Town of Camden
Select Board Meeting
October 7, 2014 – 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*

1. **Call to Order**

2. **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. We ask that people keep comments within 3 minutes

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

   The Community Institute – Jane LaFleur
   Fire Department Update – Chief Chris Farley
   Ragged Mountain Redevelopment Update – Landon Fake

4. **Approval of Select Board Minutes dated September 23, 2014**

5. **Select Board Member Reports**

   - **Advisory Question re: Use of the Tannery Site**

6. **Town Manager Report**

8. **New Business**

A. Public Hearings
   1) Robert & Karen Brace, Trustees of the Harbor Edge at 25 Harbor Road to construct a residential pier in the Coastal Residential Zone
   2) Peter Ott's at 16 Bay View Landing for a Class XI Malt, Spirituous, and Vinous Liquor License

B. Consideration of whether to rent or lease any of the commercial passenger vessel float space or berthing slips for the upcoming year (Harbor Ordinance Article V Section 3)

C. Confirmation of new Camden Public Library Trustees, Lyle Rigg and Jean White, both of Camden

D. Appointment of the Town Manager to the Mid-Coast Economic Development District (MCEDD)General Assembly

E. Set date for second meeting in October: October 28

Adjourn

Town of Camden
Minutes of the Select Board Meeting
September 23, 2014

6:30pm

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

Call to Order

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

Recognition of the Camden Police Department

Chief Randy Gagne presented letters of commendation to the officers who responded to the Rite Aid armed robbery, hostage taking, and 10-hour stand-off incident. The officers (Sergeants John Tooley, Daniel Brown, Detective Curt Andrick, and Officer Jeffrey Boudreau) were on hand to be honored for their service.

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Convene as Board of Assessors

John French made a motion to Convene as the Board of Assessors. Don White seconded the motion. It was unanimously approved.

1. Call to Order

The meeting was called to order.

2. Establish the 2014 Tax Commitment

Appraiser Jim Murphy, President of Murphy Appraisal services, spoke to the Board about the 2014 tax commitment process. There was discussion among the Board about the tax rate and overlay.

John French made a motion to set the 2014 tax commitment at $15,938,018 with a tax rate of $14.43 and an overlay of $17,552.61. Don White seconded the motion.

Leonard Lookner suggested a more conservative tax rate of $14.44. There was discussion on the low number of abatement requests and amount of overview. Cates said he supported the motion as is.

The motion was unanimously approved.

Murphy, along with Kerry Leichtman, Town of Rockport Assessor, and Beth Doan, Assessing Administrative Assistant, were commended by the Town Manager and Select Board for their teamwork and long hours in meeting the deadline for this important project.

John French made a motion that the certificate of assessment and the Municipal valuation return be signed. Donald White seconded the motion. It was unanimously approved.

Leonard Lookner made a motion to adjourn as Board of Assessors and convene as the Select Board. John French seconded the motion. It was unanimously approved.

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Select Board

1. Citizen Comments

There were no citizen comments.

Board Comments

Don White said how fortunate we are to have highly trained public safety officers who are prepared to protect us during very serious incidents such as the Rite-Aid incident.

White noted that the Harbor Arts and Book Sale would be taking place October 4 & 5 at the Camden Public Library. He also noted that the Camden International Film Festival would be taking place the last weekend in September.

Leonard Lookner thanked Ben Fowlie who runs CIFF. He also talked about scheduling a public hearing to address the proposal by the Harbor Committee to limit piers in the Outer Harbor. John French noted that said that numbers related to valuation needs to be assembled before the public hearing can take place, along with clarification from Attorney Kelly. Cates pointed out that numbers on potential loss of tax revenue along with a valuation study takes time.

Gene McKeever of the Harbor Committee said that he had spoken to an official who had said that a tax impact as a result of a pier moratorium would be insignificant.

John French said he would be concerned about fairness of some properties having been allowed to install piers while others wouldn't be allowed to.

Lookner asked about the Fisherman's Hoist. Pat Finnigan responded that the hoist may be installed during November.

2. Communications, Presentations, and Recognitions

Amy Rollins of the Camden Downtown Business Association read a letter in support of Camden's Development Director position.

3. Approval of Select Board Minutes dated September 9, 2014

Don White made a motion to approve the minutes of the September 9, 2014 meeting. John French seconded the motion.

Leonard Lookner proposed an amendment to the minutes on page 2, paragraph 5, sentence 3, so that it would read:
"Leonard Lookner objected to the information note and asked if it was legal to change this wording. He asked whether the issue of legality of the proposed change in wording had been run by the Town Attorney, and the Town Manager responded that it had not."

Don White accepted the amendment to the motion and John French seconded the amended motion. It was unanimously approved.

4. Select Board Member Reports

Don White reported that the Opera House Committee had met to review the summer's activities. He noted that the Library Board of Trustees had welcomed two new members, Amy Rollins and Claudia Griffiths. Two additional members would be voted in at their next meeting, he added.

White said that the Planning Board had reviewed a new wireless communications equipment plan for the Knox Mill, but that approval had been held up pending completion of roof work. Also at the Planning Board meeting, items related to the Ragged Mountain Recreation Area were reviewed but could not be concluded due to the fact that there were not enough voting members present. White added that the new Business Opportunity Zone will come before the Select Board at a future meeting.

5. Town Manager Report

Town Manager Finnigan noted that election day was only weeks away. She also reported that 95% of the trail work at the Snow Bowl was complete and that lifts are being constructed.

Finnigan expressed her thanks for the police department's professionalism and quick reaction time, noting that the Rite-Aid incident could have been much worse. She said that the local police force was assisted by county and state officers who also responded to the call as well. Currently our police department has begun proactive work to become familiar with other potential drug store targets, she said, so officers will be knowledgeable about the properties should another incident occur.

6. New Business

A. Public Hearings

Martin Cates opened a public hearing.

1) Appleton Family, LLC at 44 Bay View Street to expand a commercial wharf abutting the inner Harbor, Tax Map 119 Lot 9

Sam Appleton, owner of the Waterfront Restaurant, spoke about plans to expand their commercial wharf to accommodate dining needs on the deck of the restaurant. Gene McKeever of the Harbor Committee said that the committee had unanimously supported the application during their August 4, 2014 meeting.

Leonard Lookner made a motion to approve the application by the Appleton Family, LLC to expand a commercial wharf at 44 Bay View Street abutting the inner Harbor. James Heard seconded the motion. It was unanimously approved.

2) Liquor Licenses and Special Amusement Permit

2) Cappy's Chowder House at 1 Main Street for a renewal Class XI Restaurant Lounge Malt, Spirituous, and Vinous Liquor License
3) Cappy's Chowder House at 1 Main Street for a Special Amusement Permit
4) Long Grain at 31 Elm Street for a renewal Class I Restaurant Malt, Spirituous, and Vinous Liquor License
5) Camden Windward House at 6 High Street for a renewal Class V Malt, Spirituous, and Vinous Liquor License

John French made a motion to approve the Liquor License renewals for Cappy's Chowder House. Camden Windward House, and Long Grain and the Special Amusement Permit for Cappy's Chowder House. Don White seconded the motion. It was unanimously approved.

Chairperson Cates closed the public hearing.

B. Consideration of the following Victualer's and Lodging License Renewals:

1) Cappy's Chowder House at 1 Main Street for victualer license
2) Camden Windward House at 6 High Street for a victualer and lodging license
3) Elm Street Grill at 115 Elm Street for a victualer license

Leonard Lookner to approve the victualer licenses for the Elm Street Grill and Cappy's Chowder House, and the victualers and lodging licenses for the Camden Windward House. Don White seconded the motion. It was unanimously approved.

C. Confirmation of Election Warden, and Establish the Registrar of Voters' office hours for the November 4, 2014 State General Election and Special Town Meeting.

John French made a motion to confirm the appointment of Peter Gross as Election Warden for the November 4, 2014 State General Election and Special Town Meeting, and to establish the Registrar of Voters' hours as 8:00 a.m. until 3:30 p.m. Monday through Friday. Don White seconded the motion. It was unanimously approved.

7. Select Board Closing Comments

John French asked if a light could be installed on the path at the fire station lot.

James Heard asked about the situation with the DEP at the Snow Bowl. Pat Finnigan provided information about the status.

Finnigan noted that tax bills would be sent out shortly. She said that when putting together the Town budget, the budget committee strives to provide a budget that balances at the level of services that the public expects at the lowest possible cost.

Lookner commended Pat Finnigan on guiding a successful budget process.

Adjourn

Don White made a motion to adjourn the meeting. John French seconded this motion. The motion passed unanimously and the Board adjourned at 7:45pm.

