combine to participate in a consolidated pier under this provision, common use easements shall be provided for the use of the pier.
- J. Pier rights on properties contributing to a consolidated pier shall be relinquished by the property owners in a written statement.
- K. Recordable instruments or agreement on cross easements shall be submitted with the application and certified by the applicant(s) in writing to the Planning Board.

#### **Section 5. Municipal Piers**

~~Municipal piers may be constructed in the Outer Harbor provided:~~

- ~~A. The municipal pier does not exceed 320 feet in length (as measured from the harbor line) or to a point where the depth of water at the end of the pier at mean low water is not more than 20 feet whichever is less.~~
- ~~A. The width of the pier walkway does not exceed 50 feet.~~
- ~~A. The height of the pier walkway does not exceed that allowed for piers in the Inner, Outer or Coastal Harbor.~~
- ~~A. Floats shall be of size and construction needed for municipal piers and launching ramps.~~
- ~~A. Pilings or structures necessary for securing floats adjacent to municipal piers and launching ramps shall be permitted.~~

#### **Section 65. Permit Approval Requirement**

No mobile vessel hoists, piers, wharves, bulkheads, breakwaters, marine railways or other structures shall be constructed, enlarged or improved except upon approval and issuance of a permit in accordance with Section 76 of these Harbor Rules and Regulations.

## Section 76. Procedure for Permit

- A. Any construction, renovation, or improvement of a mobile vessel hoist, pier, wharf, bulkhead, breakwater, marine railway or other structure shall require an application to the Code Enforcement Officer of the Town of Camden. Written application shall include the following information:
1. Evidence of submission of application for applicable State and Federal licenses, permits and approvals.
  2. Evidence of submission of application for applicable Army Corps of Engineers licenses, permits and approvals.
  3. A site plan, stamped and sealed by an engineer, registered in the State of Maine, at a scale of not greater than 1 inch to 20 feet. The plan shall show:
    - A. The length and width of the proposed project.
    - B. The harbor line and wharf line, mean high water and mean low water.
    - C. Side property lines as extended from the upland across the shores and flats.
  4. An elevation showing the height of the structure in relation to mean high water and mean low water.
  5. A pier or wharf section.
  6. A plan showing the location and type of lighting.
- B. A permit under this section shall not be issued by the ~~Select Board~~ Code Enforcement Officer until all applicable State and Federal licenses, permits and approvals and local approvals under this section have been received.
- C. The Code Enforcement Officer shall review the application for compliance with paragraph (A) above and the applicable requirements of the Town of Camden Zoning Ordinance. In the event the Code Enforcement Officer determines the application is complete, then the application, together with related documents shall be dated and forwarded within 10 business days to the Harbor Committee. The Harbor Committee shall within 10 business days of the date of receipt, convene a meeting for review of the application. The review and comments of the Harbor Committee shall be in writing, shall specifically address the standards in Article VI, Section 76, shall state the reasons for the comments and shall be forwarded to the Select Board for their review and action.
- D. Upon receipt of the review and comments of the Harbor Committee, the Select Board (after a public hearing) shall either approve, approve with conditions or disapprove the proposed project, in accordance with the standards of Article VI, Section 76, of these Harbor Rules and Regulations.
1. If disapproved, the disapproval shall be in writing and shall include the reasons for disapproval.

2. If approved, the approval shall be in writing and shall not be effective until approval by the Planning Board under site plan review.

E. The application, together with the action taken by the Select Board, shall be returned to the Code Enforcement Office within 60 days of the date that the application was determined to be complete unless otherwise mutually agreed to by the applicant and the Select Board.

F. The Select Board shall review the project for compliance with the applicable provisions of the ordinance set forth therein above and, in addition thereto, the following standards. The Select Board, as part of its review, shall hold at least one public hearing

### 1. The Inner Harbor

That the proposed project will not:

1. Encroach into, interfere with, or pose a hazard to navigational channels.
2. ~~Interfere~~ Substantially interfere with access to and from existing mooring and berthing areas for both commercial and recreational uses.
3. ~~Substantially Displace~~ displace or eliminate the existing mooring and berthing areas, both public and private, commercial and recreational.
4. ~~Substantially Interfere~~ interfere with public access to and use of the Harbor waters.

### 2. The Outer Harbor and Coastal Harbor

That the proposed project will not:

- A. Interfere with, or pose a hazard to, the navigational channels between the Inner Harbor and the bay and from the public vessel ramp to the main channel.
- B. ~~Substantially Eliminate~~ eliminate or interfere with existing and designated mooring and anchorage areas and access thereto.
- C. ~~Substantially Reduce~~ reduce or interfere with existing shell fishing and clamming areas, and access thereto.
- D. Interfere with public vessel launching and pier facilities.
- E. ~~Substantially Block~~ block or interfere with public rites of passage and uses of the shores and flats.
- F. Adversely affect small recreational boating activities to a substantial degree.

- G. Construction of approved projects shall commence within one year from the date of approval by the Select Board and shall be completed within two years from the date of issuance of the building permit.
- H. The decision of the Select Board concerning issuance or denial of the permit may be appealed to the Superior Court by the aggrieved party within 30 days of the date of decision and in accordance with Rule 80B of the Maine Rules of Civil Procedure.
- I. Notwithstanding the above provisions of Article VI, Section 76, regular maintenance and emergency repair of piers, wharves, mobile vessel hoists, breakwaters, or bulkheads, as defined below, shall not require a permit under the Harbor and Waterways Ordinance, except as stated expressly in the following paragraphs of this provision.

In the event that regular maintenance or emergency repairs to piers, wharves, or mobile vessel hoists require the removal of existing pilings and the replacement of those pilings along the outermost side of the pier or wharf facing the waters of the harbor, then the person causing such normal maintenance or emergency repairs shall submit to the Code Enforcement Officer a site plan, stamped and sealed by an engineer, registered in the State of Maine, at a scale of not greater than one inch to twenty feet, which shows specifically the location of existing pilings and decking for the pier, wharf, or mobile vessel hoists and the proposed locations of new or replacement pilings and decking in connection with such normal maintenance or emergency repairs.

Any person causing such normal maintenance or emergency repairs shall submit to the Code Enforcement Officer, together with the building permit application for such work, required by the Camden Zoning Ordinance, a description of the work for such normal maintenance or emergency repairs which provides the Code Enforcement Officer with sufficient information to determine whether the proposed project conforms with the meaning of “regular maintenance” or “emergency repairs” as set forth in this provision.

In the event that the Code Enforcement Officer determines that insufficient information has been provided by the applicant for the building permit, the Code Enforcement Officer can request additional information,

If the Code Enforcement Officer determines that the applicant for the building permit proposes to perform work that does not constitute regular maintenance or emergency repairs, then the Code Enforcement Officer shall direct that applicant to obtain a permit in accordance with the provisions of Article VI, Section 7-6 of this Ordinance. If, after following the normal permit review procedure as described in Article VI, Section 6, the Select Board concludes that the permit requested is for work that does not constitute regular maintenance or emergency repairs, the Select Board shall treat the request as if it were for a new structure or facility, and shall deny the permit if the type of structure or facility proposed is prohibited in the subject area of the harbor.

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The person causing regular maintenance or emergency repairs shall take photographs of that maintenance or repair, both before and after the completion of work. Such photographs shall be submitted to the Code Enforcement Officer and retained as a permanent record with a copy of the building permit delivered to the Harbormaster.

For purposes of this provision, regular maintenance shall mean restorative work, including replacing decking, and refurbishing of portions of the decking or pilings of wharves, piers, or mobile vessel hoists for the purpose of preserving those structures and maintaining the structural integrity of those structures and in order to counteract the effects of usual wear and tear caused by the use of those structures in marine related activities.

For purposes of this provision, emergency repairs shall mean replacement and relocation of pilings, decking, or underpinning replacement which requires rapid action in order to avoid a dangerous condition which threatens life or injury to any person or which threatens property damage; emergency repairs shall include, by way of illustration, repairs arising out of storm damage, fire, and the threat of imminent collapse of a pier, wharf, or mobile vessel hoist.

### Section 87. Landfill

There shall be no landfill beyond the harbor line in any of the harbor areas, except as may be required for the proposed construction of a municipal pier or municipal vessel launching ramp in the outer harbor.

### Section 98. Floats and Ramps

Floats and ramps attached to piers, wharves, bulkheads, or breakwater shall be approved in writing by the Harbormaster in the event that the standards are met by the applicant as follows:

#### 4.A. The Inner Harbor

1. Combination of vessels, floats and ramps shall be permitted up to 40 feet from the wharf line provided such combination is consistent with standards as determined by the Harbormaster set forth in Article VI, Section 76(F), for the Inner Harbor.
2. Combinations of vessels, floats and ramps extending more than 40 feet beyond the wharf line shall be consistent with the standards as determined by the Harbormaster as set forth in Article VI, Section 76, (F) for the Inner Harbor and shall require the written permission of the Harbormaster.

3C. No buildings or structures shall be permitted on any floats.

4D. Municipal piers and municipal launching ramps shall be exempt from Sections (1) and (2).

#### 5.B. The Outer and Coastal Harbor

- 6.1. A float with connecting ramp may be extended to no more than 50 feet beyond the end or outer edge of the pier, wharf, breakwater or bulkhead as measured to the outside edge of the float, provided said float and ramp arrangement is consistent with the standards set forth in Article VI, Section 76, (F).

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~~7-2.~~ In the Outer Harbor, the float shall not exceed 240 square feet in area and no dimension shall exceed 30 feet. In the Coastal Harbor, the float shall not exceed 360 square feet in area and no dimension shall exceed 30 feet.

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~~8-3.~~ No buildings or structures shall be permitted on the floats.

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~~9-4.~~ Municipal piers and municipal launching ramps shall be exempt from (1) and (2).

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#### Section ~~109.~~ Marine Railways

A. Alteration and/or renovation of existing marine railways is permitted in both the Inner Harbor and Outer Harbor upon application for a permit and approval of that permit in accordance with procedures of Article VI, Section ~~7-6~~ of these Harbor Rules and Regulations provided, however, that the Select Board approves that project in accordance with the following standards:

1. That alterations and/or renovations, and the subsequent use thereof, will not adversely affect the standards of the Inner and Outer Harbor as set forth in Article VI, Section ~~7-6~~ above, and;
2. That the alteration and/or renovation have been approved by the appropriate State and Federal Agencies.
3. A repair that does not require the State Department of Environmental Protection and/or U.S. Army Corps of Engineers permits or licenses shall not require a permit under these Rules and Regulations.

## **ARTICLE VII PENALTY**

The master, owner or owners of any vessel, vessel or raft, or any other person who shall violate any of the provisions of this ordinance, for which a specific penalty is not set forth herein, or for which a specific penalty is not otherwise provided by the laws of the State of Maine, shall be subject to the monetary penalties set forth in Title 30-A, M.R.S.A., Section 4452, which includes, without limitation, a minimum penalty for a specific violation in the amount of \$100.00 and a maximum penalty for a specific violation in the amount of \$2,500.00. Such penalties shall be recoverable in the District Courts or Superior Court of the State of Maine in accordance with Title 30-A, M.R.S.A., Section 4452, as amended from time to time.

Violations of this ordinance which also constitute violations of the laws of the State of Maine with regard to speed restrictions, operation of a vessel so as to endanger persons or property, reckless operation of a vessel, and operation of a vessel under the influence of drugs or liquor, which such restrictions are set forth in Title 38, M.R.S.A., Section 285, shall be subject to the penalties set forth in state law.

In addition to the monetary penalties set forth herein, a violator of this ordinance shall also be subject to an order of abatement of the violation as set forth in Title 30-A, M.R.S.A., Section 4452, as amended from time to time; and that violator shall further be subject to an action by the Town of Camden, in a court of competent jurisdiction, for injunctive relief in order to prevent or abate violations of this ordinance.



**ARTICLE VIII SEPARABILITY**

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions.



## APPENDIX A

### Mooring Specifications for Camden Harbor

All moorings shall meet the minimum standards as set below prior to placement. These standards are set for normal weather conditions. In the event of gale winds or stronger and/or extreme tides, it is the mooring owner's responsibility to ensure certain precautions are taken. The Town of Camden realizes that mooring loads are variable, that it is impossible to say that all vessels of equal length require the same size mooring, and such standards cannot be applied to all vessels. The Harbormaster or it's designee, reserve the right to require a vessel owner to increase the minimum mooring standard for any vessel should they feel the minimum standard would be inadequate for the vessel because of unusual design, such as but not limited to excessive weight, wind age, or draft.

Furthermore, the Town of Camden shall not be held liable for any damage inflicted if a minimum standard mooring fails. The safe serviceable condition and adequate size of all mooring equipment is the ultimate responsibility of the mooring permit holder. The prudent seaman rule shall apply.

#### Minimum Mooring Specifications

Vessel Length	Granite Dry Weight	Bottom & Top Chain		Pennant Size
0-16	1000 #	½"	3/8"	½"
17-22	2000 #	¾"	3/8"	½"
23-30	4000 #	1"	½"	5/8"
31-40	5000 #	1"	½"	¾"
41-50	6000 #	1"	5/8"	1"
51 +	Harbormaster Approval			

All granite moorings shall have a minimum staple diameter of 1".

#### All Moorings

Any mooring other than a granite block shall be at the Harbormasters discretion.

The bottom chain length shall be 5' more than the depth at mean low water (MLW) and the top chain length shall be to the depth at mean high water mark (MHW). When a mooring site is at deeper water than 15' mean low water (MLW), the length of bottom chain shall be at least 20' and the combined chain length will equal the depth of mean low water (MLW) plus depth of mean high water (MHW).

All chain and connecting shackles shall be of USA manufacture and shackle pins shall be secured with multi-strand SS wire. All shackles shall be a minimum of one size larger than the chain it is attached to.

Pennants shall be made of nylon or Harbormaster approved type line and shall have proper chafe gear. The pennant length shall be two times the height from the bow chock to the water, plus the distance from the chock to the cleat on deck.

Mooring buoys shall be inflated, formed, molded or fabricated from styrofoam, rubber, plastic or fiberglass and shall be a minimum of 18 inches in diameter.

All transient/service moorings shall be white and marked with the owner's identification, mooring number and maximum vessel length.

All private moorings shall be marked with the vessel name and mooring number.

The use of wood mooring spars is prohibited.

Winter mooring markers shall not be installed prior to September 15<sup>th</sup> and must be removed prior to June 15<sup>th</sup>.

**Inner Harbor**

Inner Harbor Mooring Floats shall be moored fore and aft by two 4000-pound blocks with 1-inch staples, 45 feet of 1-inch bottom chain, to a ¾-inch single or 1 5/8 inch bridle top chain on each end.

Numbers assigned by the Harbormaster shall be affixed to both ends of the float.

*This administrative procedure was approved by the Select Board on September 15 2003, with an effective date of November 5, 2003, and amended on March 16, 2010. It replaces "The Minimum Standards for Mooring Equipment", dated July 17, 1991. (need to change date when approved)*

## APPENDIX B

### Mooring Sale and Site Assignment Procedure

**MOORING SITE:** A specific point on the ocean bottom in a mooring area assigned by the Harbormaster.

**MOORING GEAR:** Any apparatus placed on the harbor bottom under the direction of the Harbormaster for purposes of securing a vessel. Such apparatus includes mooring gear and mooring hardware and is not carried aboard a vessel as regular equipment

#### PART I – Mooring Gear Seller

1. You must first remember that you are selling mooring gear only and not the assigned mooring site it occupies.
2. Mooring sites are assigned by the Harbormaster on a first-come, first-served basis and in accordance with vessel size and length.
3. The new mooring site holder does not have to buy your mooring gear.
4. You may rent your mooring gear to the new mooring site holder.
5. Following written notice from the harbormaster, moorings Will be removed within 14 days at seller's expense, put ashore on the east side of the public launching ramp at least 30 feet from the paved ramp area and above the low water mark and marked for identification by harbormaster. .
6. Mooring gear left over 60 days at the mooring gear storage area will be considered abandoned and disposed of by the Harbormaster.
7. The name of the new mooring site holder will be given to you and your name will be given to the new mooring site holder for sale of your mooring gear. Please remember that the new site holder is not obligated to buy your mooring gear.

#### PART II – New Mooring Site Permittee

1. You have 14 days from the date of notification from the Harbormaster advising you of the availability of a mooring site to decide if you want the mooring site and 30 days to complete the transaction.
2. You must provide mooring gear for the site in accordance with the minimum standards established such for Camden Harbor.
3. You are not obligated to buy or rent the previous mooring site holder's mooring gear, but you may choose to buy or rent mooring gear from the previous site holder. His/her name will be provided to you and your name to him/her.

This administrative procedure was approved by the Select Board on (NEED TO PUT DATE IN), with an effective date of (NEED TO PUT DATE IN). It was originally dated July, 1993.



## APPENDIX C

### Inner Harbor Mooring Float Specifications and Procedure

1. Floats will be positioned according to the Inner Float Plan, developed by the Harbor Committee (see appendix H).
2. Adjustments to the Float Plan may be made by the Harbormaster as needed, as long as no float is moved outside the footprint permitted by the Corp of Engineers on 11/2/1992.
3. Additional floats may be added to the Inner Harbor Float Plan by the Harbormaster, with approval of the Select Board.
4. The maximum 30-foot by 6-foot size of floats, and the maximum 42-foot TVL by 14-foot beam and minimum 22-foot size of vessels tied to them, is prescribed in the Harbor and Waterways Ordinance.
5. Each float must be moored south and north to granite mooring stones each of which weighs a minimum of 2 tons with a minimum 1-inch staple, and moorings may be shared.
6. The Harbormaster will specify the location of all moorings and the total length of chain from mooring stone to float.
7. Bottom chain shall be minimum 1-inch chain with a minimum length of 45 feet. Top chain shall be either a single  $\frac{3}{4}$ -inch chain with  $\frac{7}{8}$  inch shackles or a bridle composed of two separate  $\frac{5}{8}$  inch chains and  $\frac{3}{4}$  inch shackles. All top chain shackles are to be U.S. made, and all top chains U.S. made and of long link, "mooring" style.
8. Top chain lengths will be specified by the Harbormaster, and no extra slack will be allowed, but owners are encouraged to leave some extra chain hanging past the float shackle so that adjustments can be made at the direction of the Harbormaster.
9. Where bottom chains cross, the south headed chain will be led on the west side of the crossing.
10. All floats, chains, and moorings will be subject to regular inspection as set out in the Ordinance or other administrative procedures.
11. No buildings or structures shall be permitted on any floats.

This administrative procedure was approved by the Select Board on September 15, 2003, with an effective date of November 5, 2003.



## APPENDIX D

### Mooring Application Procedure

Pursuant to Article V, Section 6, of the Harbor and Waterways Ordinance, the Select Board hereby adopts the following administrative procedure concerning the time period for application for a position on the mooring site permit waiting list and the information which shall be set forth in that application:

1. No later than January 1st of each year, the Harbor Clerk or the duly appointed agent of the Harbor Clerk shall send a written notice to each person who was on the waiting list for a mooring for the prior year notifying that person that an application for a mooring site permit must be filed, on a form provided by the Town office, no later than January 31st for that year. The form provided by the Town office shall include the mailing address and legal address of the applicant, an indication whether the applicant wishes to be placed or retained on the waiting list, the type of mooring; that is, finger float, Inner Harbor Float Inner Harbor Mooring Float or mooring, for which the application is submitted and information about the boat vessel that will use the mooring site. The application must be signed by the applicant. The application shall contain other information requested by the Harbor Clerk.

The written notice shall be sent to anyone who has been placed on the waiting list during the prior year for a mooring site.

The application shall be accompanied by an application fee to cover the cost of mailing and other administrative costs.