Respectfully submitted,

_____

Karen Brace

Recording Secretary

Gartley & Dorsky
ENGINEERING SURVEYING

September 4, 2014

Martin Cates, Chair
Town of Camden Select Board
29 Elm Street
Camden, Maine 04843

Project No. 2014-253

RE: Select Board Review
Brace Pier 25 Harbor Road, Camden

Gartley & Dorsky Engineering & Surveying, Inc. submits this letter to the Town of Camden Select Board for Rob and Karen Brace, owners of the residence located at 25 Harbor Road in Camden, Maine. The owners plan to construct a private pier. The Rights, Title and Interest of the property are summarized as follows:

Owner: Rob and Karen Brace, Trustees of the Harbor's Edge 2014 Trust
Subject Parcel: Map 124 Lot 88
Warranty Deed: Book 4800 Page 302
Zone: CR Coastal Residential District

We have attached the recent submissions to the Planning Board and Harbor Committee.

Article VI Section 7 Part F2 of the Town of Camden Harbor and Waterways Ordinance outlines the Select Board review standards for piers in the Outer Harbor. Gartley & Dorsky offers the following information to document that the Brace pier meets the Article VI Section 7 Part F2 Select Board standards:

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.

> The proposed Brace pier and float is well outside of the navigational channels between the Inner Harbor and the bay and from the public vessel ramp to the main channel. The pier is in shallow water and there is limited navigation in this area. The Harbor Master stated to the Planning Board during site plan review that the project would not interfere with or pose a hazard to navigation.

B. Eliminate or interfere with existing and designated mooring and anchorage areas and access thereto.

> The proposed pier and float is outside of existing and designated mooring and anchorage areas and access thereto. The area of the pier is too shallow for future moorings, of anything other than very shallow draft boats. The Harbor Master stated to the Planning Board during site plan review that the project would not interfere with existing and designated mooring and anchorage areas or access thereto

59B Union Street P.O. Box 1031 Camden, ME 04843 Ph (207) 236-4365 Fax (207) 236-3055 www.gartleydorsky.com

C. Reduce or interfere with existing shell fishing and clamming areas, and access thereto.

The area of the proposed pier and float has a rocky bottom and is relatively shallow, and is therefore not a shell fishing and clamming area.

D. Interfere with public vessel launching and pier facilities.

The proposed pier and float is not in the vicinity of the public vessel launching and pier facilities and therefore will not interfere with these public features.

E. Block or interfere with public rights of passage and uses of the shores and flats.

The pier design allows for the public to safely travel beneath the stairs leading to the pier. Access to the flats is not restricted as the public has multiple access points in Shermans Cove, the closest being at Harbor Road and Marine Avenue. The proposed pier and float will not interfere with these public access points.

F. Adversely affect small recreational boating activities.

The proposed pier and float will have a minimal effect on small recreational boating activities. The shallow water in the area limits small vessels with a draft greater than 2-3 feet at low tide. Shallower draft vessels such as kayaks and canoes can readily maneuver beneath or around the fixed pier and the seasonal gangway and float.

If you have any questions or require additional information please do not hesitate to call me at 236-4365.

Sincerely,
Gartley & Dorsky Engineering & Surveying, Inc.

William B. Gartley, P.E.
President

LEGEND

- APPROXIMATE PROPERTY LINE (SEE NOTE # 1)
- OTHER STONE WALL
- IRON ROD FOUND
- 1-1/4" DIA. STAINLESS STEEL POST AND CABLE RAILING
- UTILITY POLE
- GUY ANCHOR
- EXISTING CONTOUR
- DECIDUOUS TREE

GENERAL SITE NOTES:

1) LOT INFORMATION:
PHYSICAL ADDRESS: 25 HARBOR ROAD
TAX MAP 124 LOT 88
ZONING: GR (COASTAL RESIDENTIAL DISTRICT)
LOT AREA: ± 0.73 ACRES
DEED: BK. 4800 PG. 302

2) OWNER & APPLICANT:
ROBERT & KAREN BRACE
TRUSTEES OF THE HARBOR'S EDGE 2014 TRUST

3) ENGINEER:
GARTLEY & DORSKY ENGINEERING & SURVEYING INC.
398 UNION STREET – P.O. BOX 1031 – CAMDEN ME –04843
(207) 236-4365

APPROVED BY THE TOWN OF CAMDEN PLANNING BOARD

DATE: _____

CHAIR _____

PLAN REFERENCES:

1) "PLAN FOR ROBERTA M. LEFINGE OF LAND LOCATED IN CAMDEN, KNOX COUNTY, MAINE" BY RICHARDS & CRANSTON, DATED SEPTEMBER 1961 AND REVISED NOVEMBER 1961. RECORDED AT THE KNOX COUNTY REGISTRY OF DEEDS IN PLAN CABINET 4 SHEET 121.

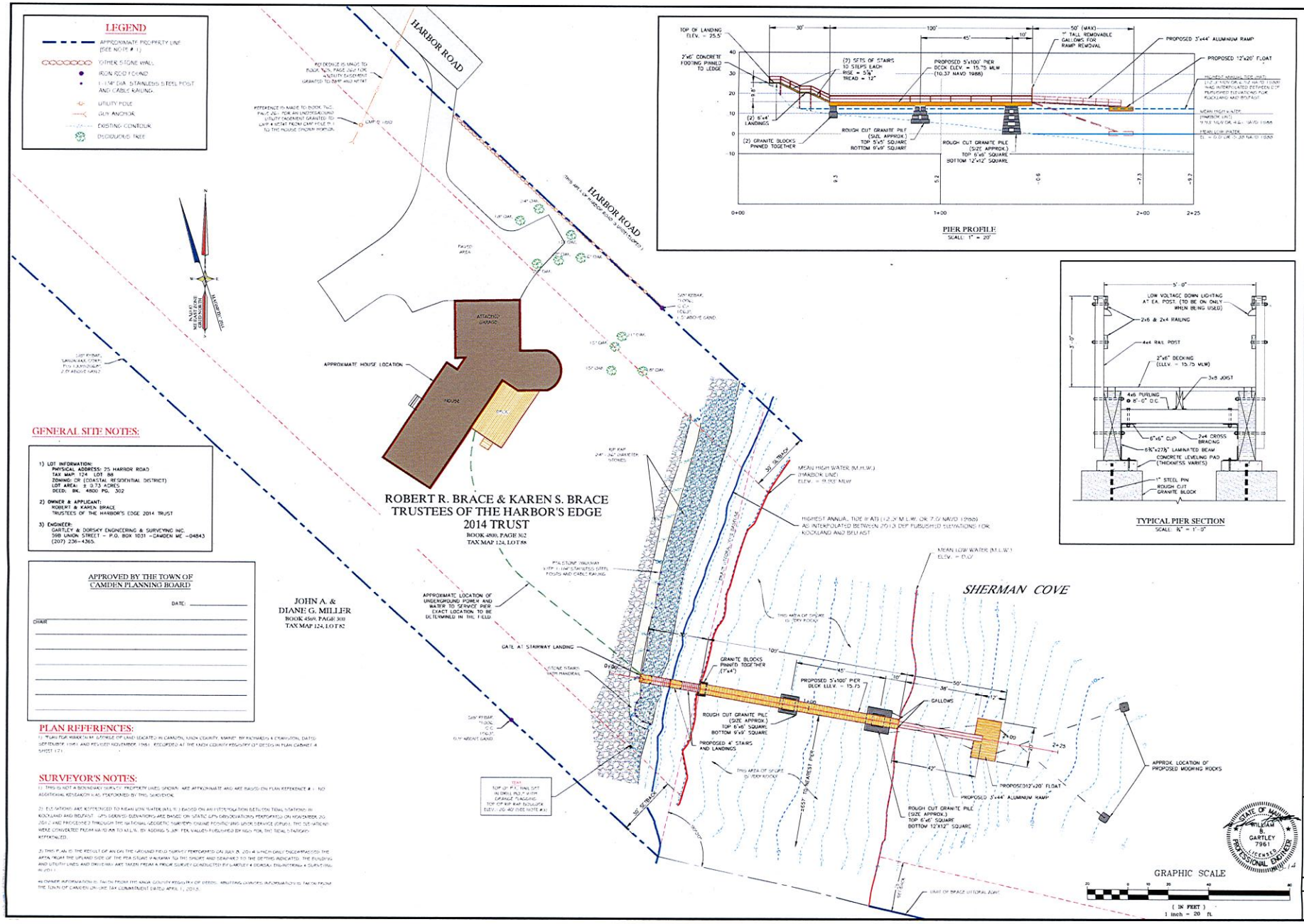
SURVEYOR'S NOTES:

1) THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE APPROXIMATE AND ARE BASED ON PLAN REFERENCE # 1. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR.

2) ELEVATIONS ARE REFERENCED TO MEAN LOW WATER (M.L.W.) BASED ON AN INTERPOLATION BETWEEN TIDAL STATIONS IN ROCKLAND AND BELFAST. GPS DERIVED ELEVATIONS ARE BASED ON STATIC GPS OBSERVATIONS PERFORMED ON NOVEMBER 20, 2012 AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS). THE TIDE GAUGES HERE CONVERTED FROM NAVD 88 TO M.L.W. BY ADDING 5.38' FOR VALUES PUBLISHED BY NOAA FOR THE TIDAL STATIONS REFERENCED.

3) THIS PLAN IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED ON JULY 8, 2014 WHICH ONLY ENCOMPASSED THE AREA NEAR THE UPLAND END OF THE PIER STAIRS WALKWAY, THE STAIRS AND SEAWARD TO THE DEPTHS INDICATED. THE BUILDINGS AND UTILITY LINES AND DRIVEWAY ARE TAKEN FROM A PRIOR SURVEY CONDUCTED BY GARTLEY & DORSKY ENGINEERING & SURVEYING IN 2013.

4) OWNER INFORMATION IS TAKEN FROM THE KNOX COUNTY REGISTRY OF DEEDS. ABUTTING OWNERS INFORMATION IS TAKEN FROM THE TOWN OF CAMDEN ON-LINE TAX COMPUTER DATED APRIL 1, 2013.



PIER PROFILE
SCALE: 1" = 20'

TYPICAL PIER SECTION
SCALE: ¼" = 1'-0"

NO.	REVISION	DATE
1	ADDED DALLOW HEIGHT AND PIERON SPACING NOTES	8/8/14

SHEET TITLE: PIER PLAN

SCALE: 1" = 20' | DRAWN BY: JMW | CHECKED BY: REC

DATE: AUGUST 5, 2014

CLIENT PROJECT: ROBERT & KAREN BRACE PIER PROJECT

LOCATION: 25 HARBOR ROAD

TOWN: CAMDEN | COUNTY: KNOX | STATE: MAINE

Gartley & Dorsky ENGINEERING SURVEYING
398 Union Street P.O. Box 1031 Camden, ME 04843-1031
Ph (207) 236-4365 Fax (207) 236-8555 | 148 Front | 888-362-8365
165 Main Street Suite 2F P.O. Box 472 Belmont, Maine 04952

STATE OF MAINE WILLIAM A. GARTLEY 7961 LICENSED PROFESSIONAL ENGINEER

STATE OF MAINE STEVEN A. BERRY 2012 PROFESSIONAL LAND SURVEYOR

THIS PLAN IS PRELIMINARY WITHOUT SIGNATURE

PROJ. NO. 2014-253

C-1

THIS DOCUMENT IS THE PROPERTY OF GARTLEY & DORSKY ENGINEERING & SURVEYING AND MAY NOT BE REPRODUCED OR TRANSMITTED IN WHOLE OR IN PART WITHOUT THEIR WRITTEN PERMISSION.

Gartley & Dorsky
ENGINEERING SURVEYING

Robert & Karen Brace
Trustees of the
Harbor's Edge 2014 Trust
Residential Pier

Site Plan Review Submission List

July 23, 2014, Revised August 27, 2014

	Description of Document	Document Date
1.	Site Plan Review Application/Fee & Agent Authorization letter	July 23, 2014
2.	Submission Letter	July 23, 2014
3.	Site Location Map	July 23, 2014
4.	Camden Tax Map 124 (Portion)	July 23, 2014
5.	REVISION: Updated Abutter List	--
6.	Warranty Deed	May 28, 2014
7.	FEMA FIRM Panel 230074 0014 B	May 4, 1988
8.	MIFW Significant Habitat Map	March 22, 2010
9.	Photographs	July 23, 2014
10.	REVISION: Brace Pier Lighting Cut Sheets	--
11.	Aerial Photograph, AE-1	July 23, 2014
12.	Boundary Survey Plan	November 1981
13.	Pier Plan, C-1	July 23, 2014

59B Union Street P.O. Box 1031 Camden, ME 04843 Ph (207) 236-4365 Fax (207) 236-3055 www.gartleydorsky.com

Cash/Check# _____
Fee: $200.00

Date: 7 - 23 - 2014

TOWN OF CAMDEN
APPLICATION FOR SITE PLAN REVIEW

Property Owner: Robert & Karen Brace, Trustees of the Harbor's Edge Telephone: _____

Applicant (if different): Gartley & Dorsky Engineering & Surveying, Inc Telephone: 207-236-4365

Mailing Address: PO Box 1031

City: Camden State: ME Zip: 04843 Email: wgartley@gartleydorsky.com

Name of Project (if applicable): _____

Project Location: 25 Harbor Road

Map: 124 Lot. 88 Zone: CR Acres: 2.2 Size of Project Area: _____ acre(s) _____ ft^2

Article XII, Site Plan Review Applicability:

☐ New non-residential or multifamily building(s) including accessory building(s)
Total floor area for all floors in excess of 1,000 ft² (other code and standard review(s) required)

☐ Enlargement of non-residential or multifamily building(s)
Total expansion floor area for all floors in excess of 1,000 ft² in a 5 year period (other code and standard review(s) required)

☐ Pave, strip, remove earth from, grade more than 10,000 ft^2 and mineral extraction
*within 5 years for a **nonresidential use**, except approved subdivisions and public infrastructure.*

☐ Pave, strip, remove earth from, grade more than 40,000 ft^2 and mineral extraction
*within 5 years for a **residential use**.*

☐ Change from residential use to non-residential use
Having a total nonresidential floor area for all floors in excess of 1,000 ft²

☐ Construct, enlarge, piers, wharves, bulkheads, breakwaters, consolidated piers, causeways, marinas, and bridges over 20' long, and uses projecting into water bodies.

☐ New Wireless Telecommunications Facility; or any expansion of an existing wireless facility that increases the height by more than 20 feet.
Such proposals shall also be reviewed according to the "Wireless Telecommunications Facility Siting Ordinance".

Description of Proposed Use:

_____

To the best of my knowledge, all information submitted with this application is true and correct.

Signed: _____ Agent Date: 7/23/2014

Applicant Robert & Karen Brace **Map** 124 **Lot** 88 - _____ **Date** 7/23/2014

Site Plan Content Checklist

(Nine Copies of all information below required at time of submission)

When the owner of the property or his authorized agent makes formal application for site plan review, his application shall contain at least the following exhibits and information:

- ☑ (a) owner's name and address
- ☑ (b) names and addresses of all abutting property owners
- ☑ (c) sketch map showing general location of the site within the Town
- ☑ (d) boundaries of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time.
- ☑ (e) zoning classification(s) of the property lines of the property to be developed.
- ☑ (f) the bearing and distances of all property lines of the property to be developed. The Board may require a formal boundary survey.
- ☑ (g) the location of all building setbacks required by this Ordinance.
- ☐ (h) the location, dimensions, front view, and ground floor elevations of all existing and proposed buildings in the site. N/A
- ☐ (i) the location and dimensions of driveways, parking and loading areas, and walkways. N/A
- ☐ (j) location of intersecting roads or driveways within 200 feet of the site. N/A
- ☑ (k) the location and dimensions of all provisions for water supply and wastewater disposal
- ☑ (l) the location of open drainage courses, wetlands, stands of trees, and other important natural features, with a description of such features to be retained and of any new landscaping planned.
- ☐ (m) location and dimensions of any existing easements and copies of existing covenants or deed restrictions. N/A - NONE
- ☐ (n) location, front view, and dimensions of existing and proposed signs. N/A
- ☑ (o) location and type of exterior lighting.
- ☑ (p) copies of applicable State and Federal approvals and permits, provided, however, that the Board may approve site plans subject to the issuance of specified State and Federal approvals and permits where it determines that it is not feasible for the applicant to obtain them at the time of site plan review.
- ☑ (q) a signature block on the site plan, including space to record a reference to the order by which the plan is approved. Examples of signature block available on request

Applications for Piers, Wharves, Breakwaters and Boat Ramps shall include:

- ☑ A site plan stamped and sealed by an engineer registered in the State of Maine.
- ☑ An elevation showing the height of the pier in relation to normal high water.
- ☑ A pier section.
- ☑ A detailed erosion control plan, including a schedule of construction. The schedule shall include the kind of equipment, how and when it will be used below high or low water.
- ☑ A detailed plan showing how oils, greases or other contaminates will be handled.
- ☑ Copies of required Maine Department of Conservation submerged lands lease, Maine Department of Environmental Protection and United States Army Corps of Engineers permits. ***Note:*** *The Board may approve site plans subject to the issuance of specified State and Federal approvals and permits where it determines that it is not feasible for the applicant to obtain them at the time of site plan review.*

Applicant Robert & Karen Brace **Map** 124 **Lot** 88 - _____ **Date** 7/23/2014

Other Supplemental Information Required by the Planning Board

☑ (1) Existing and proposed topography of the site at two foot contour intervals, or such other interval as the Board may determine, prepared and sealed by a surveyor licensed in the State of Maine.