2. In the event that a person to whom notice has been sent as set forth above fails to respond on or before January 31<sup>st</sup> then on February 1<sup>st</sup>, the Harbor Clerk or the designated agent of the Harbor Clerk shall send a second written notice, by certified mail, with return receipt requested, mailed to the last known address of the person on the waiting list for a prior year. This notice shall notify that person that an application for a mooring site permit on a form approved by the Town office must be received by the Harbor Clerk by March 1<sup>st</sup>, accompanied by the application fee and an additional late fee as set forth in the Harbor Fee schedule approved by the Camden Select Board.

3. In the event that the person to whom a certified letter is sent, as set forth above, fails to file an application together with the fees set forth by March 1<sup>st</sup>, then the person on the waiting list from a prior year failing to respond shall be removed from the waiting list.

*This administrative procedure was approved by the Select Board on September 15, 2003, with an effective date of November 5, 2003 and amended on April 29, 2008. It was originally approved on April 6, 1998.*



## APPENDIX E

### Memorial Bench Policy

#### New Memorial Benches:

In 2001, there was room at the Public Landing for approximately 12 new memorial benches. The Harbor Committee proposed that the new benches were separate from the existing ones and that the Town should expeditiously solicit donations for them as follows:

1. Each bench will be six feet long and similar in construction to the present memorial benches.
2. Each bench will include one engraved plank with up to 40 letters inscribed “In memory of...”, “Dedicated to...”, “Courtesy of...”, “A gift from...”, or similar. Extra lettering that can fit on the plank will be charged extra.
3. The Harbor Committee reserves the right to approve proposed text.
4. The donor will pay fees for the cost of the bench and a 10-year maintenance plan as set forth in the annual harbor fee schedule.
5. In the spring of the 10<sup>th</sup> year, the owner will be notified and offered the opportunity to continue maintaining the bench at an annual fee set forth in the harbor fee schedule. Donors who do not wish to continue a maintenance plan may ask to have the bench returned to them during the winter of the 10<sup>th</sup> year.
6. Donors will be responsible for keeping an active address on file with the Camden Harbor Clerk. Donors who fail to respond to a maintenance renewal notice within 90 days will forfeit their right to their bench.
7. Public notice will be made when there is space available for new memorial benches, and applications collected for 60 days. Each donor is limited to one application. If there are more applications than spaces available, the Harbor Committee will choose applications by lottery.
8. The Harbor Committee reserves the right to approve applications, with the criteria being a satisfactory demonstration of association with the Town of Camden.
9. The Harbor Committee also reserves the right to place “orphan” benches into the Sponsor a Bench program.

10. The town reserves the right to terminate the memorial bench program at any time, returning the benches to their donors and refunding maintenance monies on a prorated basis.

#### **Existing Memorial Benches as of 2001:**

There were 20 existing memorial benches at the Public Landing in 2001 when these procedures were originally adopted. The town did its best to identify the donors of those benches, and to give them an opportunity to sponsor the ongoing maintenance of those benches at fees set forth in the annual harbor fee schedule. As with new benches, donors are responsible for keeping an active address on file with the Camden Harbor Clerk, and donors who fail to respond to a maintenance renewal notice within 90 days will forfeit their right to their bench. As of June 1, 2008, any of the existing original benches that do not have sponsored maintenance will be deemed abandoned, but may also be eligible for placement into the Sponsor a Bench program.

#### **Sponsor a Bench Program:**

The Sponsor a Bench Program is designed to provide a way for citizens of Camden to preserve enduring symbols of Camden Harbor's history by sponsoring named benches that no longer have sources of funding. While the Harbor Committee will decide which benches will go into the Sponsor a Bench program, the program itself will be administered by the town office.

When the regular sponsorship period of a bench ends, the town will notify the original sponsors of their choices.

1. They can continue sponsoring the bench by paying to the town an annual maintenance fee set forth in the fee schedule.
2. They can have the bench returned to them at a location in the Camden area.
3. They can ask that the bench go into the Sponsor a Bench Program.

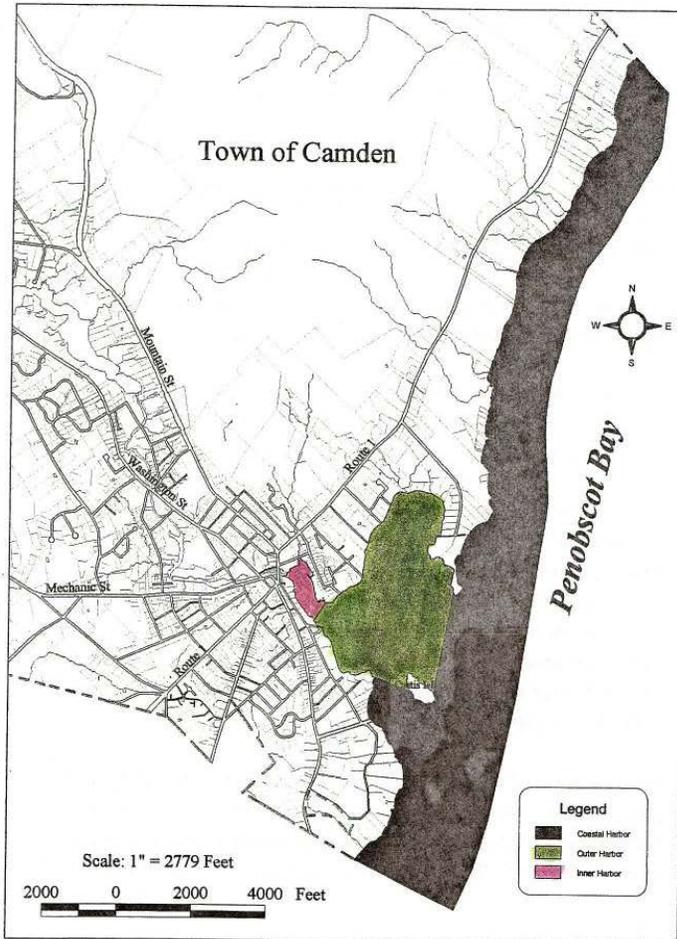
If there is no response within 90 days, the town will notify the Harbor Committee that the designated bench no longer has a sponsor. The Harbor Committee will then determine if the named bench is of significant historical value to be in the Sponsor a Bench Program. If so, the committee will instruct the town office of its decision. The town office will then give sufficient public notice that the named bench is in the Sponsor a Bench Program and the town is welcoming sponsors. Sponsorships will be awarded (or welcomed) in order of their completed applications that the town office will track.

The cost for sponsoring a bench shall be set annually and will be in the fee schedule. The sponsor adopts the bench as named. While the name on the bench does not change, there may be provisions to recognize the sponsoring person or organization.

*This administrative procedure was approved by the Select Board on September 15, 2003, with an effective date of November 5, 2003 amended on April 29, 2008; and January 26, 2009. It was originally approved on February 5, 2001.*

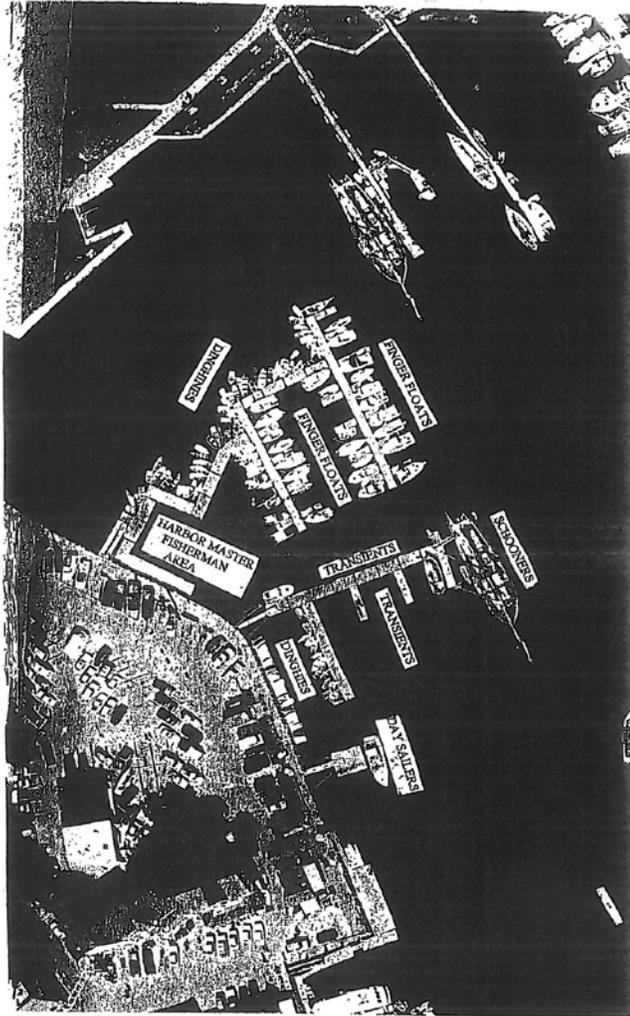
**APPENDIX F**  
**Map of Inner, Outer and Coastal Harbor**

**Appendix F**





**APPENDIX G**  
**Public Landing Float Plan**



APPENDIX G  
Public Landing Float Plan

**APPENDIX H**

**Inner Harbor Mooring Float Plan**

**(See Page 52)**



## APPENDIX I

### Mooring Float Agreement

This agreement is executed pursuant to the requirements of the Harbor and Waterways Ordinance of the Town of Camden. For valuable consideration, the undersigned parties hereby agree and covenant that the mooring float described below shall be shared and used between/among them on the terms and conditions set forth in this agreement as follows:

1. At all times all permittees shall comply with all requirements of the ordinances of the Town of Camden, including the Harbor and Waterways Ordinance.
2. Nothing in this agreement shall eliminate each individual party's obligation of joint and several liabilities to comply with all terms, obligations, costs, fees and conditions imposed by the Ordinances of the Town of Camden.
3. The undersigned parties agree that the cessation of use by any particular party does not eliminate that party's share and responsibility of all fees and expenses of maintenance concerning that mooring float. Such responsibility shall continue until that mooring float is removed from the mooring and all fees and expenses have been paid to the Town of Camden, and until such time as another person has assumed use of the mooring float, obtained permission from the Town of Camden, and paid any and all outstanding fees or expenses of maintenance associated to the mooring float either to the Town of Camden, or any other third person, or party to this agreement.
4. In the event that any of the undersigned parties cease to use the mooring float or the use of the mooring float otherwise terminates, then the purchase price of the person's share of the mooring float, which is affected by that termination shall be disclosed in writing to Camden Harbormaster. The purchase price for the person's share of the mooring float shall not exceed one-half of the current fair market value of the mooring float. Prior to any sale to a third person or other party, said share in the float shall first be offered to the Town of Camden to purchase at fair market, consistent with the terms and conditions of the Harbor and Waterways Ordinance of the Town of Camden. The selling party must obtain a written release from the Town of Camden prior to sale to a third person. Said release shall not be unreasonably withheld in the event that the Town of Camden does not wish to exercise its right of first refusal to purchase said interest.
5. In the event of a dispute by the undersigned parties concerning maintenance and/or costs, taxes or fees related to the mooring float, the parties shall advise the Harbormaster of such dispute. The parties are then encouraged to resolve the matter informally and then so advise the Harbormaster who shall render a decision which may be appealed pursuant to Art. V, Sec 6.D. . In the event that the parties refuse or fail to make a timely appeal, all permits relating to the mooring and float in question may be immediately terminated by the Harbor Committee. Except as specifically authorized in the Harbor and Waterways Ordinance of the Town of Camden, the transfer of a mooring float space shall not be permitted. The Mooring Float, which is subject to this agreement, is described as follows:

The undersigned parties agree that the original of this agreement shall be submitted together with any application for a permit for any mooring float space to the Harbormaster of the Town of

Camden. The terms and conditions herein shall run with and be a part of any permit issued by the Town of Camden for the mooring float in question. The parties agree that the Town of Camden may enforce the terms and conditions of this agreement through Court action and/or injunctive relief. In the event of such action, the mooring float owners shall be jointly and severally liable for the attorneys' fees incurred by the Town of Camden.

The parties hereby certify that they have read, understood and comply with the terms and conditions of the Harbor and Waterway Ordinances of the Town of Camden and the definitions used therein apply to this document.

Dated: \_\_\_\_\_

TOWN OF CAMDEN

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Receipt of original of this Mooring Float Agreement by and between \_\_\_\_\_ and \_\_\_\_\_ acknowledged hereby on the above date by: \_\_\_\_\_ Date: \_\_\_\_\_

**APPENDIX J**

**HARBOR CHANNEL PLAN**

**(See Page 56)**



APPROXIMATE  
CHANNEL CHANNEL PLAN

google earth

feet  
km

4000



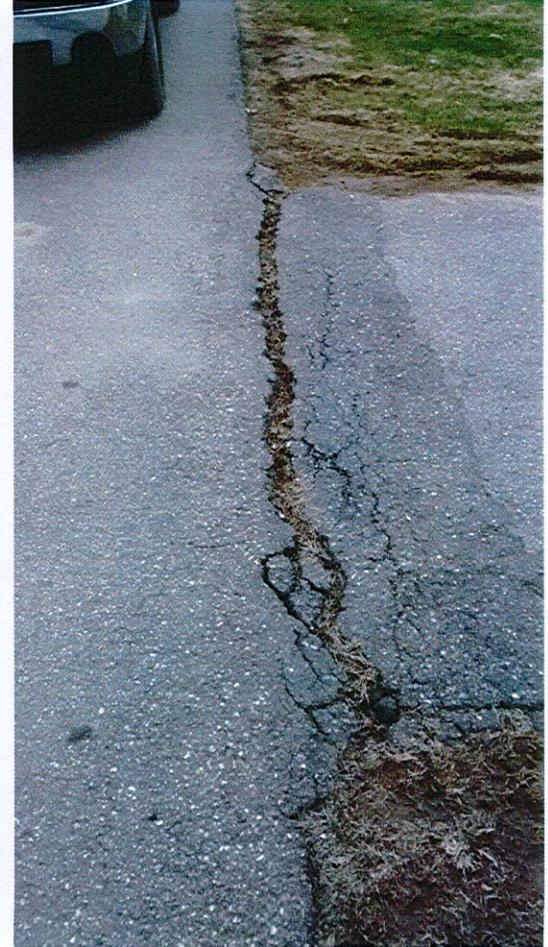
### HISTORICAL NOTES

**Historical Note: Original Harbor Rules and Regulations adopted October 3, 1977; new ordinance adopted March 12, 1990 and revised as listed below:**

REVISED JUNE 8, 1993  
REVISED NOVEMBER 2, 1993  
REVISED NOVEMBER 4, 1997  
REVISED JUNE 9, 1998  
REVISED NOVEMBER 3, 1998  
REVISED JUNE 8, 1999  
REVISED NOVEMBER 2, 1999  
REVISED JUNE 12, 2001  
REVISED NOVEMBER 6, 2001  
REVISED JANUARY 29, 2002  
REVISED JUNE 10, 2003  
REVISED NOVEMBER 4, 2003  
REVISED JUNE 12, 2007  
REVISED NOVEMBER 6, 2007  
REVISED APRIL 29, 2008  
REVISED JANUARY 26, 2009  
REVISED MARCH 16, 2010  
REVISED NOVEMBER 5, 2013

State Law Reference: 38 MRSA, Section 1 et seq.

# Wastewater Facility Driveway



TOWN OF CAMDEN

BID FORM

The undersigned bidder acknowledges receipt of the NOTICE AND INFORMATION TO BIDDERS, BID FORM, AND BID SPECIFICATIONS entitled "Driveway Crack Repairs" and hereby proposes to provide the work as described in the specifications for the bid price shown:

BID PRICE

" Hot Rubber Crackfilling " \$7,645.00

Name of Individual / Company: MIDCOAST SEALCOATING

Address: 133 CAMDEN RD

APPLETON, ME 04862

Printed Name of Person Signing Form: DARRELL GRIERSON

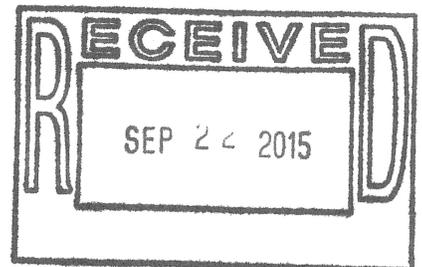
Telephone: office 207-785-5510 cell 207-542-5162

Signature: Danell Grierson

Date: 9-18-15

Bids shall be placed in a sealed envelope marked  
"Driveway Crack Repairs Bid"  
and received in the Office of the Camden Town Manager,  
P.O. Box 1207, 29 Elm Street, Camden, Maine 04843  
on or before 1:30 p.m., September 21, 2015 (No FAX bids will be accepted.)

5,086 feet LOWER PART  
2,559 feet UPPER PART  
7,645 feet AT \$1.00 PER FOOT



**TOWN OF CAMDEN**  
**NOTICE AND INFORMATION TO BIDDERS**

The Town of Camden will receive sealed bids for “**Driveway Crack Repairs**” in accordance with the NOTICE AND INFORMATION TO BIDDERS, BID SPECIFICATIONS and BID FORM. All of the bid documents are a material part of this NOTICE and are incorporated by reference into this NOTICE.

The Select Board shall make an award of the contract by considering, among other things, the lowest price for a proposal meeting the bid specifications. The Town of Camden reserves the right to waive any formalities; to reject any or all bids, or to accept any bid it considers to be in the best interest of the Town after considering quality, function, service, and initial cost, without obligation to consider price only. The Town's decision in all cases will be final. Tabulation will be mailed to vendors upon request.

If a bidder finds discrepancies in, or omissions from the Project documents, or is in doubt as to the meaning of the Project documents, the bidder shall, at once, notify the Town Manager, in writing; and upon receipt of such notification, the Town Manager shall send additional written clarification concerning the issues raised in the NOTICE to all prospective bidders.

Deviations from the Contract Documents: All deviations from the contract documents must be noted in detail by the bidder, in writing, at the time of submittal of the formal bid. Bidders are expressly informed that any material deviation from the contract documents may be a basis for rejection of the proposal by the Select Board at the time that the Board considers an award of the contract.

Prices must be firm for at least ninety (90) days.

At the time of the opening of proposals, each bidder shall be presumed to have read and be thoroughly familiar with the specifications in this BID NOTICE and all enclosures. The failure or omission of any bidder to receive or examine any form, instrument, or document shall in no way relieve any bidder from any obligation in respect to the proposal submitted. Any bidder to whom a contract is awarded shall be responsible for observing applicable standards for fair employment practices and work safety.

For purposes of this BID NOTICE and all Project documents, the term "bidder" shall mean any person, company or organization submitting a Proposal pursuant to this NOTICE and the term "bid" shall mean a Proposal submitted by a bidder.

Bids shall be placed in a sealed envelope marked “**Driveway Crack Repairs Bid**” and received in the Office of the Camden Town Manager, P.O. Box 1207, 29 Elm Street, Camden, Maine 04843 on or before **1:30 p.m., September 21, 2015 (No FAX bids will be accepted)** at which time all bids will be opened and read aloud. Bidders are invited to attend. **No proposal shall be accepted in the event that the envelope containing the proposal is not correctly marked as identified in the preceding sentence and sealed.** Prior to an award of the contract, no town official has been authorized to make any oral modifications or changes in the terms and specifications of this NOTICE.