☐ (2) A storm water drainage and erosion control plan prepared by an engineer or landscape architect registered in the State of Maine, showing: N/A

a) the existing and proposed method of handling storm water runoff.
b) the direction of flow of the runoff through the use of arrows.
c) the location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers.
d) engineering calculations used to determine drainage requirements based upon a 25-year storm frequency, if the project will significantly alter the existing drainage pattern due to such factors as the amount of new impervious surfaces (such as paving and building area) being proposed.
e) methods of controlling erosion and sedimentation during and after construction.

☑ (3) A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone, and any other utility services to be installed on the site.

☐ (4) A planting schedule keyed to the site plan and indicating the varieties and sizes of trees, shrubs, and other plants to be planted. N/A

☐ (5) In addition to the submission requirements above, applications for exterior renovations in the downtown as required in Section 1, (8), shall include the following, if applicable: N/A

a) an elevation sketch of the proposed façade(s)
b) sample materials or cut sheets
c) digital color photos of the streetscape
d) renderings or photo simulations of the proposed exterior
e) photos of historic or architectural details

Waiver of Submission Requirements

The Planning Board may modify or waive any of the submission requirements when it determines that because of the size of the project or circumstances of the site such requirements would not be applicable or would be an unnecessary burden upon the applicant and that such modification or waiver would not adversely affect the abutting landowners or the general health, safety, and welfare of the Town. ***Please note waived requirements in margins above***.

For Code Enforcement Office Use Only

Date Received: ____ - ____ - _____, Number of copies ____, CEO review for completeness ☐

Digital Copy of Plan ☐ Y, ☐ N

☐ Copies 1 – 7 Planning Board, ☐ Copy 8 Master File, ☐ Copy 9 Code Officer

Sign Offs required

☐ Police Dept. ☐ Public Works ☐ Fire Dept. ☐ Wastewater Dept. ☐ Solid Waste

July 23, 2014

Mr. William Gartley, P.E.
Gartley & Dorsky Engineering & Surveying, Inc.
P.O. Box 1031
Camden, Maine 04843

Subject: Agent Authorization

Dear Mr. Gartley,

The intent of this letter is to authorize Gartley & Dorsky Engineering & Surveying, Inc. to act as my agent in submitting applications and answering questions regarding local, state and federal permit applications for a residential pier. The project is located at 25 Harbor Road in Camden, Maine.

Sincerely,

Karen S. Brace

Karen S. Brace

Gartley & Dorsky
ENGINEERING SURVEYING

July 23, 2014

Steve Wilson
Town of Camden
29 Elm Street
Camden, Maine 04843

Project No. 2014-253

RE: Planning Board Site Plan Review
Brace Pier
25 Harbor Road, Camden, Maine

Gartley & Dorsky Engineering & Surveying, Inc. submits this letter to the Town of Camden for Robert and Karen Brace, owners of the residence located at 25 Harbor Road in Camden, Maine. The owners plan to construct a private pier. The Rights, Title and Interest of the property are summarized as follows:

Owner: Robert and Karen Brace
Subject Parcel: Map 124 Lot 88 (Tax Map attached)
Warranty Deed: Book 4800 Page 302 (attached)
Zone: CR – Coastal Residential

The following information is provided in support of Article XII Sections 3 and 4 of the Zoning Ordinance for the Town of Camden (November 2013 edition):

Section 3: Site Plan Content

When the owner of the property or his authorized agent makes formal application for site plan review, his application shall contain at least the following exhibits and information:

(a) owner's name and address.

See Sheet C-1.

(b) names and addresses of all abutting property owners.

See attached Abutter List.

(c) sketch map showing general location of the site within the Town.

See attached Tax Map and Site Location Map.

(d) boundaries of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time.

See Sheets C-1.

(e) zoning classification(s) of the property lines of the property to be developed and the source of this information.

See Sheet C-1.

(f) the bearing and distances of all property lines of the property to be developed and the source of this information. The Board may require a formal boundary survey when sufficient information is not available to establish on the ground, all property boundaries.

See Sheets C-1 and Boundary Survey Plan.

(g) the location of all building setbacks required by this Ordinance.

See Sheet C-1.

(h) the location, dimensions, front view, and ground floor elevations of all existing and proposed buildings in the site.

Not applicable for a pier.

(i) the location and dimensions of driveways, parking and loading areas, and walkways.

Not applicable for a pier.

(j) location of intersecting roads or driveways within 200 feet of the site. XII - 5

Not applicable for a pier.

(k) the location and dimensions of all provisions for water supply and wastewater disposal

Not applicable for a pier

(l) the location of open drainage courses, wetlands, stands of trees, and other important natural features, with a description of such features to be retained and of any new landscaping planned.

See Sheet C-1 for these features in the area of the pier.

(m) location and dimensions of any existing easements and copies of existing covenants or deed restrictions.

There are no known easements, covenants or restrictions. See attached Warranty Deed.

(n) location, front view, and dimensions of existing and proposed signs.

Not applicable for a pier.

(o) location and type of exterior lighting.

Low voltage down lighting will be located on the rail post and will be on only when in use.

(p) copies of applicable State and Federal approvals and permits, provided, however, that the Board may approve site plans subject to the issuance of specified State and Federal approvals and permits where it determines that it is not feasible for the applicant to obtain them at the time of site plan review.

The following state and federal applications are being completed for this project (the Town of Camden will receive a copy of each of the full applications under separate cover):

1. MDEP NRPA application for pier (AIS Code 4P).

2. Army Corp of Engineers Programmatic General Permit Category 1 application for fill in tidal/navigable waters.

3. Town of Camden Flood Hazard Minor Development application has been submitted to the Code Enforcement Officer

(q) a signature block on the site plan, including space to record a reference to the order by which the plan is approved.

See Sheet C-1.

Section 4: Supplemental Information

The Planning Board may require any or all of the following submissions where it determines that, due to the scale, nature of the proposed development or relationship to surrounding properties, such information is necessary to assure compliance with the intent and purposes of this Ordinance.

(1) Existing and proposed topography of the site at two foot contour intervals, or such other interval as the Board may determine, prepared and sealed by a surveyor licensed in the State of Maine.

See sheet C-1.

(2) A storm water drainage and erosion control plan prepared by an engineer or landscape architect registered in the State of Maine, showing:

(a) the existing and proposed method of handling storm water runoff.

(b) the direction of flow of the runoff through the use of arrows.

(c) the location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers.

d) engineering calculations used to determine drainage requirements based upon a 25-year storm frequency, if the project will significantly alter the existing drainage pattern due to such factors as the amount of new impervious surfaces (such as paving and building area) being proposed.

(e) methods of controlling erosion and sedimentation during and after construction.

Not applicable to a pier project.

(3) A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone, and any other utility services to be installed on the site.

Low voltage electrical lines and a seasonal water line will be run underground from the house to the pier.

(4) A planting schedule keyed to the site plan and indicating the varieties and sizes of trees, shrubs, and other plants to be planted.

Not applicable to a pier project.

(5) Applications for Piers, Wharves, Breakwaters and Boat Ramps shall include:

(a) A site plan stamped and sealed by an engineer registered in the State of Maine.

See sheet C-1.

(b) An elevation showing the height of the pier in relation to normal high water.

See sheet C-1.

(c) A pier section.

See sheet C-1.

(d) A detailed erosion control plan, including a schedule of construction. The schedule shall include the kind of motorized equipment, how and when it will be used below high or low water.

Erosion and sedimentation control measures are required for construction activity as outlined in the basic stabilization standards of Maine's Erosion and Sedimentation Control Law 38 MRSA § 420-C. Erosion and sedimentation control practices, during construction, shall be performed as outlined in the Maine Erosion and Sediment Control Best Management Practices (BMP's).

Construction is anticipated during the fall or winter of 2014 and will be completed in approximately three to four weeks. Most construction activities will occur from a barge moored just offshore. Any other access to the site will be across the subject property.

(e) A detailed plan showing how oils, greases or other contaminates will be separated and handled.

Not applicable

(f) Copies of required Maine Department of Conservation submerged lands lease, Maine Department of Environmental Protection and United States Army Corps of Engineers permits, provided, however, that the Board may approve site plans subject to the issuance of specified State and Federal approvals and permits where it determines that it is not feasible for the applicant to obtain them at the time of site plan review.