Dave Bolstridge  
Wastewater Superintendent  
P.O. Box 1207, 20 Lions Lane  
Camden, Maine 04843  
(207) 236-7955

Patricia Finnigan  
Camden Town Manager  
P.O. Box 1207, 29 Elm Street  
Camden, ME 04843  
(207) 236-3353

**TOWN OF CAMDEN**

**BID FORM**

The undersigned bidder acknowledges receipt of the NOTICE AND INFORMATION TO BIDDERS, BID FORM, AND BID SPECIFICATIONS entitled "**Driveway Crack Repairs**" and hereby proposes to provide the work as described in the specifications for the bid price shown:

**BID PRICE**

" \_\_\_\_\_ "

\_\_\_\_\_

Name of Individual / Company:

\_\_\_\_\_

Address:

\_\_\_\_\_

\_\_\_\_\_

Printed Name of Person Signing Form:

\_\_\_\_\_

Telephone:

\_\_\_\_\_

Signature:

\_\_\_\_\_

Date:

\_\_\_\_\_

**Bids shall be placed in a sealed envelope marked  
"Driveway Crack Repairs Bid"  
and received in the Office of the Camden Town Manager,  
P.O. Box 1207, 29 Elm Street, Camden, Maine 04843  
on or before 1:30 p.m., September 21, 2015 (No FAX bids will be accepted.)**

**Driveway Crack Repairs  
Camden Wastewater Treatment Plant  
Camden, Maine**

**Scope of work:** The contractor shall fill and seal all specified cracks with hot rubberized crack and joint repair product. The repair products specifications must be included in the bid document for Wastewater Department approval.

1. Repairs shall be carried out on both treatment plant driveways and all asphalt walkways located at 20 Lions Lane, Camden, Maine.
2. Work shall be carried out in a manner that allows the continued operation of the wastewater treatment plant.

Clean the driveways and walkways where cracks between 3/8" and 2" exist. Clean all cracks to be filled with crack repair product to allow proper contact between product and asphalt. Ensure cracks are dry and temperature is greater than 40°F prior to filling with repair product.

It is preferred this work be completed by November 20, 2015, however, if temperature and wet weather prevent meeting application requirements, this work may be delayed. If delay is necessary, this project must be completed by June 23, 2016. Delays beyond this date must be approved by the Wastewater Department.

**TOWN OF CAMDEN**

**BID FORM**

The undersigned bidder acknowledges receipt of the NOTICE AND INFORMATION TO BIDDERS, BID FORM, AND BID SPECIFICATIONS entitled "Driveway Asphalt Repair" and hereby proposes to provide the work as described in the specifications for the bid price shown:

**BID PRICE**

" Driveway Asphalt Repair "

\$14,950.00

Name of Individual / Company:

All States Asphalt Inc.

Address:

6 Sabbady Point Road

Windham, ME 04062

Printed Name of Person Signing Form:

Jamie Ward

Telephone:

207-440-3915

Signature:

Jamie Ward

Date:

9/16/2015

Bids shall be placed in a sealed envelope marked  
**"Driveway Asphalt Repair Bid"**  
and received in the Office of the Camden Town Manager,  
P.O. Box 1207, 29 Elm Street, Camden, Maine 04843  
on or before 1:30 p.m., September 17, 2015 (No FAX bids will be accepted.)

TOWN OF CAMDEN

BID FORM

The undersigned bidder acknowledges receipt of the NOTICE AND INFORMATION TO BIDDERS, BID FORM, AND BID SPECIFICATIONS entitled "Driveway Asphalt Repair" and hereby proposes to provide the work as described in the specifications for the bid price shown:

BID PRICE

"Driveway Asphalt Repair"

7,595-

Name of Individual / Company:

Performance Paving Inc

Address:

P.O. Box 1002  
Rockland, Me 04841

Printed Name of Person Signing Form:

Uno R. IIVONEN

Telephone:

2079754880

Signature:

Uno R. Ivonen

Date:

9/16/15

Bids shall be placed in a sealed envelope marked  
**"Driveway Asphalt Repair Bid"**  
and received in the Office of the Camden Town Manager,  
P.O. Box 1207, 29 Elm Street, Camden, Maine 04843  
on or before 1:30 p.m., September 17, 2015 (No FAX bids will be accepted.)

**TOWN OF CAMDEN**  
**NOTICE AND INFORMATION TO BIDDERS**

The Town of Camden will receive sealed bids for “**Driveway Asphalt Repair**” in accordance with the NOTICE AND INFORMATION TO BIDDERS, BID SPECIFICATIONS and BID FORM. All of the bid documents are a material part of this NOTICE and are incorporated by reference into this NOTICE.

The Select Board shall make an award of the contract by considering, among other things, the lowest price for a proposal meeting the bid specifications. The Town of Camden reserves the right to waive any formalities; to reject any or all bids, or to accept any bid it considers to be in the best interest of the Town after considering quality, function, service, and initial cost, without obligation to consider price only. The Town's decision in all cases will be final. Tabulation will be mailed to vendors upon request.

If a bidder finds discrepancies in, or omissions from the Project documents, or is in doubt as to the meaning of the Project documents, the bidder shall, at once, notify the Town Manager, in writing; and upon receipt of such notification, the Town Manager shall send additional written clarification concerning the issues raised in the NOTICE to all prospective bidders.

Deviations from the Contract Documents: All deviations from the contract documents must be noted in detail by the bidder, in writing, at the time of submittal of the formal bid. Bidders are expressly informed that any material deviation from the contract documents may be a basis for rejection of the proposal by the Select Board at the time that the Board considers an award of the contract.

Prices must be firm for at least ninety (90) days.

At the time of the opening of proposals, each bidder shall be presumed to have read and be thoroughly familiar with the specifications in this BID NOTICE and all enclosures. The failure or omission of any bidder to receive or examine any form, instrument, or document shall in no way relieve any bidder from any obligation in respect to the proposal submitted. Any bidder to whom a contract is awarded shall be responsible for observing applicable standards for fair employment practices and work safety.

For purposes of this BID NOTICE and all Project documents, the term "bidder" shall mean any person, company or organization submitting a Proposal pursuant to this NOTICE and the term "bid" shall mean a Proposal submitted by a bidder.

Bids shall be placed in a sealed envelope marked “**Driveway Asphalt Repair Bid**” and received in the Office of the Camden Town Manager, P.O. Box 1207, 29 Elm Street, Camden, Maine 04843 on or before **1:30 p.m., September 17, 2015 (No FAX bids will be accepted)** at which time all bids will be opened and read aloud. Bidders are invited to attend. **No proposal shall be accepted in the event that the envelope containing the proposal is not correctly marked as identified in the preceding sentence and sealed.** Prior to an award of the contract, no town official has been authorized to make any oral modifications or changes in the terms and specifications of this NOTICE.

Patricia Finnigan  
Camden Town Manager  
P.O. Box 1207, 29 Elm Street  
Camden, ME 04843  
(207) 236-3353

**TOWN OF CAMDEN**

**BID FORM**

The undersigned bidder acknowledges receipt of the NOTICE AND INFORMATION TO BIDDERS, BID FORM, AND BID SPECIFICATIONS entitled "**Driveway Asphalt Repair**" and hereby proposes to provide the work as described in the specifications for the bid price shown:

**BID PRICE**

" \_\_\_\_\_ "

\_\_\_\_\_

Name of Individual / Company:

\_\_\_\_\_

Address:

\_\_\_\_\_

\_\_\_\_\_

Printed Name of Person Signing Form:

\_\_\_\_\_

Telephone:

\_\_\_\_\_

Signature:

\_\_\_\_\_

Date:

\_\_\_\_\_

**Bids shall be placed in a sealed envelope marked  
"Driveway Asphalt Repair Bid"  
and received in the Office of the Camden Town Manager,  
P.O. Box 1207, 29 Elm Street, Camden, Maine 04843  
on or before 1:30 p.m., September 17, 2015 (No FAX bids will be accepted.)**

**Driveway Asphalt Repair  
Camden Wastewater Treatment Plant  
Camden, Maine**

**Scope of work:** The contractor shall cut out all large asphalt cracks, level offsets and areas with extensive cracks, and replace with hot mix asphalt.

1. Repairs shall be carried out on both treatment plant driveways and all asphalt walkways located at 20 Lions Lane, Camden, Maine.
2. Work shall be carried out in a manner that allows the continued operation of the wastewater treatment plant.

Cut out all sections of asphalt where cracks exceed 2 inches, and in areas with a high concentration of cracks. Cut at least 12 inches beyond any severe cracking. Reset any manhole or valve covers to ensure final cover elevation matches the final asphalt surface. Resurface these areas with hot mix asphalt in accordance with the most current Asphalt Institute asphalt paving manual.

This work must be completed by November 20, 2015.

The wastewater treatment plant driveways may be inspected between the hours of 7 AM and 4 PM Monday through Friday. An appointment can also be made by calling the plant at (207) 236-7955.

**SPECIAL TOWN MEETING WARRANT**  
**November 3, 2015**

County of Knox

To: Randy Gagne, Constable of the Town of Camden, Maine

**GREETINGS:**

In the name of the State of Maine, you are hereby required to notify and warn the Inhabitants of the Town of Camden, required by law to vote in town affairs, to meet at the Public Safety Building located on Washington Street in said Town on Tuesday, November 3, 2015 at 8:00 a.m. in the forenoon to 8:00 p.m. in the afternoon to vote on Articles 1 through 4 at which time the meeting will adjourn.

**ARTICLE 1**

To elect a Moderator to preside at said meeting.

**ARTICLE 2**

Shall an ordinance entitled "November 2015 amendments to the Town of Camden Zoning Ordinance" be enacted? (A copy of said Ordinance is available at the Town Office)

**ARTICLE 3**

Shall an ordinance entitled "November 2015 amendments to the Harbor and Waterways Ordinance of the Town of Camden" be enacted? (A copy of said Ordinance is available at the Town Office)

**ARTICLE 4**

Shall Article 3, Section 2 of the Town of Camden Subdivision Ordinance be amended as follows? (New language is shown as underlined)

**Dwelling Unit:** A room or group of rooms within a dwelling, designed and equipped as living quarters for a person or for a family, including provisions for living, sleeping, bathing and cooking. Individual units within a Congregate Housing Facility as defined by the Zoning Ordinance shall be considered dwelling units.

**Multifamily Development:** A subdivision that contains three (3) or more dwelling units on land in common ownership, such as apartment buildings, congregate housing, condominiums, or mobile home parks.

\*\*\*\*\*

The Select Board gives notice that the Registrar of Voters will be in session at the Camden Town Office for the purpose of accepting and correcting the voting list during regular business hours Monday through Friday 8:00 a.m. – 3:30 p.m. and at the polls Tuesday, November 3, 2015 from 8:00 a.m. – 8:00 p.m.

You must be a Camden registered voter to vote in any election.

Given under our hands this 6th day of October 2015.

**CAMDEN SELECT BOARD**

\_\_\_\_\_  
John R. French, Jr., Chairperson

\_\_\_\_\_  
Donald White, Vice-Chairperson

\_\_\_\_\_  
Martin Cates

\_\_\_\_\_  
James Heard

\_\_\_\_\_  
Leonard Lookner

A True Attest Copy: \_\_\_\_\_

Katrina Oakes, Town Clerk

**RETURN**

I certify that I have notified the Voters of Camden of the time and place of the Town of Camden Special Town Meeting and the Five Town Community School District Special Budget Validation Referendum to be held November 3, 2015 by posting an attested copy of the Notice of Warrants at the Camden Public Safety Building, Camden Town Office, Camden Public Library, and the Camden Post Office on \_\_\_\_\_, 2015.

\_\_\_\_\_  
Randy Gagne, Constable

September 24, 2015

**To:** Chief Randy Gagne  
Camden Police Department

**From:** Janice L. Esancy  
Administrative Assistant to the Town Manager

The following establishment: Cappy's Chowder House at 1 Main Street has submitted an application for a renewal Restaurant/Lounge Class XI Malt, Spirituous, and Vinous Liquor License. There will be a public hearing regarding this license at an upcoming Select Board Meeting.

Have there been any incidents reported to the Camden Police Department since September 2014 regarding this establishment? \_\_\_\_\_  
Yes  No. If yes, please explain. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please return this form to the Town Manager's Office. Thank you.

  
\_\_\_\_\_  
Chief Randy Gagne  
Camden Police Department

9/28/15  
\_\_\_\_\_  
Date

**BUREAU OF ALCOHOLIC BEVERAGES  
DIVISION OF LIQUOR LICENSING & ENFORCEMENT  
164 STATE HOUSE STATION  
AUGUSTA, ME 04333-0164**



Promise by any person that he or she can expedite a liquor license through influence should be completely disregarded.  
To avoid possible financial loss an applicant, or prospective applicant, should consult with the Division before making any substantial investment in an establishment that now is, or may be, attended by a liquor license.

<u>DEPARTMENT USE ONLY</u>	
LICENSE NUMBER:	CLASS:
DEPOSIT DATE	
AMT. DEPOSITED:	BY:
CK/MO/CASH:	

PRESENT LICENSE EXPIRES 10-14-2015

INDICATE TYPE OF PRIVILEGE:  MALT  SPIRITUOUS  VINOUS

**INDICATE TYPE OF LICENSE:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> RESTAURANT (Class I,II,III,IV) | <input checked="" type="checkbox"/> RESTAURANT/LOUNGE (Class XI) |
| <input type="checkbox"/> HOTEL-OPTINONAL FOOD (Class I-A)          | <input type="checkbox"/> HOTEL (Class I,II,III,IV)               |
| <input type="checkbox"/> CLASS A LOUNGE (Class X)                  | <input type="checkbox"/> CLUB-ON PREMISE CATERING (Class I)      |
| <input type="checkbox"/> CLUB (Class V)                            | <input type="checkbox"/> GOLF CLUB (Class I,II,III,IV)           |
| <input type="checkbox"/> TAVERN (Class IV)                         | <input type="checkbox"/> OTHER: _____                            |

**REFER TO PAGE 3 FOR FEE SCHEDULE**

**ALL QUESTIONS MUST BE ANSWERED IN FULL**

<b>1. APPLICANT(S)</b> –(Sole Proprietor, Corporation, Limited Liability Co., etc.)			<b>2. Business Name (D/B/A)</b>		
David Robichaud			Cappy's Chowder House		
DOB: 5/15/53					
Matt Orne					
DOB: 1/15/64			Location (Street Address)		
DOB:			1 Main Street		
Address			City/Town	State	Zip Code
PO Box 841			Camden	ME	04843
			Mailing Address		
			PO Box 841		
City/Town	State	Zip Code	City/Town	State	Zip Code
Camden	ME	04843	Camden	ME	04843
Telephone Number	Fax Number		Business Telephone Number	Fax Number	
207-236-2254	N/A		207-236-2254	N/A	
Federal I.D. #			Seller Certificate #		
80-0850432			1108642		

3. If premises is a hotel, indicate number of rooms available for transient guests: \_\_\_\_\_
4. State amount of gross income from period of last license: ROOMS \$ \_\_\_\_\_ FOOD \$ \_\_\_\_\_ LIQUOR \$ \_\_\_\_\_
5. Is applicant a corporation, limited liability company or limited partnership? YES  NO
- If YES, complete Supplementary Questionnaire
6. Do you permit dancing or entertainment on the licensed premises? YES  NO
7. If manager is to be employed, give name: David Robichaud
8. If business is NEW or under new ownership, indicate starting date: \_\_\_\_\_  
Requested inspection date: \_\_\_\_\_ Business hours: \_\_\_\_\_
9. Business records are located at: 1 Main Street, Camden, ME 04843

10. Is/are applicants(s) citizens of the United States? YES  NO

11. Is/are applicant(s) residents of the State of Maine? YES  NO

12. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married: Use a separate sheet of paper if necessary.

Name in Full (Print Clearly)	DOB	Place of Birth
David Robichaud	5/13/53	Detroit, MI
Matthew Orne	1/15/64	Ridgewood, NJ

Residence address on all of the above for previous 5 years (Limit answer to city & state)

13. Has/have applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of any State of the United States? YES  NO

Name: \_\_\_\_\_ Date of Conviction: \_\_\_\_\_  
Offense: \_\_\_\_\_ Location: \_\_\_\_\_  
Disposition: \_\_\_\_\_

14. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued? Yes  No  If Yes, give name: \_\_\_\_\_

15. Has/have applicant(s) formerly held a Maine liquor license? YES  NO

16. Does/do applicant(s) own the premises? Yes  No  If No give name and address of owner: \_\_\_\_\_

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required) \_\_\_\_\_  
Building at 1 Main Street, Camden, ME 04843

18. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services? YES  NO  Applied for: \_\_\_\_\_

19. What is the distance from the premises to the NEAREST school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel? 500ft. Which of the above is nearest? Church

20. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES  NO   
If YES, give details: \_\_\_\_\_

The Division of Liquor Licensing & Inspection is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to \$2,000 or both."

Dated at: Camden, ME on September 17, 2015

Signature of Applicant or Corporate Officer(s)

DAVID L. ROBICHAUD  
Print Name

Please sign in blue ink

Signature of Applicant or Corporate Officer(s)

MATTHEW ORNE  
Print Name

**NOTICE – SPECIAL ATTENTION**

All applications for NEW or RENEWAL liquor licenses must contact their Municipal Officials or the County Commissioners in unincorporated places for approval of their application for liquor licenses prior to submitting them to the bureau.

**THIS APPROVAL EXPIRES IN 60 DAYS.**

**FEE SCHEDULE**

<b>Class I</b>	Spirituos, Vinous and Malt .....	\$ 900.00
	<b>CLASS I:</b> Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers; OTB.	
<b>Class I-A</b>	Spirituos, Vinous and Malt, Optional Food (Hotels Only) .....	\$1,100.00
	<b>CLASS I-A:</b> Hotels only that do not serve three meals a day.	
<b>Class II</b>	Spirituos Only .....	\$ 550.00
	<b>CLASS II:</b> Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; and Vessels.	
<b>Class III</b>	Vinous Only .....	\$ 220.00
	<b>CLASS III:</b> Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	
<b>Class IV</b>	Malt Liquor Only .....	\$ 220.00
	<b>CLASS IV:</b> Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	
<b>Class V</b>	Spirituos, Vinous and Malt (Clubs without Catering, Bed & Breakfasts) .....	\$ 495.00
	<b>CLASS V:</b> Clubs without catering privileges.	
<b>Class X</b>	Spirituos, Vinous and Malt – Class A Lounge .....	\$2,200.00
	<b>CLASS X:</b> Class A Lounge	
<b>Class XI</b>	Spirituos, Vinous and Malt – Restaurant Lounge .....	\$1,500.00
	<b>CLASS XI:</b> Restaurant/Lounge; and OTB.	

**FILING FEE**.....\$ 10.00

**UNORGANIZED TERRITORIES** \$10.00 filing fee shall be paid directly to County Treasurer. All applicants in unorganized territories shall submit along with their application evidence of payment to the County Treasurer.

All fees must accompany application, made payable to the **Treasurer of Maine**. This application must be completed and mailed to Bureau of Alcoholic Beverages and Lottery Operations, Division of Liquor Licensing and Enforcement, 164 State House Station, Augusta ME 04333-0164. Payments by check subject to penalty provided by Title 28A, MRS, Section 3-B.

STATE OF MAINE

Dated at: \_\_\_\_\_, Maine \_\_\_\_\_ SS  
City/Town (County)

On: \_\_\_\_\_  
Date

The undersigned being: \_\_\_\_\_ Municipal Officers \_\_\_\_\_ County Commissioners of the  
\_\_\_\_\_ City \_\_\_\_\_ Town \_\_\_\_\_ Plantation \_\_\_\_\_ Unincorporated Place of: \_\_\_\_\_, Maine

Hereby certify that we have given public notice on this application and held public hearing thereon as required by Section 653 Title 28A, Maine Revised Statutes and hereby approve said application.

THIS APPROVAL EXPIRES IN 60 DAYS

NOTICE – SPECIAL ATTENTION

§ 653. Hearings; bureau review; appeal

1. **Hearing.** The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, shall hold a public hearing for the consideration of applications for new on-premise licenses and applications for transfer of location of existing on-premise licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time, the applicant may request a waiver of the hearing.

A. The bureau shall prepare and supply application forms. [1993, c.730, §27(amd).]

B. The municipal officers or the county commissioners, as the case may be, shall provide public notice of any hearing held under this section by causing a notice, at the applicant's prepaid expense, stating the name and place of hearing, to appear on at least 3 consecutive days before the date of hearing in a daily newspaper having general circulation in the municipality where the premises are located or one week before the date of the hearing in a weekly newspaper having general circulation in the municipality where the premises are located. [1995, c.140, §4 (amd).]

C. If the municipal officers or the county commissioners, as the case may be, fail to take final action on an application for a new on-premise license, for transfer of the location of an existing on-premise license or for renewal of an on-premise license within 60 days of the filing of an application, the application is deemed approved and ready for action by the bureau. For purposes of this paragraph, the date of filing of the application is the date the application is received by the municipal officers or county commissioners. This paragraph applies to all applications pending before municipal officers or county commissioners as of the effective date of this paragraph as well as all applications filed on or after the effective date of this paragraph. This paragraph applies to an existing on-premise license that has been extended pending renewal. The municipal officers or the county commissioners shall take final action on an on-premise license that has been extended pending renewal with 120 days of the filing of the application. [1999, c589, §1 (amd).]

2. **Findings.** In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. A license may be denied on one or more of the following grounds:

A. Conviction of the applicant of any Class A, Class B or Class C crime: [1987, c45, Pt.A§4 (new).]

B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control; [1987, c.45, Pt.A§4(new).]

C. Conditions of record such as waste disposal violations, health or safety violation or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner; [1993, c.730, §27 (amd).]

D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises; [1989, c.592,§3 (amd).]

E. A violation of any provision of this Title; and [1989, c.592, §3 (amd).]

F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601. [1989, c.592, §4 (new).]

[1993, c730, §27 (amd).]

3. **Appeal to bureau.** Any applicant aggrieved by the decision of the municipal officers or county commissioners under this section may appeal to the bureau within 15 days of the receipt of the written decision of the municipal officers or county commissioners. The bureau shall hold a public hearing in the city, town or unincorporated place where the premises are situated. In acting on such an appeal, the bureau may consider all licensure requirements and findings referred to in subsection 2.

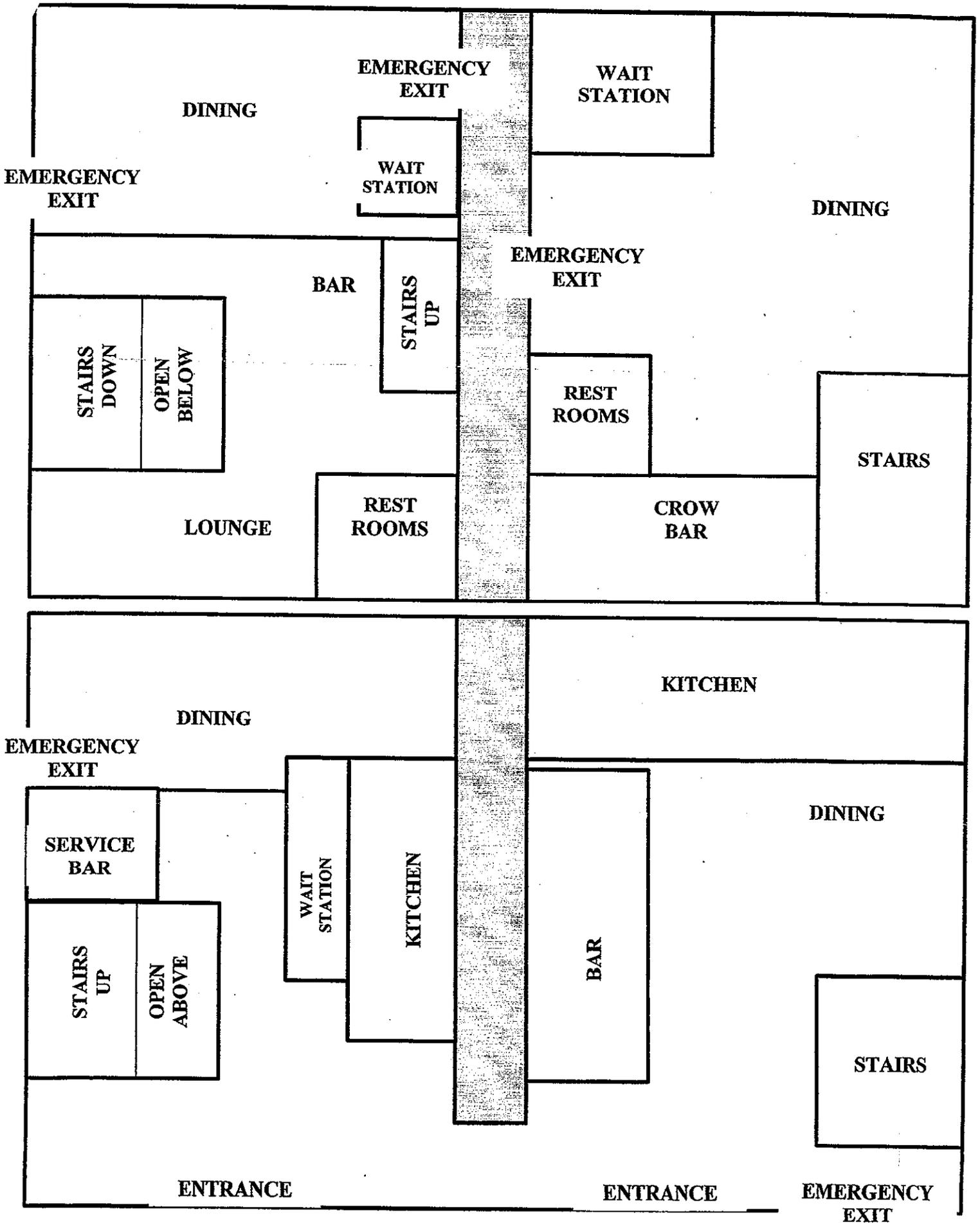
A. [1993, c.730, §27 (rp).]

4. **No license to person who moved to obtain a license. (REPEALED)**

5. **(TEXT EFFECTIVE 3/15/01) Appeal to District Court.** Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the District Court within 30 days of receipt of the written decision of the bureau.

An applicant who files an appeal or who has an appeal pending shall pay the annual license fee the applicant would otherwise pay. Upon resolution of the appeal, if an applicant's license renewal is denied, the bureau shall refund the applicant the prorated amount of the unused license fee.

PREMISE DIAGRAM



**TOWN OF CAMDEN**  
**APPLICATION FOR SPECIAL AMUSEMENT PERMIT**  
**FOR DANCING AND ENTERTAINMENT**  
(Pursuant to Camden Code, Police Ordinance, Chapter VIII, Part IIA)

\$20.00 paid on: _____	New Application: _____	Renewal Application: <input checked="" type="checkbox"/> EXP 10/14/15
------------------------	------------------------	--

1. a. Name of Applicant Cappy's of Camden LLC Telephone #: 236-2254  
b. Street Address 1-5 Main Street  
c. Mailing address PO Box 841, Camden, ME 04843

2. a. Firm/Name of Business Cappy's Chowder House  
b. Street Address 1-5 Main Street

c. Nature of Business: (Please check appropriate line)  
Restaurant  Video/Pool/Billiards \_\_\_\_\_  
Other (please explain) \_\_\_\_\_

3. Do you intend to have any music other than radio or other mechanical devices and/or any dancing or entertainment of any sort on the licensed premises? YES  NO \_\_\_\_\_

4. If the answer to #3 above is YES, describe in detail kind and nature of entertainment:  
a. By professional entertainers: Musicians - no more than a trio  
b. By full-time or part-time employees: \_\_\_\_\_  
c. Other: \_\_\_\_\_

5. Will any of the music be amplified? YES  NO \_\_\_\_\_. If YES, describe in detail: Acoustical instruments for single musicians or duo/trio

6. Describe in detail room or rooms to be used under this permit:  
a. Eating areas Main Deck, Upper deck, crow's nest, captain's lounge  
b. Lounge: \_\_\_\_\_  
c. Video/Pool/Billiards Room: \_\_\_\_\_  
d. Other: \_\_\_\_\_

over, please . . . . .

7. Have you ever been denied a special amusement permit or had a permit revoked? YES \_\_\_\_\_ NO

If YES, describe circumstances: \_\_\_\_\_

8. Have you or any partner or corporate members been convicted of a felony? YES \_\_\_\_\_ NO . If

YES, describe circumstances: \_\_\_\_\_

**The applicant shall contact the Camden Fire Department (236-7950) prior to submitting this application to schedule a Life Safety Code inspection as referenced in the Camden Fire Prevention and Protection Ordinance. This facility complies with the Camden Fire Prevention and Protection Ordinance.**

*[Handwritten Signature]*

Signature of Camden Fire Department Inspector

*29 SEPT 2015*

Date

\*\*\*\*\*

This permit includes all types of entertainment. Dancing is included only if you have a dancing license issued by the State Fire Marshall's Office. License No. \_\_\_\_\_

*David L. Robinson 9/17/15*  
Signature of Applicant

*[Handwritten Signature]*  
If partnership, by members of partnership

*Copps of Camden LLC*  
Name of Corporation

*Managers*  
By its duly authorized corporate officer

**TOWN OF CAMDEN**

Dated at Camden, Maine on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The undersigned Municipal Officers of the Town of Camden, Maine, hereby approve the application set forth above.

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

September 3, 2015

**To:** Chief Randy Gagne  
Camden Police Department

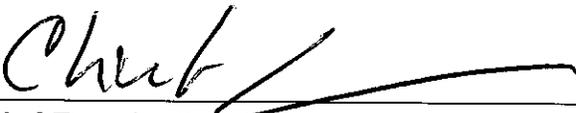
**From:** Janice L. Esancy  
Administrative Assistant to the Town Manager

The following establishment: Peter Ott's at 16 Bay View Landing has submitted an application for a renewal Restaurant Class I Malt, Spirituous, and Vinous Liquor License. There will be a public hearing regarding this license at an upcoming Select Board Meeting.

Have there been any incidents reported to the Camden Police Department since September 2014 regarding this establishment? \_\_\_\_\_  
Yes  No. If yes, please explain. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please return this form to the Town Manager's Office. Thank you.

  
\_\_\_\_\_  
Chief Randy Gagne  
Camden Police Department

\_\_\_\_\_  
Date

**BUREAU OF ALCOHOLIC BEVERAGES  
DIVISION OF LIQUOR LICENSING & ENFORCEMENT  
8 STATE HOUSE STATION  
AUGUSTA, ME 04333-0008**



Promise by any person that he or she can expedite a liquor license through influence should be completely disregarded.

To avoid possible financial loss an applicant, or prospective applicant, should consult with the Division before making any substantial investment in an establishment that now is, or may be, attended by a liquor license.

DEPARTMENT USE ONLY	
LICENSE NUMBER:	CLASS:
DEPOSIT DATE	
AMT. DEPOSITED:	BY:
CK/MO/CASH:	

PRESENT LICENSE EXPIRES 10/24/15

INDICATE TYPE OF PRIVILEGE:  MALT  SPIRITUOUS  VINOUS

**INDICATE TYPE OF LICENSE:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> RESTAURANT (Class I,II,III,IV) | <input type="checkbox"/> RESTAURANT/LOUNGE (Class XI)       |
| <input type="checkbox"/> HOTEL-OPTINONAL FOOD (Class I-A)          | <input type="checkbox"/> HOTEL (Class I,II,III,IV)          |
| <input type="checkbox"/> CLASS A LOUNGE (Class X)                  | <input type="checkbox"/> CLUB-ON PREMISE CATERING (Class I) |
| <input type="checkbox"/> CLUB (Class V)                            | <input type="checkbox"/> GOLF CLUB (Class I,II,III,IV)      |
| <input type="checkbox"/> TAVERN (Class IV)                         | <input type="checkbox"/> OTHER: _____                       |

**REFER TO PAGE 3 FOR FEE SCHEDULE**

**ALL QUESTIONS MUST BE ANSWERED IN FULL**

<b>1. APPLICANT(S)</b> –(Sole Proprietor, Corporation, Limited Liability Co., etc.)  DOB:	<b>2. Business Name (D/B/A)</b>  PETER OTT'S
PETER MAJIN-PETERS DOB: 3/9/78	
DOB:	Location (Street Address) 16 BAYVIEW LANDING
Address 109 WASHINGTON ST CAMDEN ME 04843	City/Town CAMDEN ME 04843 State Zip Code
City/Town CAMDEN ME 04843 State Zip Code	Mailing Address 16 BAYVIEW LANDING
Telephone Number 207-691-8269 Fax Number	City/Town CAMDEN ME 04843 State Zip Code
Federal I.D. # 01-0356536	Business Telephone Number 207-236-4032 Fax Number N/A
	Seller Certificate # 0167066

3. If premises is a hotel, indicate number of rooms available for transient guests: N/A
4. State amount of gross income from period of last license: ROOMS \$ \_\_\_\_\_ FOOD \$ 700,000 LIQUOR \$ 300,000
5. Is applicant a corporation, limited liability company or limited partnership? YES  NO
- complete Supplementary Questionnaire ,If YES
6. Do you permit dancing or entertainment on the licensed premises? YES  NO

7. If manager is to be employed, give name: PETER MASIN - PETERS
8. If business is NEW or under new ownership, indicate starting date: \_\_\_\_\_  
 Requested inspection date: \_\_\_\_\_ Business hours: \_\_\_\_\_
9. Business records are located at: 16 BALVIEW LANDING, CAMDEN, ME 04843
10. Is/are applicants(s) citizens of the United States? YES  NO
11. Is/are applicant(s) residents of the State of Maine? YES  NO

12. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married:  
 Use a separate sheet of paper if necessary.

Name in Full (Print Clearly)	DOB	Place of Birth
<u>PETER MASIN - PETERS</u>	<u>3/9/78</u>	<u>DAMASCUS, ME</u>

Residence address on all of the above for previous 5 years (Limit answer to city & state)  
CAMDEN, MAINE

13. Has/have applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of any State of the United States? YES  NO
- Name: PETER MASIN - PETERS Date of Conviction: 2011
- Offense: DUI Location: ROCKLAND, ME
- Disposition: GUILTY

14. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued?  
 Yes  No  If Yes, give name: \_\_\_\_\_

15. Has/have applicant(s) formerly held a Maine liquor license? YES  NO

16. Does/do applicant(s) own the premises? Yes  No  If No give name and address of owner: \_\_\_\_\_  
STUART SMITH

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required) \_\_\_\_\_  
LUNCH AND DINNER, FULL BAR, INDOOR / OUTDOOR SEASONAL DINING

18. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services?  
 YES  NO  Applied for: \_\_\_\_\_

19. What is the distance from the premises to the NEAREST school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel? 500 YARDS Which of the above is nearest? CHURCH

20. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES  NO

If YES, give details: \_\_\_\_\_

The Division of Liquor Licensing & Inspection is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

**NOTE:** "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to \$2,000 or both."

Dated at: \_\_\_\_\_ on \_\_\_\_\_, 20\_\_\_\_  
Town/City, State Date

**Please sign in blue ink**

Signature of Applicant or Corporate Officer(s)

Signature of Applicant or Corporate Officer(s)

PETER MASIN - PETERS  
Print Name

\_\_\_\_\_  
Print Name

**NOTICE – SPECIAL ATTENTION**

All applications for NEW or RENEWAL liquor licenses must contact their Municipal Officials or the County Commissioners in unincorporated places for approval of their application for liquor licenses prior to submitting them to the bureau.

**THIS APPROVAL EXPIRES IN 60 DAYS.**

**FEE SCHEDULE**

<b>Class I</b>	Spirituos, Vinous and Malt .....	\$ 900.00
	<b>CLASS I:</b> Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers; OTB.	
<b>Class I-A</b>	Spirituos, Vinous and Malt, Optional Food (Hotels Only) .....	\$1,100.00
	<b>CLASS I-A:</b> Hotels only that do not serve three meals a day.	
<b>Class II</b>	Spirituos Only .....	\$ 550.00
	<b>CLASS II:</b> Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; and Vessels.	
<b>Class III</b>	Vinous Only .....	\$ 220.00
	<b>CLASS III:</b> Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	
<b>Class IV</b>	Malt Liquor Only .....	\$ 220.00
	<b>CLASS IV:</b> Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	
<b>Class V</b>	Spirituos, Vinous and Malt (Clubs without Catering, Bed & Breakfasts) .....	\$ 495.00
	<b>CLASS V:</b> Clubs without catering privileges.	
<b>Class X</b>	Spirituos, Vinous and Malt – Class A Lounge .....	\$2,200.00
	<b>CLASS X:</b> Class A Lounge	
<b>Class XI</b>	Spirituos, Vinous and Malt – Restaurant Lounge .....	\$1,500.00
	<b>CLASS XI:</b> Restaurant/Lounge; and OTB.	
<b>FILING FEE</b>	.....	\$ 10.00

**UNORGANIZED TERRITORIES** \$10.00 filing fee shall be paid directly to County Treasurer. All applicants in unorganized territories shall submit along with their application evidence of payment to the County Treasurer.

All fees must accompany application, made payable to the **Treasurer of Maine**. This application must be completed and mailed to Bureau of Alcoholic Beverages and Lottery Operations, Division of Liquor Licensing and Enforcement, 8 State House Station, Augusta ME 04333-0008. Payments by check subject to penalty provided by Title 28A, MRS, Section 3-B.

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STATE OF MAINE

Dated at: \_\_\_\_\_, Maine \_\_\_\_\_ SS  
City/Town (County)

On: \_\_\_\_\_  
Date

The undersigned being: \_\_\_\_\_ Municipal Officers \_\_\_\_\_ County Commissioners of the  
\_\_\_\_\_ City \_\_\_\_\_ Town \_\_\_\_\_ Plantation \_\_\_\_\_ Unincorporated Place of: \_\_\_\_\_, Maine

Hereby certify that we have given public notice on this application and held public hearing thereon as required by Section 653 Title 28A, Main Revised Statutes and hereby approve said application.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS APPROVAL EXPIRES IN 60 DAYS

NOTICE – SPECIAL ATTENTION

§ 653. Hearings; bureau review; appeal

1. **Hearing.** The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place located, shall hold a public hearing for the consideration of applications for new on-premise licenses and applications for transfer of location of existing on-premise licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time the applicant may request a waiver of the hearing.

- A. The bureau shall prepare and supply application forms. [1993, c.730, §27(amd).]
- B. The municipal officers or the county commissioners, as the case may be, shall provide public notice of any hearing held under this section by causing a notice, at the applicant's prepaid expense, stating the name and place of hearing, to appear on at least 3 consecutive days before the date of hearing in a daily newspaper having general circulation in the municipality where the premises are located or one week before the date of the hearing in a weekly newspaper having general circulation in the municipality where the premises are located. [1995, c.140, §4 (amd).]
- C. If the municipal officers or the county commissioners, as the case may be, fail to take final action on an application for a new on-premise license, for transfer of the location of an existing on-premise license or for renewal of an on-premise license within 60 days of the filing of an application, the application is deemed approved and ready for action by the bureau. For purposes of this paragraph, the date of filing of an application is the date the application is received by the municipal officers or county commissioners. This paragraph applies to all applications pending before municipal officers or county commissioners as of the effective date of this paragraph as well as all applications filed before or after the effective date of this paragraph. This paragraph applies to an existing on-premise license that has been extended pending renewal. The municipal officers or the county commissioners shall take final action on an on-premise license that has been extended pending renewal within 120 days of the filing of the application. [1999, c.589, §1 (amd).]