Gartley & Dorsky has submitted a MDEP NRPA application (AIS Code 4P) for the Brace pier. A copy of the MDEP application is provided to the Town. The pier design does not require a Submerged Lands Lease. Gartley & Dorsky will obtain an Army Corp of Engineers Programmatic General Permit Category 1 application for fill in tidal/navigable waters.

Finally, the pier design will be reviewed by the Town of Camden Harbor Committee. The pier design meets the applicable standards of the Harbor and Waterway Ordinance Chapter V (dated 3/16/10), Article VI: Outer Harbor Part C, listed as follows:

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.

The Brace pier does not extend beyond mean low water and is less than 100 feet in length, see sheet C-1.

2. The height of the pier does not exceed 6 feet above mean high water.

   The Brace pier meets this standard, see sheet C-1.

3. The width of the pier does not exceed 4 feet, the overall width of the pier at the walkway shall not exceed 6 feet and the width of the base of the pier shall be in conformance to standard engineering practice.

   The Brace pier meets this standard, see sheet C-1. The stairway access is 4 feet wide, the pier walkway is 5 feet wide between handrails and the structure width is less than 6 feet.

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

   The Brace pier meets this standard, there are no fender pilings or bollards and the railings are less than 4 feet above the walkway. See sheet C-1.

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

   The Brace pier meets this standard, it is +/- 80 feet to the southerly property line and +/- 120 from the northerly property line. See sheet C-1.

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

   The Brace pier meets this standard, it is greater than 300 feet from piers in both directions. See sheets C-1 and AE-1.

7. No structures shall be permitted on piers, wharves or breakwaters except as temporary structures and permanent nonbuilding type structures allowed under the regulations of the Zoning District.

   Not applicable, there are no structures on the Brace pier.

8. Municipal piers and municipal launching ramps shall be exempt from (5) and (6).

   Not applicable.

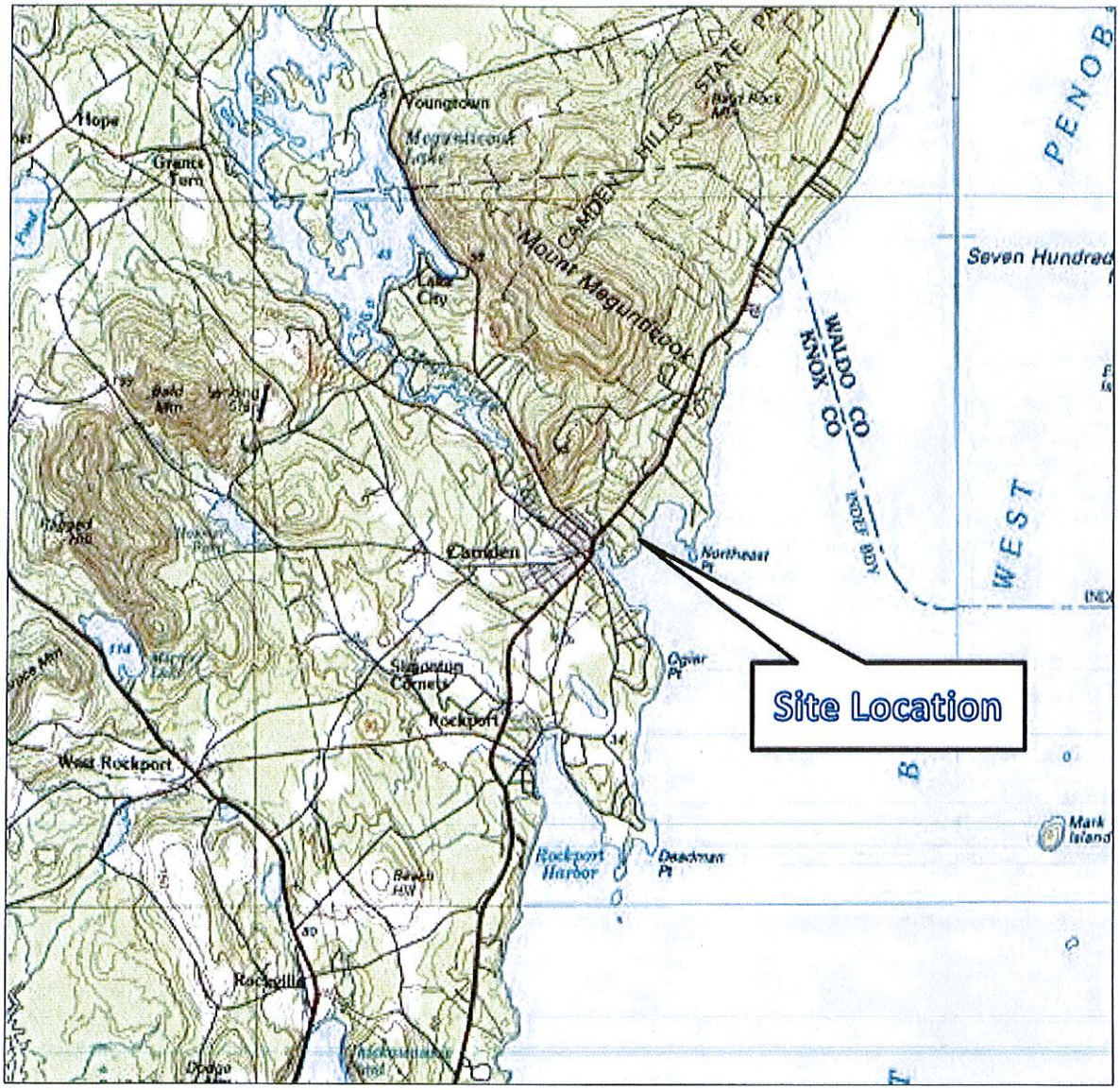
Included with this letter are nine copies of the letter/attachments. The Town of Camden will receive a copy of the other noted permit applications when they are completed. If you have any questions or require additional information please do not hesitate to call me at 236-4365.

Sincerely,
Gartley & Dorsky Engineering & Surveying, Inc.