2. **Findings.** In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. A license may be denied on one or more of the following grounds:

- A. Conviction of the applicant of any Class A, Class B or Class C crime: [1987, c.45, Pt.A§4 (new).]
- B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control; [1987, c.45, Pt.A§4(new).]
- C. Conditions of record such as waste disposal violations, health or safety violation or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner; [1993, c.730, §27 (amd).]
- D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises; [1989, c.592, §3 (amd).]
- E. A violation of any provision of this Title; and [1989, c.592, §3 (amd).]
- F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601. [1989, c.592, §4 (new).]

[1993, c.730, §27 (amd).]

3. **Appeal to bureau.** Any applicant aggrieved by the decision of the municipal officers or county commissioners under this section may appeal to the bureau within 15 days of the receipt of the written decision of the municipal officers or county commissioners. The bureau shall hold a public hearing in the city, town or unincorporated place where the premises are situated. In acting on such an appeal, the bureau may consider all licensure requirements and findings referred to in subsection 2.

- A. [1993, c.730, §27 (rp).]

4. **No license to person who moved to obtain a license. (REPEALED)**

5. **(TEXT EFFECTIVE 3/15/01) Appeal to District Court.** Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the District Court within 30 days of receipt of the written decision of the bureau.

An applicant who files an appeal or who has an appeal pending shall pay the annual license fee the applicant would otherwise pay. Upon resolution of the appeal, if an applicant's license renewal is denied, the bureau shall refund the applicant the prorated amount of the unused license fee.



**State of Maine**  
Bureau of Alcoholic Beverages  
Division of Liquor Licensing and Enforcement

<b>For Office Use Only:</b>
License #: _____
Date Filed: _____

**Supplemental Information Required for  
Business Entities Who Are Licensees**

For information required for Questions 1 to 4, this information is on file with the Maine Secretary of State's office and must match their record information. Please clearly complete this form in its entirety.

1. Exact legal name:  
PETER OTT'S
2. Other business name for your entity (DBA), if any:  
\_\_\_\_\_
3. Date of filing with the Secretary of State: 1974
4. State in which you are formed: MAINE
5. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine: \_\_\_\_\_
6. List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list the percentage ownership: (attached additional sheets as needed)

Name	Address for Previous 5 years	Date of Birth	Ownership %
PETER MAJIN PETERS	109 WASHINGTON ST CAMDEN, ME 04843	3/9/78	100%

7. Is any principal person involved with the entity a law enforcement official?

Yes  No

8. If Yes to Question 7, please provide the name and law enforcement agency:

---

Name: \_\_\_\_\_ Agency: \_\_\_\_\_

9. Has any principal person involved in the entity ever been convicted of any violation of the law, other than minor traffic violations, in the United States?

Yes  No

10. If Yes to Question 9, please complete the following: (attached additional sheets as needed)

Name: PETER MASON PETER

Date of Conviction: 12/2011

Offense: OVI

Location of Conviction: ROCKLAND, MAINE

Disposition: GUILTY

**Signature:**

  
\_\_\_\_\_  
Signature of Duly Authorized Person

2/10/15  
\_\_\_\_\_  
Date

PETER MASON-PETER  
\_\_\_\_\_  
Print Name of Duly Authorized Person

---

If you have questions regarding the legal name or assumed (DBA) name on file with the Secretary of State's office, please call (207) 624-7752. The SOS can only speak to the information on file with their office, not the filing of this supplemental information – please direct any questions about this form to our office at the number below.

Submit Completed Forms To: Bureau of Alcoholic Beverages and Lottery  
Operations Division of Liquor Licensing Enforcement  
8 State House Station Augusta, Me 04333-0008  
Telephone Inquiries: (207) 624-7220  
Fax: (207) 287-3434  
Email Inquiries: [MaineLiquor@Maine.gov](mailto:MaineLiquor@Maine.gov)

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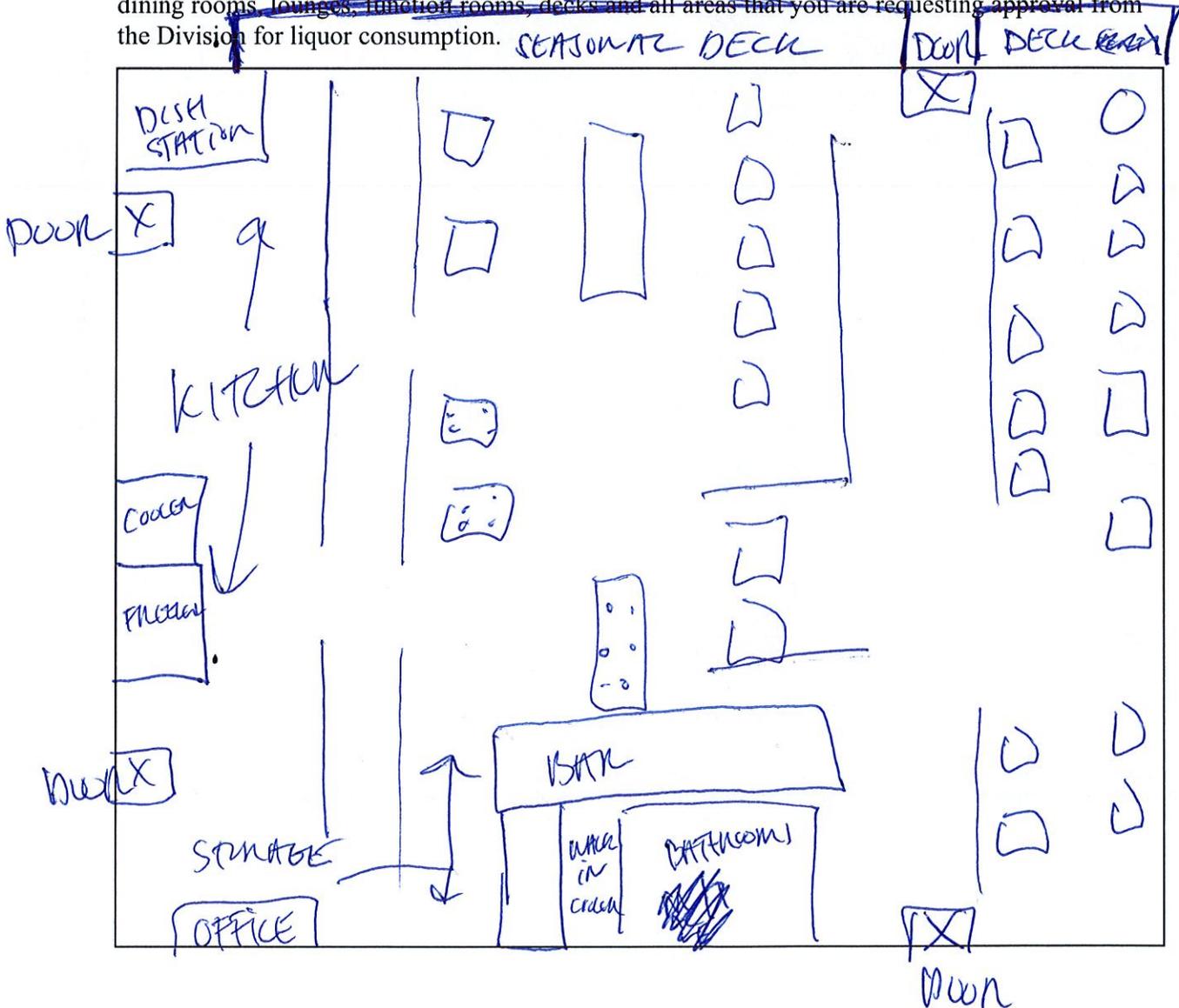


Bureau of Alcoholic Beverages  
Division of Liquor Licensing & Enforcement  
8 State House Station  
Augusta, ME 04333-0008  
Tel: (207) 624-7220 Fax: (207) 287-3434

## SUPPLEMENTAL APPLICATION FORM ON-PREMISE DIAGRAM

In an effort to clearly define your license premise and the areas that consumption and storage of liquor is allowed, The Division requires all applicants to submit a diagram of the premise to be licensed in addition to a completed license application.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the areas of your diagram including entrances, office area, kitchen, storage areas, dining rooms, ~~lounges, function rooms, decks and all areas that you are requesting approval from the Division for liquor consumption.~~



**TOWN OF CAMDEN**  
**APPLICATION FOR SPECIAL AMUSEMENT PERMIT**  
**FOR DANCING AND ENTERTAINMENT**  
(Pursuant to Camden Code, Police Ordinance, Chapter VIII, Part IIA)

\$20.00 paid on: _____	New Application: _____	Renewal Application: <input checked="" type="checkbox"/>
		Exp: 10/24/15

1. a. Name of Applicant PETER MASIN - PETA Telephone #: 691-2269  
b. Street Address 109 WASHINGTON ST, CAMDEN  
c. Mailing address " "

2. a. Firm/Name of Business PETER OTT'S  
b. Street Address 16 BAYVIEW LANDING

c. Nature of Business: (Please check appropriate line)  
Restaurant  Video/Pool/Billiards \_\_\_\_\_  
Other (please explain) \_\_\_\_\_

3. Do you intend to have any music other than radio or other mechanical devices and/or any dancing or entertainment of any sort on the licensed premises? YES  NO \_\_\_\_\_

4. If the answer to #3 above is YES, describe in detail kind and nature of entertainment:  
a. By professional entertainers: \_\_\_\_\_  
b. By full-time or part-time employees: \_\_\_\_\_  
c. Other: OCCASIONAL GUITAR, MARIACHI

5. Will any of the music be amplified? YES \_\_\_\_\_ NO  . If YES, describe in detail: \_\_\_\_\_

6. Describe in detail room or rooms to be used under this permit:  
a. Eating areas INDOOR / OUTDOOR DINING  
b. Lounge: FULL SERVICE BAR  
c. Video/Pool/Billiards Room: \_\_\_\_\_  
d. Other: \_\_\_\_\_

over, please . . . . .

7. Have you ever been denied a special amusement permit or had a permit revoked? YES \_\_\_\_\_ NO

If YES, describe circumstances: \_\_\_\_\_

8. Have you or any partner or corporate members been convicted of a felony? YES \_\_\_\_\_ NO  If

YES, describe circumstances: \_\_\_\_\_

**The applicant shall contact the Camden Fire Department (236-7950) prior to submitting this application to schedule a Life Safety Code inspection as referenced in the Camden Fire Prevention and Protection Ordinance. This facility complies with the Camden Fire Prevention and Protection Ordinance.**

  
\_\_\_\_\_  
Signature of Camden Fire Department Inspector

9-14-2015  
\_\_\_\_\_  
Date

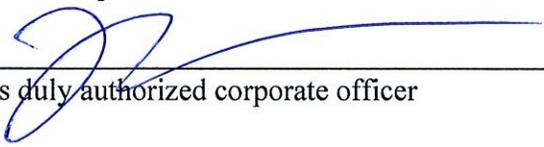
\*\*\*\*\*

This permit includes all types of entertainment. Dancing is included only if you have a dancing license issued by the State Fire Marshall's Office. License No. \_\_\_\_\_

  
\_\_\_\_\_  
Signature of Applicant

If partnership, by members of partnership  
 PETER OTIS  
\_\_\_\_\_  
Name of Corporation

~~WEDNESDAY~~  
9/14/15

  
\_\_\_\_\_  
By its duly authorized corporate officer

**TOWN OF CAMDEN**

Dated at Camden, Maine on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The undersigned Municipal Officers of the Town of Camden, Maine, hereby approve the application set forth above.

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

FOR TOWN OFFICE USE 17

Fee Schedule: (1 Bedroom = \$ 10.00; 2 or more bedrooms = \$ 10.00 plus \$1.00 for each bedroom in excess of one bedroom)

Amount of Fee Paid: \_\_\_\_\_ New Application: \_\_\_\_\_ Renewal Application: \_\_\_\_\_ Present License Exp. Date: 10/31/15

NEW LICENSE EXPIRATION DATE AFTER SELECT BOARD APPROVAL: \_\_\_\_\_

TOWN OF CAMDEN
LODGING ESTABLISHMENT LICENSE APPLICATION FORM

Applicant's Name: Kristen Bifulco / Jesse Bifulco
(Please list all applicants, if more than one)

Date(s) of Birth of all applicants: 8/17/1973 / 4/25/1969

Business Name: Perseid Corp dba Camden Windward House Bar B

Business Location: 6 High St. Camden 04843

Business Mailing Address: \_\_\_\_\_

Telephone Number: 207-236-9656

- 1) Total number of bedrooms located within structures on your property: 8 for rent 3 more for owner. (Including Owners & Staff)
2) Total number of bedrooms in #1 above which conform to one of these approved Zoning categories (enter quantity for rent.)
a) Homestay Max 2 b) Rooming House c) Inn 8 d) Hotel or Motel

3) Has the number of rooms in your lodging establishment changed since the Town's last lodging license approval? Yes No If yes, please explain

4) Has the operation of your lodging establishment changed since the Town's last lodging license approval? (i.e. increase or decrease in number of rooms; year-round to seasonal; seasonal to year-round, etc.) Yes No
If yes, please explain:

5) Describe briefly any food and drink services offered: Breakfast / Snack / wine list

Number of parking spaces provided:
a) On-site 14 c) Leased off-site
b) Owned off-site d) N/A; Lawful nonconforming ("grandparented")

7) Date of expiration of current State of Maine Human Services Eating and Lodging License: 10/7/2016
(Please attach a copy to this application, this certificate is issued from the State not the town)

- 8) Have you, as applicant, been convicted of a crime in the state of Maine or in any other jurisdiction which is punishable by one year or more imprisonment or for any other crime committed with the use of a dangerous weapon or of an offense involving the use of a firearm against another person within five (5) years of the date of application? Yes \_\_\_\_\_ No
- 9) Is there any formal charging instrument now pending against you in the state of Maine or any other jurisdiction for a crime which is punishable by one year or more of imprisonment or for any other crime allegedly committed by the applicant with the use of a dangerous weapon or of an offense involving use of a firearm against another person? Yes \_\_\_\_\_ No
- 10) Have you, as applicant, been adjudicated to be an incapacitated person pursuant to state law or, if such adjudication has occurred, that designation has been removed by order under Title 18-A, M.R.S.A., Section 5-307(b)? Yes \_\_\_\_\_ No
- 11) Have you, as applicant, been dishonorably discharged from the military forces within the past five (5) years? Yes \_\_\_\_\_ No
- 12) Are you an illegal alien? Yes \_\_\_\_\_ No
- 13) Have you had three or more convictions for crimes punishable by less than one year imprisonment within five (5) years of the date of this application? Yes \_\_\_\_\_ No
- 14) Have you been adjudicated as having committed a juvenile offense pursuant to the laws of the state of Maine or any jurisdiction within five (5) years of the date of application? Yes \_\_\_\_\_ No

The applicant shall contact the Camden Fire Department (236-7950) to schedule a Life Safety Code inspection as referenced in the Camden Fire Prevention and Protection Ordinance. This application will not be accepted until signed off by the Camden Fire Department verifying that this facility complies with the Camden Fire Prevention and Protection Ordinance.

b) Verified quantity of Rooms.: a) Homestay \_\_\_\_\_ b) Rooming House \_\_\_\_\_ c) Inn 8  
 d) Hotel or Motel \_\_\_\_\_

By \_\_\_\_\_ Date: \_\_\_\_\_

  
 \_\_\_\_\_  
 Signature of Camden Fire Department Inspector

9-30-15  
 \_\_\_\_\_  
 Date

Kuster Bifuto  
 \_\_\_\_\_  
 Signature of Applicant

9/30/2015  
 \_\_\_\_\_  
 Date

Please return the completed application to the Town Manager's Office on or before: \_\_\_\_\_ along with the appropriate license application fee (fee scheduled explained at the top of Page 1).

(Questions #8 - #14 pertain to Lodging Establishment Ordinance requirements. A copy of the full text of the Ordinance is available at the Town Clerk's Office.)  
 \*\*\*\*\*

Approved by the Camden Select Board on \_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

FOR CODE ENFORCEMENT / FIRE DEPARTMENT USE ONLY

- 1) Zone V 2) Tax Map 120 Lot 240 3) Lot Size .66 AC
- 2) Planning Board or Zoning Board approved restrictions or conditions: \_\_\_\_\_
- 3) Number of bedrooms' licensed by DHHS 8, Permitted by Camden 8 To Let 3 For Own Use
- 4) Fire Chief's Annual Inspection (new and renewal applications) \_\_\_\_\_  
Date of Fire Chief's Inspection: \_\_\_\_\_
- 5) Code Officer's Annual Inspection (new and renewal applications) [Signature]  
Date of Code Officer's Inspection: 10/1/15

FOR TOWN OFFICE USE

\$20 Fee Paid on: \_\_\_\_\_ New Application: \_\_\_\_\_ Renewal Application: \_\_\_\_\_ Present License Exp. Date: 10/31/15

NEW LICENSE EXPIRATION DATE AFTER SELECT BOARD APPROVAL: \_\_\_\_\_

TOWN OF CAMDEN  
VICTUALER LICENSE APPLICATION FORM

Applicant's Name: Kristen Bifulco  
(Please list all applicants, if more than one) Jesse Bifulco

Date(s) of Birth of all applicants: 8/17/1973  
4/25/1969

Business Name: Camden Windward House B+B, Perseid Corp

Business Location: 6 High St. Camden, ME 04843

Business Mailing Address: \_\_\_\_\_  
Same

Telephone Number: 207-236-9656

Describe briefly the food and drink services offered: Breakfast/snack/wine list.

- 1) On premise-meals served? Yes  No  Seating capacity? 16
- 2) Take-out service? Yes  No  Fast food? Yes  No   
Sit Down? Yes  No
- 3) Number of parking spaces provided:  
a) On-site \_\_\_\_\_ c) Leased off-site \_\_\_\_\_  
b) Owned off-site \_\_\_\_\_ d) NA; Lawful nonconforming use \_\_\_\_\_ ("grandparented")
- 4) Has the number of seats in your eating establishment changed since the Town's last Victualer's License approval?  
Yes  No  If yes, please explain: \_\_\_\_\_
- 5) Have there been any changes in the operation of your eating establishment since the Town's last Victualer's License approval? (i.e. fast food to sit down; sit down to fast food, etc) Yes  No
- 6) Date of expiration of current State of Maine Human Services Eating License: 10/7/2016  
**(Please attach a copy to this application, this certificate is issued from the State not the town)**
- 7) Is your premises connected to an approved septic disposal system or the town's public sewer system?  
Yes  No
- Has adequate provision been made for the storage and disposal of waste and garbage?  
Yes  No

- 9) If food is cooked on the premises, is there an approved vent from the cooking area to the outside? Yes  No
- 10) Have you, as applicant, been convicted of a crime in the state of Maine or in any other jurisdiction which is punishable by one year or more imprisonment or for any other crime committed with the use of a dangerous weapon or of an offense involving the use of a firearm against another person within five (5) years of the date of application? Yes  No
- 11) Is there any formal charging instrument now pending against you in the state of Maine or any other jurisdiction for a crime which is punishable by one year or more of imprisonment or for any other crime allegedly committed by the applicant with the use of a dangerous weapon or of an offense involving use of a firearm against another person? Yes  No
- 12) Have you, as applicant, been adjudicated to be an incapacitated person pursuant to state law or, if such adjudication has occurred, that designation has been removed by order under Title 18-A, M.R.S.A., Section 5-307(b)? Yes  No
- 13) Have you, as applicant, been dishonorably discharged from the military forces within the past five (5) years? Yes  No
- 14) Are you an illegal alien? Yes  No
- 15) Have you had three or more convictions for crimes punishable by less than one year imprisonment within five (5) years of the date of this application? Yes  No
- 16) Have you been adjudicated as having committed a juvenile offense pursuant to the laws of the state of Maine or any jurisdiction within five (5) years of the date of application? Yes  No

**The applicant shall contact the Camden Fire Department (236-7950) to schedule a Life Safety Code inspection as referenced in the Camden Fire Prevention and Protection Ordinance. This application will not be accepted until signed off by the Camden Fire Department verifying that this facility complies with the Camden Fire Prevention and Protection Ordinance.**

  
 \_\_\_\_\_  
 Signature of Camden Fire Department Inspector

9-30-15  
 \_\_\_\_\_  
 Date

Krista Pfulo  
 \_\_\_\_\_  
 Signature of Applicant

9/30/2015  
 \_\_\_\_\_  
 Date

**Please return the completed application to the Town Manager's Office on or before: \_\_\_\_\_ along with the appropriate license application fee (fee scheduled explained at the top of Page 1).**

(Questions #9 - #15 pertain to Victualer Ordinance requirements. A copy of the full text of the Ordinance is available at the Town Clerk's Office.)  
 \*\*\*\*\*

Approved by the Camden Select Board on \_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

FOR CODE ENFORCEMENT OFFICE USE ONLY

1) Zone V 2) Tax Map 120 Lot 240 3) Lot Size .66AC

2) Planning Board or Zoning Board approved restrictions or conditions: \_\_\_\_\_  
\_\_\_\_\_

4) Fire Chief's Annual Inspection (new and renewal applications) \_\_\_\_\_

Date of Fire Chief's Inspection: \_\_\_\_\_

5) Code Officer's Annual Inspection (new and renewal applications) 10/1/15 

Code Officer's inspection of establishment (new applications) \_\_\_\_\_

Date of Code Officer's Inspection (if applicable): \_\_\_\_\_

FOR TOWN OFFICE USE

Fee Schedule: (1 Bedroom = \$ 10.00; 2 or more bedrooms = \$ 10.00 plus \$1.00 for each bedroom in excess of one bedroom)

Amount of Fee Paid: \_\_\_\_\_ New Application: \_\_\_\_\_ Renewal Application: \_\_\_\_\_ Present License Exp. Date: \_\_\_\_\_

NEW LICENSE EXPIRATION DATE AFTER SELECT BOARD APPROVAL: \_\_\_\_\_

TOWN OF CAMDEN
LODGING ESTABLISHMENT LICENSE APPLICATION FORM

Applicant's Name: Siobhan Kelly, Katja HawlitschKA

Date(s) of Birth of all applicants: 4/27/62 - Kelly, 12/4/60 - HawlitschKA

Business Name: Towne Motel

Business Location: 68 Elm Street

Business Mailing Address: Camden ME 04843

Telephone Number: 207-236-3377

1) Total number of bedrooms located within structures on your property: 18 (17 motel, 1 BR in owner's quarters) (Including Owners & Staff)

2) Total number of bedrooms in #1 above which conform to one of these approved Zoning categories (enter quantity for rent.)

a) Homestay \_\_\_\_\_ b) Rooming House \_\_\_\_\_ c) Inn \_\_\_\_\_ d) Hotel or Motel 17

3) Has the number of rooms in your lodging establishment changed since the Town's last lodging license approval? Yes \_\_\_\_\_ No [X] If yes, please explain \_\_\_\_\_

4) Has the operation of your lodging establishment changed since the Town's last lodging license approval? (i.e. increase or decrease in number of rooms; year-round to seasonal; seasonal to year-round, etc.) Yes \_\_\_\_\_ No [X]

If yes, please explain: \_\_\_\_\_

5) Describe briefly any food and drink services offered: muffins + coffee

Number of parking spaces provided: a) On-site 17 b) Owned off-site \_\_\_\_\_ c) Leased off-site \_\_\_\_\_ d) N/A; Lawful nonconforming \_\_\_\_\_ ("grandparented")

7) Date of expiration of current State of Maine Human Services Eating and Lodging License: 9/16/2016 (Please attach a copy to this application, this certificate is issued from the State not the town)

- 8) Have you, as applicant, been convicted of a crime in the state of Maine or in any other jurisdiction which is punishable by one year or more imprisonment or for any other crime committed with the use of a dangerous weapon or of an offense involving the use of a firearm against another person within five (5) years of the date of application? Yes \_\_\_\_\_ No X
- 9) Is there any formal charging instrument now pending against you in the state of Maine or any other jurisdiction for a crime which is punishable by one year or more of imprisonment or for any other crime allegedly committed by the applicant with the use of a dangerous weapon or of an offense involving use of a firearm against another person? Yes \_\_\_\_\_ No X
- 10) Have you, as applicant, been adjudicated to be an incapacitated person pursuant to state law or, if such adjudication has occurred, that designation has been removed by order under Title 18-A, M.R.S.A., Section 5-307(b)? Yes \_\_\_\_\_ No X
- 11) Have you, as applicant, been dishonorably discharged from the military forces within the past five (5) years? Yes \_\_\_\_\_ No X
- 12) Are you an illegal alien? Yes \_\_\_\_\_ No X
- 13) Have you had three or more convictions for crimes punishable by less than one year imprisonment within five (5) years of the date of this application? Yes \_\_\_\_\_ No X
- 14) Have you been adjudicated as having committed a juvenile offense pursuant to the laws of the state of Maine or any jurisdiction within five (5) years of the date of application? Yes \_\_\_\_\_ No X

The applicant shall contact the Camden Fire Department (236-7950) to schedule a Life Safety Code inspection as referenced in the Camden Fire Prevention and Protection Ordinance. This application will not be accepted until signed off by the Camden Fire Department verifying that this facility complies with the Camden Fire Prevention and Protection Ordinance.

b) Verified quantity of Rooms.: a) Homestay \_\_\_\_\_ b) Rooming House \_\_\_\_\_ c) Inn \_\_\_\_\_  
 d) Hotel or Motel \_\_\_\_\_

By \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Camden Fire Department Inspector \_\_\_\_\_  
 \_\_\_\_\_  
 Signature of Applicant Siobhan J. Kelly

\_\_\_\_\_ Date \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ Date 9/28/15

Please return the completed application to the Town Manager's Office on or before: \_\_\_\_\_ along with the appropriate license application fee (fee scheduled explained at the top of Page 1).

(Questions #8 - #14 pertain to Lodging Establishment Ordinance requirements. A copy of the full text of the Ordinance is available at the Town Clerk's Office.)  
 \*\*\*\*\*

Approved by the Camden Select Board on \_\_\_\_\_, 201\_\_\_\_\_.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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**FOR CODE ENFORCEMENT / FIRE DEPARTMENT USE ONLY**

- 1) Zone \_\_\_\_\_ 2) Tax Map \_\_\_\_\_ Lot \_\_\_\_\_ 3) Lot Size \_\_\_\_\_
- 2) Planning Board or Zoning Board approved restrictions or conditions: \_\_\_\_\_  
\_\_\_\_\_
- 3) Number of bedrooms' licensed by DHHS \_\_\_\_\_, Permitted by Camden \_\_\_\_\_,
- 4) Fire Chief's Annual Inspection (new and renewal applications) \_\_\_\_\_  
Date of Fire Chief's Inspection: \_\_\_\_\_
- 5) Code Officer's Annual Inspection (new and renewal applications) \_\_\_\_\_  
Date of Code Officer's Inspection: \_\_\_\_\_

# State of Maine

DEPARTMENT OF HEALTH AND HUMAN SERVICES

**EST ID: 2244**

LODGING 16-75 ROOMS 18 Rooms

TOWNE MOTEL  
68 ELM ST  
CAMDEN ME 04843-1907

EXPIRES: 09/16/2016

FEE: \$175.00



ATTN KATJA HAWLITSCHKA  
INN TOWN, LTTC MAINE LLC  
TOWNE MOTEL  
68 ELM ST  
CAMDEN ME 04843

Mary C. Mayhew  
COMMISSIONER

NON-TRANSFERABLE

▽ DETACH HERE ▽

The Maine Public Smoking Act, 22 M.R.S.A. §1542, prohibits smoking in any enclosed public place, including eating establishments. Pursuant to 22 M.R.S.A. §1550, smoking is also prohibited in all outdoor eating areas which are available for dining or beverage service, including self-service. Smoking by employees of any eating establishment is governed by the Workplace Smoking Act, 22 M.R.S.A. §1580-A, which requires employers to establish and post written policies concerning smoking or non-smoking by employees. In the event workplace smoking is allowed, employees may only smoke in designated smoking areas at least 20 feet from any entryway, vent or doorway, and in no event may environmental tobacco smoke be permitted to circulate into enclosed areas of the eating establishment. For free guidance regarding smoking policy and to receive smoke-free signage, please contact the Maine Center for Disease Control and Prevention's Partnership For A Tobacco-Free Maine at [www.tobaccofreemaine.org](http://www.tobaccofreemaine.org) or call 207-287-4627.

SO-4732103

SEE REVERSE SIDE FOR OPENING INSTRUCTIONS

# State of Maine

Department of Health and Human Services • 11 State House Station, Augusta, ME 04333-0011

FIRST CLASS  
PRE-SORT  
U.S. POSTAGE PAID  
AUGUSTA ME  
PERMIT NO. 8

ATTN KATJA HAWLITSCHKA  
INN TOWN, LTTC MAINE LLC  
TOWNE MOTEL  
68 ELM ST  
CAMDEN ME 04843

FOR TOWN OFFICE USE

\$20 Fee Paid on: \_\_\_\_\_ New Application: \_\_\_\_\_ Renewal Application: \_\_\_\_\_ Present License Exp. Date: \_\_\_\_\_

NEW LICENSE EXPIRATION DATE AFTER SELECT BOARD APPROVAL: \_\_\_\_\_

TOWN OF CAMDEN  
VICTUALER LICENSE APPLICATION FORM

Applicant's Name: Siobhan Kelly  
(Please list all applicants, if more than one) Katja Hawlitscka

Date(s) of Birth of all applicants: 4/27/62 (Kelly)  
12/4/60 (Hawlitscka)

Business Name: Towne Motel

Business Location: 68 Elm Street

Business Mailing Address: Camden ME 04843

Telephone Number: 207-236-3377

Describe briefly the food and drink services offered: muffins & coffee

- 1) On premise-meals served? Yes  No  Seating capacity? 170
- 2) Take-out service? Yes  No  Fast food? Yes  No   
Sit Down? Yes  No
- 3) Number of parking spaces provided:  
a) On-site 17 c) Leased off-site \_\_\_\_\_  
b) Owned off-site \_\_\_\_\_ d) NA; Lawful nonconforming use \_\_\_\_\_ ("grandparented")
- 4) Has the number of seats in your eating establishment changed since the Town's last Victualer's License approval?  
Yes  No  If yes, please explain: \_\_\_\_\_
- 5) Have there been any changes in the operation of your eating establishment since the Town's last Victualer's License approval? (i.e. fast food to sit down; sit down to fast food, etc) Yes  No
- 6) Date of expiration of current State of Maine Human Services Eating License:  
**(Please attach a copy to this application, this certificate is issued from the State not the town)** we have a Lodging License.
- 7) Is your premises connected to an approved septic disposal system or the town's public sewer system?  
Yes  No
- Has adequate provision been made for the storage and disposal of waste and garbage?  
Yes  No

- 9) If food is cooked on the premises, is there an approved vent from the cooking area to the outside? Yes  No \_\_\_\_\_
- Have you, as applicant, been convicted of a crime in the state of Maine or in any other jurisdiction which is punishable by one year or more imprisonment or for any other crime committed with the use of a dangerous weapon or of an offense involving the use of a firearm against another person within five (5) years of the date of application? Yes \_\_\_\_\_ No
- 11) Is there any formal charging instrument now pending against you in the state of Maine or any other jurisdiction for a crime which is punishable by one year or more of imprisonment or for any other crime allegedly committed by the applicant with the use of a dangerous weapon or of an offense involving use of a firearm against another person? Yes \_\_\_\_\_ No
- 12) Have you, as applicant, been adjudicated to be an incapacitated person pursuant to state law or, if such adjudication has occurred, that designation has been removed by order under Title 18-A, M.R.S.A., Section 5-307(b)? Yes \_\_\_\_\_ No
- 13) Have you, as applicant, been dishonorably discharged from the military forces within the past five (5) years? Yes \_\_\_\_\_ No
- 14) Are you an illegal alien? Yes \_\_\_\_\_ No
- 15) Have you had three or more convictions for crimes punishable by less than one year imprisonment within five (5) years of the date of this application? Yes \_\_\_\_\_ No
- 16) Have you been adjudicated as having committed a juvenile offense pursuant to the laws of the state of Maine or any jurisdiction within five (5) years of the date of application? Yes \_\_\_\_\_ No

**The applicant shall contact the Camden Fire Department (236-7950) to schedule a Life Safety Code inspection as referenced in the Camden Fire Prevention and Protection Ordinance. This application will not be accepted until signed off by the Camden Fire Department verifying that this facility complies with the Camden Fire Prevention and Protection Ordinance.**

\_\_\_\_\_  
Signature of Camden Fire Department Inspector

\_\_\_\_\_  
Date

*Siobhan S. Kelly*  
\_\_\_\_\_  
Signature of Applicant

9/28/15  
\_\_\_\_\_  
Date

**Please return the completed application to the Town Manager's Office on or before: \_\_\_\_\_ along with the appropriate license application fee (fee scheduled explained at the top of Page 1).**

(Questions #9 - #15 pertain to Victualer Ordinance requirements. A copy of the full text of the Ordinance is available at the Town Clerk's Office.)

\*\*\*\*\*

Approved by the Camden Select Board on \_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**FOR CODE ENFORCEMENT OFFICE USE ONLY**

- 1) Zone \_\_\_\_\_ 2) Tax Map \_\_\_\_\_ Lot \_\_\_\_\_ 3) Lot Size \_\_\_\_\_
- 2) Planning Board or Zoning Board approved restrictions or conditions: \_\_\_\_\_  
\_\_\_\_\_
- 4) Fire Chief's Annual Inspection (new and renewal applications) \_\_\_\_\_  
Date of Fire Chief's Inspection: \_\_\_\_\_
- 5) Code Officer's Annual Inspection (new and renewal applications) \_\_\_\_\_  
Code Officer's inspection of establishment (new applications) \_\_\_\_\_  
Date of Code Officer's Inspection (if applicable): \_\_\_\_\_

# State of Maine

DEPARTMENT OF HEALTH AND HUMAN SERVICES

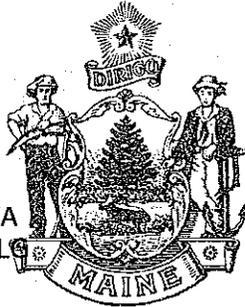
**EST ID: 2244**

**LODGING 16-75 ROOMS 18 Rooms**

TOWNE MOTEL  
68 ELM ST  
CAMDEN ME 04843-1907

**EXPIRES: 09/16/2016**

**FEE: \$175.00**



ATTN KATJA HAWLITSCHKA  
INN TOWN, LTTC MAINE LLC  
TOWNE MOTEL  
68 ELM ST  
CAMDEN ME 04843

Mary C. Mayhew  
COMMISSIONER

NON-TRANSFERABLE

▽ DETACH HERE ▽

The Maine Public Smoking Act, 22 M.R.S.A. §1542, prohibits smoking in any enclosed public place, including eating establishments. Pursuant to 22 M.R.S.A. §1550, smoking is also prohibited in all outdoor eating areas which are available for dining or beverage service, including self-service. Smoking by employees of any eating establishment is governed by the Workplace Smoking Act, 22 M.R.S.A. §1580-A, which requires employers to establish and post written policies concerning smoking or non-smoking by employees. In the event workplace smoking is allowed, employees may only smoke in designated smoking areas at least 20 feet from any entryway, vent or doorway, and in no event may environmental tobacco smoke be permitted to circulate into enclosed areas of the eating establishment. For free guidance regarding smoking policy and to receive smoke-free signage, please contact the Maine Center for Disease Control and Prevention's Partnership For A Tobacco-Free Maine at [www.tobaccofreemaine.org](http://www.tobaccofreemaine.org) or call 207-287-4627.

50-4732103

SEE REVERSE SIDE FOR OPENING INSTRUCTIONS

# State of Maine

Department of Health and Human Services • 11 State House Station, Augusta, ME 04333-0011

FIRST CLASS  
PRE-SORT  
U.S. POSTAGE PAID  
AUGUSTA ME  
PERMIT NO. 8

ATTN KATJA HAWLITSCHKA  
INN TOWN, LTTC MAINE LLC  
TOWNE MOTEL  
68 ELM ST  
CAMDEN ME 04843

FOR TOWN OFFICE USE

Fee Schedule: (1 Bedroom = \$ 10.00; 2 or more bedrooms = \$ 10.00 plus \$1.00 for each bedroom in excess of one bedroom)

Amount of Fee Paid: \_\_\_\_\_ New Application: \_\_\_\_\_ Renewal Application: \_\_\_\_\_ Present License Exp. Date: 10/31/15

NEW LICENSE EXPIRATION DATE AFTER SELECT BOARD APPROVAL: \_\_\_\_\_

TOWN OF CAMDEN

LODGING ESTABLISHMENT LICENSE APPLICATION FORM

Applicant's Name:  
(Please list all applicants, if more than one)

Ellis Cohn, 06/06/46  
Zachary Cohn, 05/19/78

Date(s) of Birth of all applicants:

\_\_\_\_\_  
\_\_\_\_\_

Business Name:

Inn At Camden Place

Business Location:

14 tannery Lane Camden, ME 04843

Business Mailing Address:

14 tannery Lane Camden, ME 04843

Telephone Number:

207-236-4616

- 1) Total number of bedrooms located within structures on your property: 11 (Including Owners & Staff)
- 2) Total number of bedrooms in #1 above which conform to one of these approved Zoning categories (enter quantity for rent.)
  - a) Homestay \_\_\_\_\_ Max 2
  - b) Rooming House \_\_\_\_\_
  - c) Inn 11 <sup>sw</sup>
  - d) Hotel or Motel 11 <sup>sw</sup>

3) Has the number of rooms in your lodging establishment changed since the Town's last lodging license approval?  
Yes \_\_\_\_\_ No X If yes, please explain \_\_\_\_\_

4) Has the operation of your lodging establishment changed since the Town's last lodging license approval? (i.e. increase or decrease in number of rooms; year-round to seasonal; seasonal to year-round, etc.) Yes \_\_\_\_\_ No X

If yes, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5) Describe briefly any food and drink services offered: Keurig machine for coffee & tea

Number of parking spaces provided:

- a) On-site 7
- b) Owned off-site 7
- c) Leased off-site \_\_\_\_\_
- d) N/A; Lawful nonconforming \_\_\_\_\_ ("grandparented")

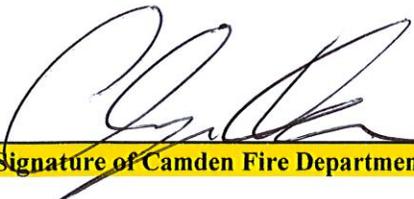
7) Date of expiration of current State of Maine Human Services Eating and Lodging License: 01.03.2016  
**(Please attach a copy to this application, this certificate is issued from the State not the town)**

- 8) Have you, as applicant, been convicted of a crime in the state of Maine or in any other jurisdiction which is punishable by one year or more imprisonment or for any other crime committed with the use of a dangerous weapon or of an offense involving the use of a firearm against another person within five (5) years of the date of application? Yes \_\_\_\_\_ No
- 9) Is there any formal charging instrument now pending against you in the state of Maine or any other jurisdiction for a crime which is punishable by one year or more of imprisonment or for any other crime allegedly committed by the applicant with the use of a dangerous weapon or of an offense involving use of a firearm against another person? Yes \_\_\_\_\_ No
- 10) Have you, as applicant, been adjudicated to be an incapacitated person pursuant to state law or, if such adjudication has occurred, that designation has been removed by order under Title 18-A, M.R.S.A., Section 5-307(b)? Yes \_\_\_\_\_ No
- 11) Have you, as applicant, been dishonorably discharged from the military forces within the past five (5) years? Yes \_\_\_\_\_ No
- 12) Are you an illegal alien? Yes \_\_\_\_\_ No
- 13) Have you had three or more convictions for crimes punishable by less than one year imprisonment within five (5) years of the date of this application? Yes \_\_\_\_\_ No
- 14) Have you been adjudicated as having committed a juvenile offense pursuant to the laws of the state of Maine or any jurisdiction within five (5) years of the date of application? Yes \_\_\_\_\_ No

The applicant shall contact the Camden Fire Department (236-7950) to schedule a Life Safety Code inspection as referenced in the Camden Fire Prevention and Protection Ordinance. This application will not be accepted until signed off by the Camden Fire Department verifying that this facility complies with the Camden Fire Prevention and Protection Ordinance.

b) Verified quantity of Rooms.: a) Homestay \_\_\_\_\_ b) Rooming House \_\_\_\_\_ c) Inn 11  
 d) Hotel or Motel \_\_\_\_\_

By \_\_\_\_\_ Date: \_\_\_\_\_

  
 \_\_\_\_\_  
 Signature of Camden Fire Department Inspector

9-1-15  
 \_\_\_\_\_  
 Date

Zachary E. Cohn  
 \_\_\_\_\_  
 Signature of Applicant

9.1.15  
 \_\_\_\_\_  
 Date

Please return the completed application to the Town Manager's Office on or before: \_\_\_\_\_ along with the appropriate license application fee (fee scheduled explained at the top of Page 1).