STATE OF MAINE
WILLIAM B. GARTLEY
No. 7961
LICENSED
PROFESSIONAL ENGINEER

7-23-14

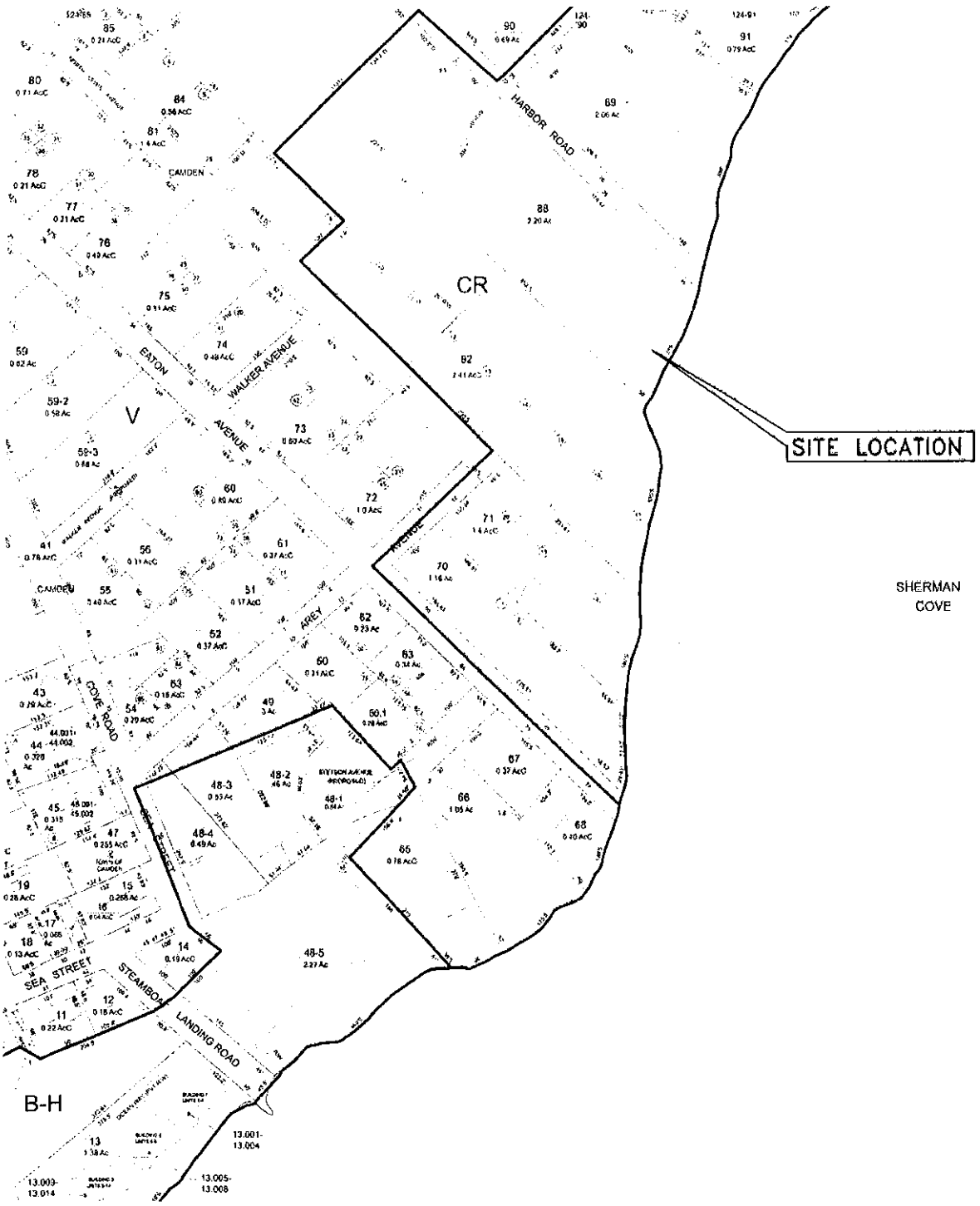
William B. Gartley, P.E.
President



Gartley & Dorsky
ENGINEERING SURVEYING
CAMDEN, MAINE (207) 236-4365
WWW.GARTLEYDORSKY.COM

SITE LOCATION MAP
ROBERT & KAREN BRACE
CAMDEN, MAINE

JULY 23, 2014 | PROJ. NO 2014-253 | PLANNING BOARD



TAX MAP 124 (PORTION)

NO SCALE

Gartley & Dorsky
ENGINEERING SURVEYING
598 Union Street P.O. Box 1031 Camden, ME 04843-1031
Ph (207) 236-4365 Fax (207) 236-3055 Toll Free 1-888-282-4365
165 Main Street Suite 2F P.O. Box 1072 Damariscotta, Maine 04543
Ph (207) 790-5505

ROBERT & KAREN BRACE

CAMDEN, MAINE

JULY 23, 2014 | PROJ. NO. 2014-253 | MAP 124 - LOT 88

<u>ABUTTER LIST revised</u>
(Subject Parcel Map 124 – Lot 88)

SUBJECT PROPERTIES

MAP 123, LOT 82
John A. and Diane G. Miller
11030 SW 60th Street
Pinecrest, FL 33056
Book 4569, Page 300

MAP 124, LOT 82-1
Samantha Kate Appleton
17 Harbor Road
Camden, ME 04843
Book 4537, Page 007

MAP 124, LOT 89
Shane G. and Susan A. Flynn
26 Harbor Road
Camden, ME 04843
Book 1893, Page 291

MAP 123, LOT 90
Henry Remsen, Trustee
C/O Richard Remsen
PO Box 7
Rockport, ME 04856
Book 3058, Page 65

WARRANTY DEED

ROBERT R. BRACE and **KAREN S. BRACE**, husband and wife, both of Westwood, Norfolk County, Massachusetts, for no monetary consideration paid, grant to **ROBERT R. BRACE** and **KAREN S. BRACE**, both of Westwood, Norfolk County, Massachusetts, as **TRUSTEES OF THE HARBOR'S EDGE 2014 TRUST**, with ***Warranty Covenants***, the following described land:

A certain lot or parcel of land, together with the buildings thereon, situated in Camden, Knox County, bounded and described as follows, to wit:

BEGINNING at an iron rod set in the westerly line of Harbor Road at the southeasterly corner of land now or formerly of McLellan;

THENCE, southeasterly by the westerly line of Harbor Road a distance of 581 feet, more or less, to an iron rod;

THENCE, continuing the same course a distance of approximately 75 feet to the shore of Sherman's Cove;

THENCE, southwesterly by the shore 215 feet, more or less, to a point situated South 30 deg. 50 min. East and 50 feet, more or less, distance from an iron rod set in the bank of Sherman's Cove;

THENCE, North 30 deg. 50 min. West approximately 50 feet to the said iron rod on the bank;

THENCE, continuing the same course by other land of Fowler 674 feet, more or less, to an iron rod set in the southerly line of land now or formerly of McLellan;

THENCE, North 61 deg. East by the land of said McLellan and a stonewall 200 feet, more or less, to the place of beginning.

ALSO CONVEYING all of the Grantors' interest in the flats and shore appurtenant to the premises conveyed.

Containing 3.2 acres and being a portion of Parcel 4 described in a deed recorded in Book 605, Page132 of the Knox County Registry of Deeds.

Receipt # 73824 KNOX SS: RECEIVED
VOL 4800 PG 302
05/28/2014 02:46:57 PM
4 Pages
Instr # 2014-4468
ATTEST: Lisa J.Simmons, Knox County Registry of Deeds

FOR REFERENCE see warranty deed from Philip D. Fowler, Jr. to Warren M. George and Barbara J. George dated December 21, 1977 and recorded in Knox County Registry of Deeds, Book 701, Page 313.

FOR FURTHER REFERENCE, see the Plan entitled "Plan Showing a portion of land of Philip D. Fowler, Jr. in Camden, Maine, to be conveyed to Warren M. & Barbara J. George, December 1977", recorded in Knox County Registry of Deeds, Cabinet II, Sheet 124.

EXCEPTING from the above described premises that portion conveyed by Warren M. George and Barbara J. George to First Michigan Bank & Trust Company by warranty deed dated 12 January 1984 and recorded in Knox County Registry of Deeds, Book 943, Page 100; said portion described as follows:

> BEGINNING on the westerly side of Harbor Road at an iron rod at the southeasterly corner of land of Grantee;
>
> THENCE, southeasterly by said Harbor Road 201 feet, more or less, to an iron rod set in the stone wall at the easterly [sic] side of said road;
>
> THENCE, South 55° 51' West by land of George 204.7 feet to an iron rod set at land of Fowler;
>
> THENCE, North 30° 50' West by Fowler's land 221.5 feet to an iron rod set in a stone wall at land of Grantee;
>
> THENCE, North 61° East by said Grantee's land and following the stone wall 200 feet to the place of beginning.

ALSO CONVEYING to the Grantees herein the right to connect to the water and sewerage lines that run near the southerly side of the premises conveyed by Warren M. George and Barbara J. George to First Michigan Bank & Trust Company by warranty deed dated 12 January 1984 and recorded in Knox County Registry of Deeds, Book 943, Page 100.

SUBJECT TO utility easement dated 22 January 1941, recorded in Knox County Registry of Deeds, Book 281, Page 121.

SUBJECT TO easements granted by Warren M. & Barbara J. George to Central Maine Power Company and New England Telephone & Telegraph Company dated 10 August 1979 and recorded in Knox County Registry of Deeds at Book 765, Page 261 and at Book 765, Page 262, and to Frederick W. Clemens dated II September 1981 and recorded in Knox County Registry of Deeds, Book 841, Page 110.

SUBJECT TO an easement conveyed to the Camden and Rockland Water Company by Philip D. Fowler, Jr. described in a deed recorded in Book 622, Page 191, Knox County Registry of Deeds.

REFERENCE is made to deed from Warren M. George and Barbara I George to Warren M. George and Barbara J. George, as tenants in common, dated April 23, 1996 and recorded in said Registry in Book 2010, Page 98.

REFERENCE is made to warranty deed from Warren M. George to Barbara J. George dated November 12, 2008 and recorded in said Registry in Book 4028, Page 96.

REFERENCE is also made to Deed of Distribution from Linda A. Nicholas and Cynthia L. Branscom, Co-Personal Representatives of the Estate of Barbara J. George, to Warren George and to Pamela A. Ratti, Cynthia L. Branscom and Linda A. Nicholas, Trustees of the Barbara J. George Family Trust, said deed dated September 10, 2009 and recorded in the Knox County Registry of Deeds in Book 4162, Page 194.

REFERENCE is also made to warranty deed from Warren M. George to the Trustees of the Warren M. George Trust 2011, said deed dated July 5, 2011, and recorded in the Knox County Registry of Deeds at Book 4398, Page 183.

The above-described premises being all and the same premises as are described in deed from Linda A. Nicholas, Pamela A. Ratti and Cynthia L. Branscom, Trustees of the Warren M. George Trust 2011 and Linda A. Nicholas, Pamela A. Ratti and Cynthia L. Branscom, Trustees of the Barbara J. George Trust to Robert R. Brace and Karen S. Brace dated November 9, 2011 and recorded in the Knox County Registry of Deeds in Book 4445, Page 291.

WITNESS our hands and seals this 24th day of May 2014.

WITNESS:

Robert R. Brace

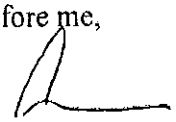
Karen S. Brace

STATE OF MAINE
Knox, ss.

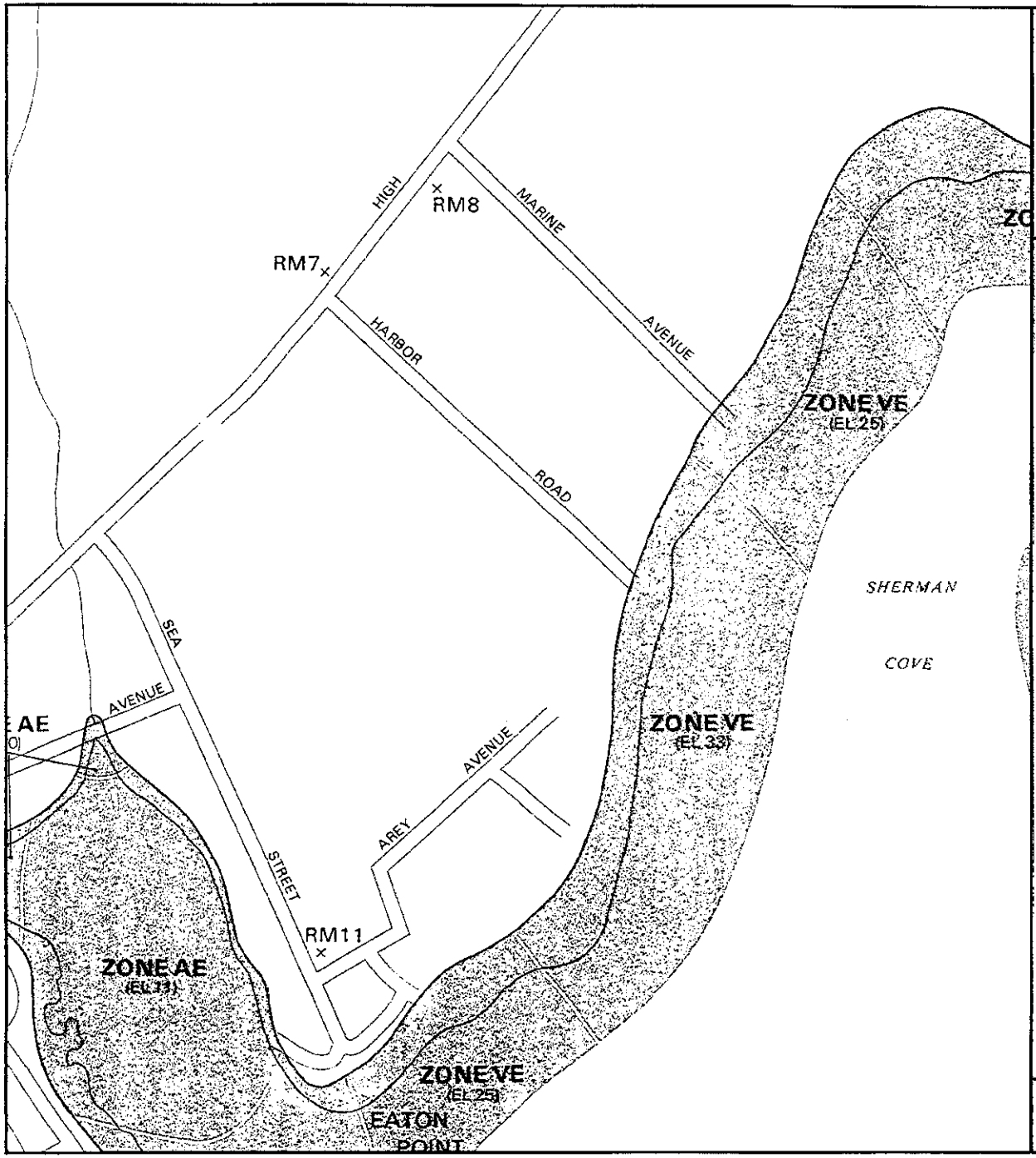
May 24, 2014

Personally appeared the above-named Robert R. Brace and Karen S. Brace and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Christopher D. Hardy
Attorney-at-Law



APPROXIMATE SCALE

500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
CAMDEN, MAINE
KNOX COUNTY

PANEL 14 OF 15
(SEE MAP INDEX FOR PANELS NOT PRINTED)

PANEL LOCATION

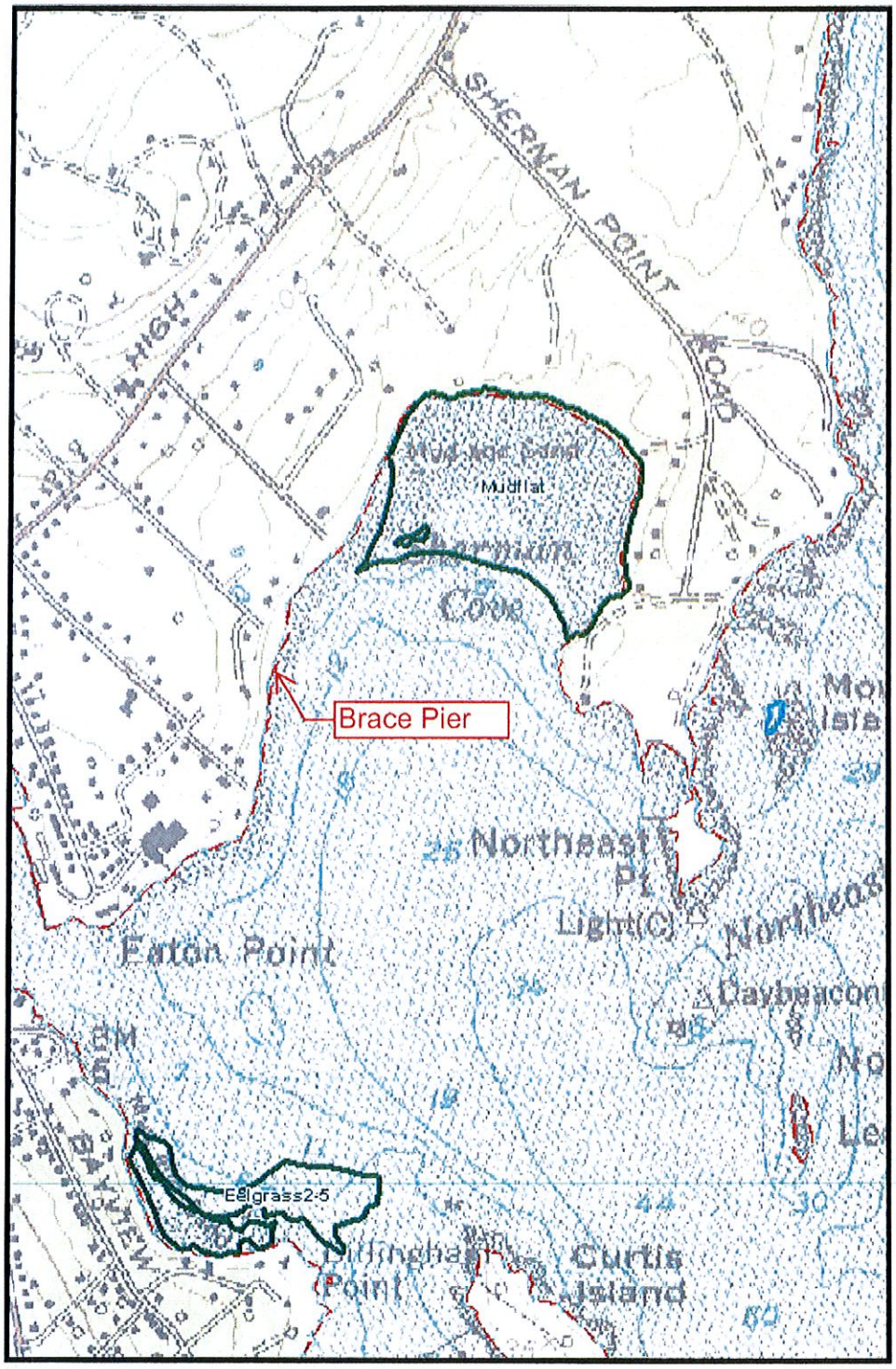
COMMUNITY-PANEL NUMBER
230074 0014 B

EFFECTIVE DATE:
MAY 4, 1988

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Search for Wildlife Observations & Habitat



- Piping Plover / Least Tern Nesting, Feeding, & Brood-rearing Area
- Roseate Tern Nesting Area
- Deer Winter Area
- Inland Waterfowl / Wading Bird Habitat
- Tidal Waterfowl / Wading Bird Habitat
- Seabird Nesting Island
- Shorebird Area
- Significant Vernal Pool
- Endangered, Threatened, & Special Concern Species Habitat
- Township Boundary
- County