(Questions #8 - #14 pertain to Lodging Establishment Ordinance requirements. A copy of the full text of the Ordinance is available at the Town Clerk's Office.)  
 \*\*\*\*\*

Approved by the Camden Select Board on \_\_\_\_\_, 201\_\_\_\_\_.

**FOR CODE ENFORCEMENT / FIRE DEPARTMENT USE ONLY**

- 1) Zone B-TR 2) Tax Map 120 Lot 141 3) Lot Size .42 Ac
- 2) Planning Board or Zoning Board approved restrictions or conditions: \_\_\_\_\_
- 3) Number of bedrooms' licensed by DHHS 11, Permitted by Camden 11,
- 4) Fire Chief's Annual Inspection (new and renewal applications) \_\_\_\_\_  
Date of Fire Chief's Inspection: \_\_\_\_\_
- 5) Code Officer's Annual Inspection (new and renewal applications)  \_\_\_\_\_  
Date of Code Officer's Inspection: \_\_\_\_\_

# State of Maine

DEPARTMENT OF HEALTH AND HUMAN SERVICES

**EST ID: 7427**

LODGING 4-15 ROOMS 11 Rooms

INN @ CAMDEN PLACE  
14 TANNERY LN  
CAMDEN ME 04843-1709

EXPIRES: 01/03/2016

FEE: \$150.00

ATTN LINDA KIRBY  
ICP LLC  
INN @ CAMDEN PLACE  
73 ELM ST  
CAMDEN ME 04843

Mary C. Mayhew  
COMMISSIONER

NON-TRANSFERABLE

04843

FOR TOWN OFFICE USE

\$20 Fee Paid on: \_\_\_\_\_ New Application: \_\_\_\_\_ Renewal Application: \_\_\_\_\_ Present License Exp. Date: 10/31/15

NEW LICENSE EXPIRATION DATE AFTER SELECT BOARD APPROVAL: \_\_\_\_\_

TOWN OF CAMDEN  
VICTUALER LICENSE APPLICATION FORM

Applicant's Name: Heather Smith  
(Please list all applicants, if more than one) Elm Street Grill

Date(s) of Birth of all applicants: 2-1-1981 (Heather Smith)

Business Name: Elm Street Grill

Business Location: 115 Elm St. Camden ME 04843

Business Mailing Address: PO Box 92 Warren ME 04864

Telephone Number: 214-9499

Describe briefly the food and drink services offered: Dining. Beer and wine.

1) On premise-meals served? Yes  No \_\_\_\_\_ Seating capacity? 70

2) Take-out service? Yes \_\_\_\_\_ No  Fast food? Yes \_\_\_\_\_ No   
Sit Down? Yes  No \_\_\_\_\_

3) Number of parking spaces provided:  
a) On-site 18 c) Leased off-site \_\_\_\_\_  
b) Owned off-site \_\_\_\_\_ d) NA; Lawful nonconforming use \_\_\_\_\_ ("grandparented")

4) Has the number of seats in your eating establishment changed since the Town's last Victualer's License approval?  
Yes \_\_\_\_\_ No  If yes, please explain: \_\_\_\_\_

5) Have there been any changes in the operation of your eating establishment since the Town's last Victualer's License approval? (i.e. fast food to sit down; sit down to fast food, etc) Yes \_\_\_\_\_ No

6) Date of expiration of current State of Maine Human Services Eating License: 12/19/15  
**(Please attach a copy to this application, this certificate is issued from the State not the town)**

7) Is your premises connected to an approved septic disposal system or the town's public sewer system?  
Yes  No \_\_\_\_\_

Has adequate provision been made for the storage and disposal of waste and garbage?  
Yes  No \_\_\_\_\_

9) If food is cooked on the premises, is there an approved vent from the cooking area to the outside? Yes  No

Have you, as applicant, been convicted of a crime in the state of Maine or in any other jurisdiction which is punishable by one year or more imprisonment or for any other crime committed with the use of a dangerous weapon or of an offense involving the use of a firearm against another person within five (5) years of the date of application? Yes  No

11) Is there any formal charging instrument now pending against you in the state of Maine or any other jurisdiction for a crime which is punishable by one year or more of imprisonment or for any other crime allegedly committed by the applicant with the use of a dangerous weapon or of an offense involving use of a firearm against another person? Yes  No

12) Have you, as applicant, been adjudicated to be an incapacitated person pursuant to state law or, if such adjudication has occurred, that designation has been removed by order under Title 18-A, M.R.S.A., Section 5-307(b)? Yes  No

13) Have you, as applicant, been dishonorably discharged from the military forces within the past five (5) years? Yes  No

14) Are you an illegal alien? Yes  No

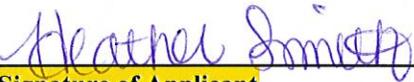
15) Have you had three or more convictions for crimes punishable by less than one year imprisonment within five (5) years of the date of this application? Yes  No

16) Have you been adjudicated as having committed a juvenile offense pursuant to the laws of the state of Maine or any jurisdiction within five (5) years of the date of application? Yes  No

**The applicant shall contact the Camden Fire Department (236-7950) to schedule a Life Safety Code inspection as referenced in the Camden Fire Prevention and Protection Ordinance. This application will not be accepted until signed off by the Camden Fire Department verifying that this facility complies with the Camden Fire Prevention and Protection Ordinance.**

  
\_\_\_\_\_  
Signature of Camden Fire Department Inspector

9-23-2015  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Applicant

9/23/15  
\_\_\_\_\_  
Date

**Please return the completed application to the Town Manager's Office on or before: \_\_\_\_\_ along with the appropriate license application fee (fee scheduled explained at the top of Page 1).**

(Questions #9 - #15 pertain to Victualer Ordinance requirements. A copy of the full text of the Ordinance is available at the Town Clerk's Office.)  
\*\*\*\*\*

Approved by the Camden Select Board on \_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

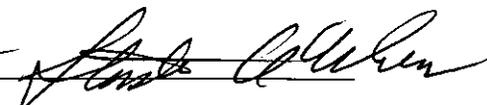
FOR CODE ENFORCEMENT OFFICE USE ONLY

1) Zone B-3 2) Tax Map 117 Lot 38 3) Lot Size 2.9 AC

2) Planning Board or Zoning Board approved restrictions or conditions: \_\_\_\_\_  
\_\_\_\_\_

4) Fire Chief's Annual Inspection (new and renewal applications) \_\_\_\_\_

Date of Fire Chief's Inspection: \_\_\_\_\_

5) Code Officer's Annual Inspection (new and renewal applications) 9/24/15 

Code Officer's inspection of establishment (new applications) \_\_\_\_\_

Date of Code Officer's Inspection (if applicable): \_\_\_\_\_

# State of Maine

DEPARTMENT OF HEALTH AND HUMAN SERVICES

**EST ID: 9610**

EATING PLACE 30-75 SEATS 70 Seats (in)

ELM STREET GRILLE  
115 ELM ST  
CAMDEN ME 04843-1906

EXPIRES: 12/19/2015

FEE: \$195.00



SMITH, HEATHER L  
ELM STREET GRILLE  
PO BOX 92  
WARREN ME 04864

Mary C. Mayhew  
COMMISSIONER

04255

NON-TRANSFERABLE

FOR TOWN OFFICE USE

\$20 Fee Paid on: \_\_\_\_\_ New Application: \_\_\_\_\_ Renewal Application: \_\_\_\_\_ Present License Exp. Date: 10/31/15

NEW LICENSE EXPIRATION DATE AFTER SELECT BOARD APPROVAL: \_\_\_\_\_

TOWN OF CAMDEN  
VICTUALER LICENSE APPLICATION FORM

Applicant's Name: David Robichaud  
(Please list all applicants, if more than one)

Date(s) of Birth of all applicants: 5/15/53

Business Name: Cappy's Chowder House

Business Location: 1 Main Street

Business Mailing Address: PO Box 841  
Camden, ME 04843

Telephone Number: 207-236-2254

Describe briefly the food and drink services offered: Lunch, dinner, beer, wine, drinks

1) On premise-meals served? Yes X No \_\_\_\_\_ Seating capacity? 220

2) Take-out service? Yes X No \_\_\_\_\_ Fast food? Yes \_\_\_\_\_ No X  
Sit Down? Yes X No \_\_\_\_\_

3) Number of parking spaces provided:  
a) On-site 0<sup>32</sup> c) Leased off-site 0  
b) Owned off-site 0 d) NA; Lawful nonconforming use 71 ("grandparented")

4) Has the number of seats in your eating establishment changed since the Town's last Victualer's License approval?  
Yes \_\_\_\_\_ No X If yes, please explain: \_\_\_\_\_

5) Have there been any changes in the operation of your eating establishment since the Town's last Victualer's License approval? (i.e. fast food to sit down; sit down to fast food, etc) Yes \_\_\_\_\_ No X

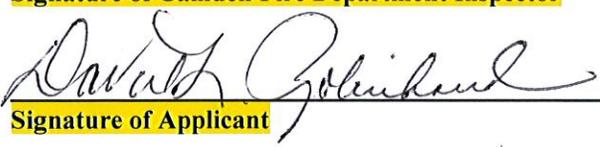
6) Date of expiration of current State of Maine Human Services Eating License: 10/17/16  
**(Please attach a copy to this application, this certificate is issued from the State not the town)**

7) Is your premises connected to an approved septic disposal system or the town's public sewer system?  
Yes X No \_\_\_\_\_

Has adequate provision been made for the storage and disposal of waste and garbage?  
Yes X No \_\_\_\_\_

- 9) If food is cooked on the premises, is there an approved vent from the cooking area to the outside? Yes  No \_\_\_\_\_
- 10) Have you, as applicant, been convicted of a crime in the state of Maine or in any other jurisdiction which is punishable by one year or more imprisonment or for any other crime committed with the use of a dangerous weapon or of an offense involving the use of a firearm against another person within five (5) years of the date of application? Yes \_\_\_\_\_ No
- 11) Is there any formal charging instrument now pending against you in the state of Maine or any other jurisdiction for a crime which is punishable by one year or more of imprisonment or for any other crime allegedly committed by the applicant with the use of a dangerous weapon or of an offense involving use of a firearm against another person? Yes \_\_\_\_\_ No
- 12) Have you, as applicant, been adjudicated to be an incapacitated person pursuant to state law or, if such adjudication has occurred, that designation has been removed by order under Title 18-A, M.R.S.A., Section 5-307(b)? Yes \_\_\_\_\_ No
- 13) Have you, as applicant, been dishonorably discharged from the military forces within the past five (5) years? Yes \_\_\_\_\_ No
- 14) Are you an illegal alien? Yes \_\_\_\_\_ No
- 15) Have you had three or more convictions for crimes punishable by less than one year imprisonment within five (5) years of the date of this application? Yes \_\_\_\_\_ No
- 16) Have you been adjudicated as having committed a juvenile offense pursuant to the laws of the state of Maine or any jurisdiction within five (5) years of the date of application? Yes \_\_\_\_\_ No

**The applicant shall contact the Camden Fire Department (236-7950) to schedule a Life Safety Code inspection as referenced in the Camden Fire Prevention and Protection Ordinance. This application will not be accepted until signed off by the Camden Fire Department verifying that this facility complies with the Camden Fire Prevention and Protection Ordinance.**

	29 SEP 2015
<b>Signature of Camden Fire Department Inspector</b>	<b>Date</b>
	9/17/15
<b>Signature of Applicant</b>	<b>Date</b>

**Please return the completed application to the Town Manager's Office on or before: \_\_\_\_\_ along with the appropriate license application fee (fee scheduled explained at the top of Page 1).**

(Questions #9 - #15 pertain to Victualer Ordinance requirements. A copy of the full text of the Ordinance is available at the Town Clerk's Office.)  
 \*\*\*\*\*

Approved by the Camden Select Board on \_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

FOR CODE ENFORCEMENT OFFICE USE ONLY

- 1) Zone B-1 2) Tax Map 120 Lot 290/291/292 Lot Size , 17 AC
- 2) Planning Board or Zoning Board approved restrictions or conditions: \_\_\_\_\_
- 4) Fire Chief's Annual Inspection (new and renewal applications) \_\_\_\_\_  
Date of Fire Chief's Inspection: \_\_\_\_\_
- 5) Code Officer's Annual Inspection (new and renewal applications) 9/24/16 *[Signature]*  
Code Officer's inspection of establishment (new applications) \_\_\_\_\_  
Date of Code Officer's Inspection (if applicable): \_\_\_\_\_

The Maine Public Smoking Act, 22 M.R.S.A. §1542, prohibits smoking in any enclosed public place, including eating establishments. Pursuant to 22 M.R.S.A. §1550, smoking is also prohibited in all outdoor eating areas which are available for dining or beverage service, including self-service. Smoking by employees of any eating establishment is governed by the Workplace Smoking Act, 22 M.R.S.A. §1580-A, which requires employers to establish and post written policies concerning smoking or non-smoking by employees. In the event workplace smoking is allowed, employees may only smoke in designated smoking areas at least 20 feet from any entryway, vent or doorway, and in no event may environmental tobacco smoke be permitted to circulate into enclosed areas of the eating establishment. For free guidance regarding smoking policy and to receive smoke-free signage, please contact the Maine Center for Disease Control and Prevention's Partnership For A Tobacco-Free Maine at [www.tobaccofreemaine.org](http://www.tobaccofreemaine.org) or call 207-287-4627.

# State of Maine

DEPARTMENT OF HEALTH AND HUMAN SERVICES

**EST ID: 2252**

EATING PLACE >75 SEATS 225 Seats (In)

CAPPYS CHOWDER HOUSE  
1 MAIN ST  
CAMDEN ME 04843-1703

EXPIRES: 10/17/2016

FEE: \$230.00

ATTN DAVID ROBICHAUD  
CAPPYS OF CAMDEN LLC  
CAPPYS CHOWDER HOUSE  
PO BOX 841  
CAMDEN ME 04843



Mary C. Mayhew  
COMMISSIONER

NON-TRANSFERABLE

▽ DETACH HERE ▽

<b>Tax-acquired Properties:</b>
---------------------------------

<u>Acct. #</u>		<u>Location</u>	<u>Assessed Value</u>
2644	Foreclosed FY 2010	6 Gosses Hill Rd	\$66,200
			1.6 acres
			Zone RU-2

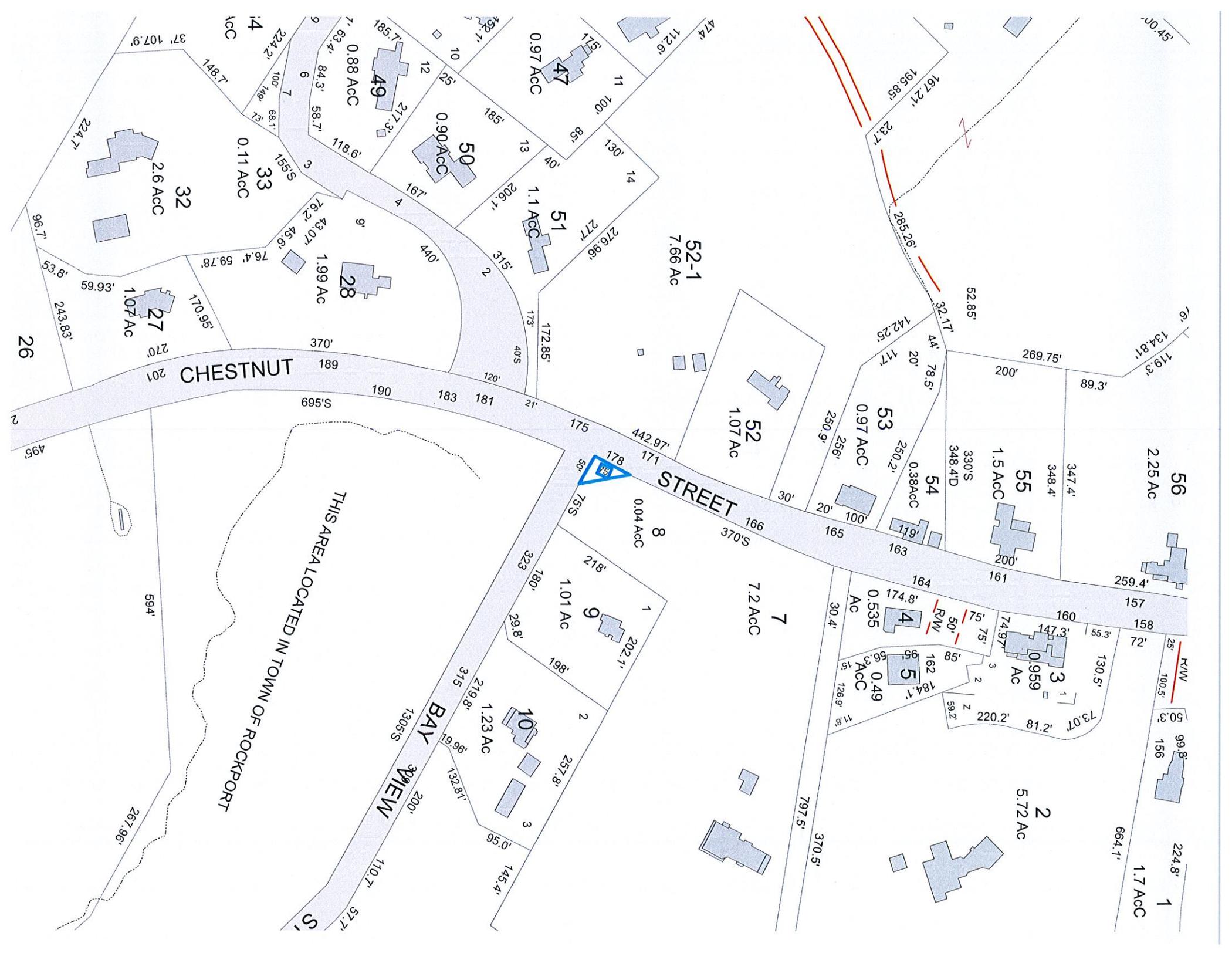
*Estimated taxes owed: \$6,100*  
*Note: dilapidated building needs to be removed*

3032	Foreclosed FY 2009	178 Chestnut Street	\$8,300
			.04 acres
			Zone: CR

*Estimated taxes owed: \$900*

2443	Foreclosed FY 2009	0 Belfast Rd	\$40,200
			11.3 acres
			Zone: CR

*Estimated taxes owed: \$4,100*



CHESTNUT STREET

STREET

BAY VIEW

THIS AREA LOCATED IN TOWN OF ROCKPORT

26

32

33

34

28

27

47

50

51

52-1

52

53

54

55

56

8

9

7

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1.99 AC

1.07 AC

2.6 AC

0.88 AC

0.90 AC

0.97 AC

1.1 AC

7.66 AC

1.07 AC

0.97 AC

0.38 AC

1.5 AC

2.25 AC

0.04 AC

1.01 AC

7.22 AC

0.535 AC

0.959 AC

0.49 AC

5.72 AC

1.7 AC

594'

267.96'

148.7'

155.5'

170.95'

172.85'

181'

178'

171'

180'

186'

196.6'

132.81'

145.4'

224.2'

224.7'

243.83'

270'

201'

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CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
CAMDEN, TOWN OF		1 Level		1 Paved	3 Rural	Description	Code	Appraised Value	Assessed Value
PO BOX 1207		4 Rolling				EXM LAND	9030	8,300	8,300
CAMDEN, ME 04843		<b>SUPPLEMENTAL DATA</b>							
Additional Owners:		Other ID: REVIEW TIF: SUBDIVISION			(not used)				
		GIS ID: 232008000000			ASSOC PID#				
						Total:		8,300	8,300

3602  
CAMDEN, ME

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
CAMDEN, TOWN OF MACDIARMID, J BRUCE		0/ 0 607/ 138	01/20/2011	U U	V V		1L 1N	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2015	9030	8,300	2014	9030	8,300	2013	9030	8,300
								Total:		8,300	Total:		8,300	Total:		8,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
0	11	MUNICIPAL	8,300.00					
Total:			8,300.00					

*This signature acknowledges a visit by a Data Collector or Assessor*

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	8,300
Special Land Value	0
Total Appraised Parcel Value	8,300
Valuation Method:	C
Exemptions	8,300
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>0</b>

**NOTES**

BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									02/11/2004			GC	99	Vacant Land

LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value	
1	903V	Town of Camden	CR	1			1,742 SF	23.81	4.0000	9	1.0000	0.05		0.00	SIZE	Spec Use	Spec Calc	1.00	4.76	8,300	
Total Card Land Units:							0.04 AC	Parcel Total Land Area:							0.04 AC	Total Land Value:					8,300

**TOWN OF CAMDEN  
POLICY FOR THE DISPOSITION OF TAX-ACQUIRED PROPERTY**

**Article 1 General**

**1.1** The purpose of this policy is to establish procedures for the management, administration and disposition of real property acquired by the Town of Camden by reason of non-payment of taxes in accordance with Title 36 M.R.S.A. Sections 942 and 943, or by reason of non-payment of sewer use charges in accordance with Title 30-A M.R.S.A. Section 3406, as amended. Nothing in this policy shall be interpreted to give substantive or procedural rights to owners of properties forfeited for non-payment of taxes in addition to those afforded by statute.

**Article 2 Management of Tax-Acquired Property Pending Final Disposition**

**2.1** Following the foreclosure of a tax or sewer lien pursuant to the statutes referenced in Article I, the Treasurer shall notify the last known owner of record, in writing, that the Town has taken title to the property through the automatic foreclosure process. The notification shall include a copy of this Policy, and shall advise the last known owner of record that the real property will be disposed of in accordance with this Policy.

**2.2** Upon the Town's acquisition of any property through the automatic foreclosure process, the Treasurer shall promptly forward information regarding the property to the Select Board. Based on information readily available, this list shall appropriately identify the properties as:

- a.** Owner-occupied
- b.** Non-owner occupied
- c.** Vacant Land
- d.** Commercial/Industrial

**2.3** The responsibility for the management of tax-acquired property rests with the Select Board. Upon notification of any foreclosure, the Select Board, working with the Town Manager, shall:

- a.** Determine in light of potential liability inherent in owning the property whether the Town's best interest would be best served by immediately disposing of the property. In the event the Board deems immediate disposal to be advisable, it may proceed in the manner and timeframe it deems appropriate to best serve the Town's interests.
- b.** For any owner-occupied residential property which the Town does not intend to retain, the Town shall as a primary action offer to convey title to the property to the prior owner or owners of the property in exchange for the payment of all taxes, interest and fees then owed, including any legal fees incurred by the Town. The Select Board shall have discretion to charge a greater or lesser amount for redemption of the property if that is determined to be in the Town's best interest. Any offer to convey property to the former owner shall contain a date on which the offer will expire, and the Board shall proceed with disposing the property according to this Policy upon expiration of the offer.

- c. For all properties, the Board shall determine and order the Town Manager to obtain, if necessary, insurance in the amount required to protect the Town's interest in the property and to protect the Town from liability.
- d. For all properties, the Board shall determine if and when any occupants of tax-acquired property shall be required to vacate the property.

**2.4** In the event the property is vacated for sixty (60) consecutive days, the Town Manager shall obtain liability coverage for the property.

### **Article 3 Review of Tax-Acquired Properties**

**3.1** Any interested Department or Committee may make recommendations to the Town Manager regarding the disposition of tax-acquired property within thirty (30) days of the Select Board's receipt of the list of tax-acquired properties from the Town Treasurer, or for owner-occupied residential properties, within thirty (30) days of the expiration of any offer to convey to the former owner.

**3.2** The Town Manager shall coordinate and summarize the recommendations for each acquired property for presentation to the Select Board. The Town Manager shall forward the recommendations to the Select Board, which shall make the final determination regarding the disposition of tax-acquired property. The Select Board shall also determine the conditions, if any, for sales of tax-acquired property.

### **Article 4 Property to be Retained**

**4.1** If the Select Board deems it to be in the Town's best interest, it may order that tax-acquired property be retained by the Town for a specific purpose. By way of example, but not limitation, the Select Board may deem it to be in the Town's best interest to retain the property where:

- a. the property has or will have recreational value or economic value to the Town; or
- b. the property has or will have potential use as a public facility or as an addition to a public facility.

**4.2** If the property is to be retained, the Select Board may pursue an action for equitable relief in accordance with the provisions of Title 36 M.R.S.A. Section 946, if desirable, to obtain clear title to the property.

**4.3** The Select Board shall cause the tax-acquired property retained to be managed and insured as it would other municipal property.

**4.4** The Select Board may initiate legal action, if necessary, to remove the prior owners or occupants from tax-acquired property.

## **Article 5 Property to be Sold**

**5.1** For those tax-acquired properties which the Select Board determines should be sold, the Select Board shall determine the method of sale, by considering factors including, but not limited to relative difficulty of the process, amount of interest in the property, value of the property, interest in remedying zoning concerns (e.g. by sale to abutters or sale with remediation conditions), or public benefit. Methods may include but are not limited to brokerage sale, negotiated sale, or public bid process.

**5.2** If the public bid process is to be used, the Town Manager shall cause to be published advanced notice of the sale of the tax-acquired property in a local newspaper. The notice shall also be posted in a conspicuous place within the Municipal Building. The notice shall also be sent to the person from whom the property was acquired and the property owners whose property immediately abuts the property to be sold; provided, however, that failure to receive the notice by either the prior owners or abutters shall not invalidate the sale. The notice shall specify the time and date bids are due, the general terms and conditions of the sale and information useful to prospective bidders.

**5.3** All bids shall be submitted on forms prescribed by the Town Manager in an envelope clearly marked "Property Bid," and accompanied by a cashier's or certified check equal to the bid deposit. Bids shall be publicly opened and read on the date and at the time specified under the terms of the sale.

**5.4** The Town Manager shall review all bids and make recommendations to the Select Board. The Select Board shall determine the successful bidder. Except where the Select Board determine that considerations other than price shall control as provided in Section 5.5 below, bids shall be awarded to the highest bidder who can close in cash within 30 days.

**5.5** The Town reserves the right to reject any and all bids or to waive any of the requirements of this Policy should the Select Board, in its sole determination, judge such actions to be in the best interest of the Town. Instances where this right may be invoked include, but are not limited to:

- a.** The Select Board may wish to sell the property to an abutting property owner rather than the highest bidder;
- b.** The Select Board may determine a use other than the use proposed by the highest bidder that is in the best interests of the Town; or
- c.** The Select Board may determine that due to the nature or value of the property, the cash sale or 30-day close provisions of this Policy are not practical.

**5.6** Should the Select Board reject all bids, the property may again be offered for sale using any of the methods provided for in Section 5.1.

**5.7** Should the bidder fail to complete the terms of the sale, the Town shall retain the bid deposit. The Select Board may thereafter offer the property to the next highest or most acceptable bid, if the Select Board determines that such an offer is in the best interest of the Town.

**5.8** Title to tax-acquired property shall be transferred only by means of a Municipal Quitclaim

Deed. The description in the deed shall match that in the corresponding tax lien certificate.

**5.9** Unless the property is vacant at the time of sale, the successful bidder shall be responsible for the process and expenses of removing occupants and contents from the property in a manner according to law, including the law regarding disposition of personal property.

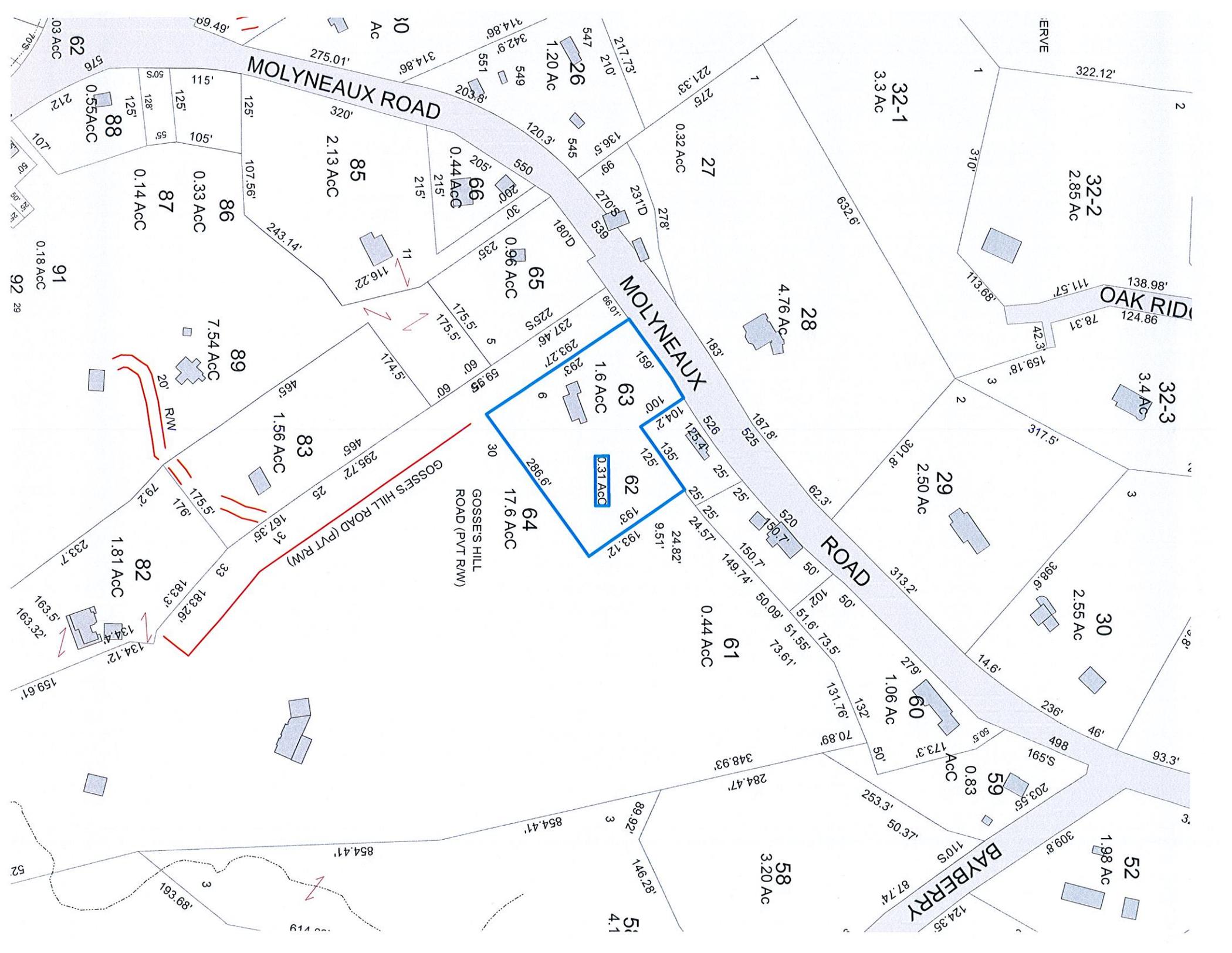
**5.10** The proceeds of the sale shall be distributed in the following manner to the extent that funds are received from the sale. First, all taxes, interest, and costs under the tax lien process shall be paid to the Town, including all costs incident to the sale of the property. Second, all outstanding, assessments or other lawful charges incurred by the Town in providing services to the property shall be paid. Third, any balance shall be placed into unallocated surplus. No surplus funds shall be due or paid to the former owner.

### **Article 6 Special Exceptions**

**6.1** The Select Board has the right to waive any and all of the requirements of this policy in special circumstances, as deemed necessary, by an affirmative vote of four (4) or more Select Board members.

Adopted by the Town of Camden Select Board

Date: September 25, 2015





CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
CAMDEN, TOWN OF		1 Level	5 Well	3 Unpaved	3 Rural	Description	Code	Appraised Value	Assessed Value
PO BOX 1207		4 Rolling	6 Septic			EXM LAND	9030	66,200	66,200
CAMDEN, ME 04843		SUPPLEMENTAL DATA							
Additional Owners:		Other ID: REVIEW TIF: SUBDIVISION			(not used)				
		GIS ID: 218063000000			ASSOC PID#				
						Total		66,200	66,200

3602  
CAMDEN, ME

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
CAMDEN, TOWN OF		0/ 0	03/31/2012	U	V		1L	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
ALDERSON, ROSALIE		1366/ 185		U	V		1N	2015	9030	66,200	2014	9030	66,200	2013	9030	66,200
						Total:		66,200	Total:	66,200	Total:	66,200	Total:	66,200	Total:	66,200

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
0	11	MUNICIPAL	66,200.00				
Total:			66,200.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
NBHD/SUB	NBHD Name	Street Index Name	Tracing
0001/A			

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	66,200
Special Land Value	0
Total Appraised Parcel Value	66,200
Valuation Method:	C
Exemptions	66,200
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>0</b>

**NOTES**

BLUE + WHITE IF  
BLDG MADE OF 3 MOBILE  
HOMES

FORECLOSED 2/2/2012

BUILDING PERMIT RECORD									VISIT/CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									04/09/2012			WR	25	Re-check
									09/17/2003			FD	00	M/L w/Entry

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
																Spec Use	Spec Calc			
1	903R	Town of Camden	RU-2	2			43,560	SF	1.45	1.0000	5	1.0000	1.00	0.00				1.00	1.45	63,200
1	903R	Town of Camden	R2	2			0.60	AC	5,000.00	1.0000	5	1.0000	1.00	0.00				1.00	5,000.00	3,000
Total Card Land Units:							1.60	AC	Parcel Total Land Area: 1.6 AC							Total Land Value:		66,200		

CITY OF MAINE  
CAMDENVILLE STATE PARK



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
CAMDEN, TOWN OF		4 Rolling		1 Paved	3 Rural	Description	Code	Appraised Value	Assessed Value
PO BOX 1207						EXM LAND	9030	40,200	40,200
CAMDEN, ME 04843		SUPPLEMENTAL DATA							
Additional Owners:		Other ID: REVIEW TIF: SUBDIVISION			(not used)				
		GIS ID: 135011000000			ASSOC PID#				
						Total:		40,200	40,200

3602  
CAMDEN, ME

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
CAMDEN, TOWN OF BRACEBRIDGE CORP		0/ 0 2025/ 221	01/20/2011	U	V		1L 1N	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2015	9030	40,200	2014	9030	40,200	2013	9030	40,200
								Total:		40,200	Total:		40,200	Total:		40,200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.												
0	11	MUNICIPAL	40,200.00																	
Total:			40,200.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY												
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch												
0001/A																
NOTES																
VACANT LAND PORTION OF LINCOLN VILLE RESIDENT																
				Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 40,200 Special Land Value 0 Total Appraised Parcel Value 40,200 Valuation Method: C Exemptions 40,200 Adjustment: 0 Net Total Appraised Parcel Value 0												

BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									05/10/2004			DP	99	Vacant Land
									06/07/2003			TM	99	Vacant Land

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
1	903V	Town of Camden	CR	1			43,560 SF	1.45	1.4000	6	1.0000	0.25		0.00	WET		1.00	0.51	22,200	
1	903V	Town of Camden	CR				10.30 AC	5,000.00	1.4000	6	1.0000	0.25		0.00	WET		1.00	1,750.00	18,000	
Total Card Land Units:							11.30 AC	Parcel Total Land Area:							11.3 AC	Total Land Value:				40,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Model	00		Vacant									
<b>MIXED USE</b>												
	<i>Code</i>		<i>Description</i>				<i>Percentage</i>					
	903V		Town of Camden				100					
<b>COST/MARKET VALUATION</b>												
	Adj. Base Rate:						0.00					
	Net Other Adj:						0.00					
	Replace Cost						0					
	AYB						0					
	EYB						0					
	Dep Code											
	Remodel Rating											
	Year Remodeled											
	Dep %											
	Functional Obslnc											
	External Obslnc											
	Cost Trend Factor						1					
	Condition											
	% Complete											
	Overall % Cond											
	Apprais Val											
	Dep % Ovr						0					
	Dep Ovr Comment											
	Misc Imp Ovr						0					
	Misc Imp Ovr Comment											
	Cost to Cure Ovr						0					
	Cost to Cure Ovr Comment											
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
Ttl. Gross Liv/Lease Area:		0	0	0								

No Photo On Record

Office of:  
Town Manager  
Tax Assessor  
Tax Collector  
Town Clerk  
Treasurer  
Code Officer  
Finance Director  
Harbor Clerk



Town Office  
P.O. Box 1207  
29 Elm Street  
Camden, Maine 04843  
Phone (207)236-3353  
Fax (207)236-7956  
<http://www.camdenmaine.gov>

**MEMO**

To: Board of Assessors  
From: Caitlin Anderson, CMA, Assessor's Clerk  
Date: October 1, 2015  
RE: Property Tax Abatements

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The attached Abatements for Real and Personal Property are for valuation errors.  
Below is an explanation of the individual issues.

**RE 1341      4 Whitmore Ave      \$151.30**  
Missed Homestead Exemption

**PP 825      CEIS REVIEW, INC      \$92.29**  
Business Closed 8/8/14

**PP 843      Uni-Care Health      \$33.29**  
Duplicate Assessment

**Total Abatement Value      \$276.88**

Sincerely,

**Caitlin D. Anderson, CMA**  
Assessor's Clerk