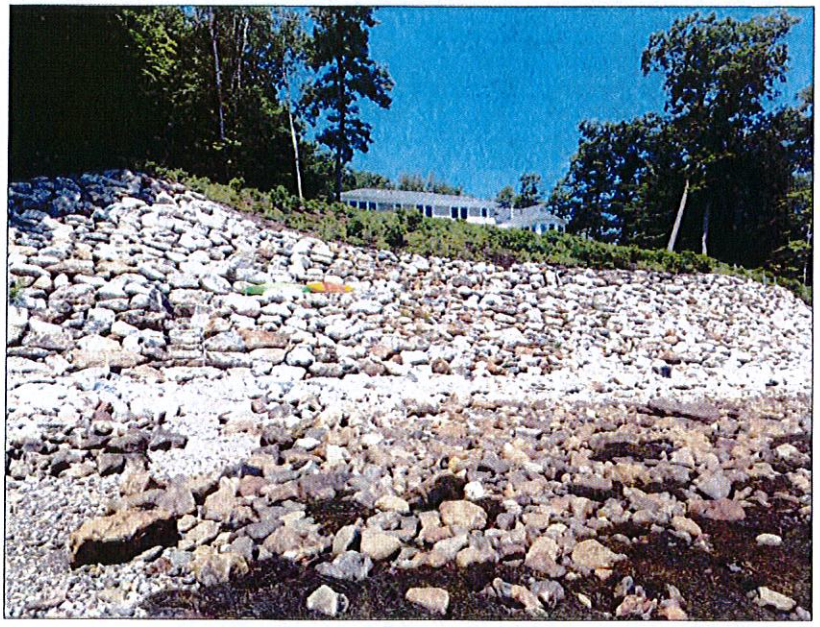
0 0.1 0.2 0.3 0.4 Miles

1 = 11,770

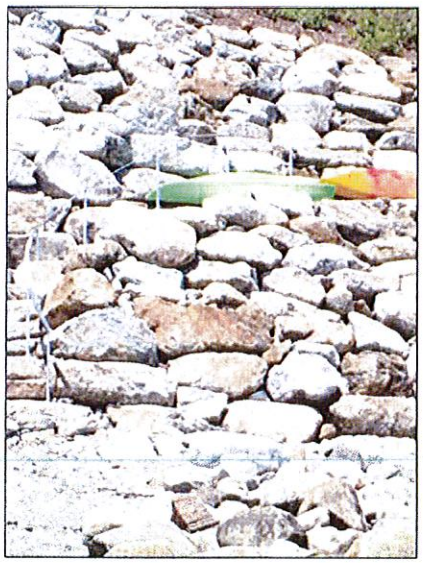
UTM Projection, Zone 19N, NAD83

N

Voice:
Fax:
March 22, 2010



PICTURE 1: View from shoreline torwards house
DATE: July, 2014

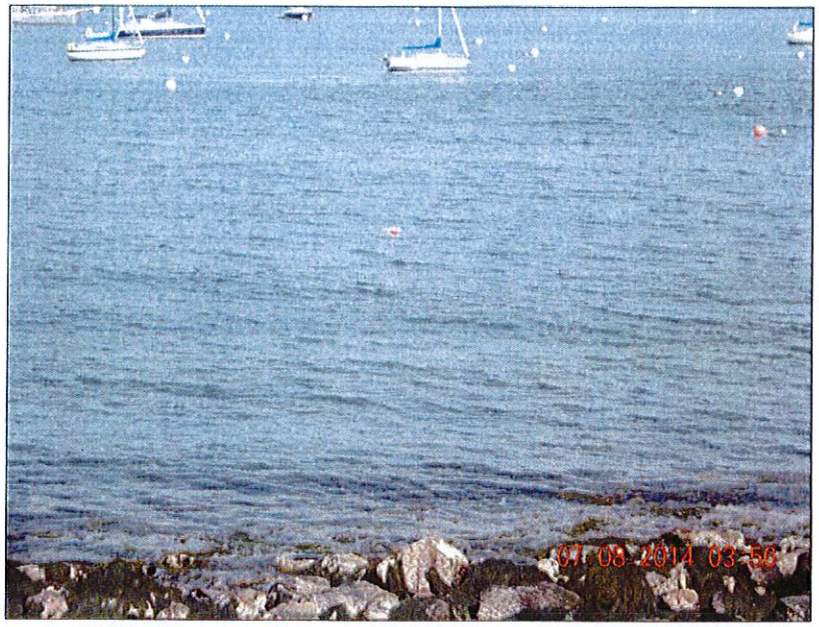


PICTURE 2: Typical shoreline
DATE: July, 2014

Gartley & Dorsky
ENGINEERING SURVEYING
CAMDEN, MAINE (207) 236-4365
WWW.GARTLEYDORSKY.COM

ROBERT AND KAREN BRACE
CAMDEN, MAINE

JULY 23, 2014 PROJ. NO 2014-253 PLANNING BOARD



PICTURE 3: View from shoreline torwards harbor
DATE: July, 2014

PICTURE 4: Shoreline view from water
DATE: July, 2014

BRACE PIER - LIGHTING
8-27-14

Experts in Exterior Illumination Call Toll Free 1 888 882 1350 GREEN Made in USA

FOCUS INDUSTRIES

LEDS PRODUCTS SOLUTIONS RESOURCES EVENTS ABOUT CONTACT

SL-07-SM

View the full image

CATALOG NO.	DESCRIPTION	LAMP	EST. SHIP WEIGHT
SL-07-SM-LEDM-BLT	Cast Aluminum Small Surface Light	3w LED module	1.0 lbs.
SL-07-SM-LEDM-BRS	Cast Brass Small Surface Light	3w LED module	1.0 lbs.
SL-07-SM-LEDM-SS	Cast Stainless Steel Small Surface Light	3w LED module	1.0 lbs.
SL-07-SM-BLT	Cast Aluminum Small Surface Light	5w T3 Xenon	1.0 lbs.
SL-07-SM-BRS	Cast Brass Small Surface Light	5w T3 Xenon	1.0 lbs.
SL-07-SM-SS	Cast Stainless Steel Small Surface Light	5w T3 Xenon	1.0 lbs.

CONSTRUCTION: Cast aluminum, brass or stainless steel small "Hockey Puck" style surface light

LENS: Sand blasted tempered flat glass

LAMP SUPPLIED: 5w T3 bi-pin Xenon; 10,000 hours average rating (5w max)

LED MODELS: 3w LED Module (no socket) equal to 20w Halogen, 2800K-3000K; 50,000 hours average rating (20w max.)

LAMP OPTIONS: None

SOCKET: GZ4 bi-pin with 250° C silicone lead wires (5 watt Xenon models only)

WIRING: Black 5 foot 18/2 zip cord from base of fixture (12v only)
For 25 foot 16/2 fixture lead wire add -25F to catalog number.
120v Standard wiring

CONNECTION: FA-05 Quick Connector (not supplied) from fixture to main cable (12/2, 10/2 or 8/2 only) 12v only

MOUNTING: Back plate and hardware supplied

FINISH: Aluminum - Black texture polyester powder coat. Optional finishes available.
Brass - Unfinished brass. Optional finishes available.
Stainless Steel - Brushed stainless stell.

SL-07-SM Specification Sheet

SL-07-SM-GM Cut Sheet.pdf

View Optional Finishes Page

Focus Industries, Inc.
25301 Commercentre Drive
Lake Forest, CA 92630

Toll Free: 888-882-1350
Phone: 949-830-1350

© Copyright 2013, Focus Industries, Inc. All rights reserved.

- 10 LIGHTS ON THE PIER
- 4 LIGHTS ON THE STAIRS
- LIGHTS TO BE LOCATED ON RAIL POST 12" DOWN FROM TOP OF RAIL

BRACE PIER - LIGHTING
8-27-14

SURFACE STEP LIGHTS
SL-07-SM SERIES

LED READY

TYPE

SPECIFICATIONS

CONSTRUCTION: Cast aluminum, brass or stainless steel small "Hockey Puck" style surface light

LENS: Sand blasted tempered flat glass

LAMP SUPPLIED: 5w T3 bi-pin Xenon; 10,000 hours average rating (5w max)
LED MODELS: 3w LED Module (no socket) equal to 20w Halogen, 2800K-3000K; 50,000 hours average rating (20w max.)

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WIRING: Black 5 foot 18/2 zip cord from base of fixture (12v only)
For 25 foot 16/2 fixture lead wire add -25F to catalog number.
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MOUNTING: Back plate and hardware supplied

FINISH: Aluminum - Black texture polyester powder coat. Optional finishes available
Brass - Unfinished brass. Optional finishes available
Stainless Steel - Brushed stainless stell

LEDs by CREE

SL-07-SM-LEDM-SS

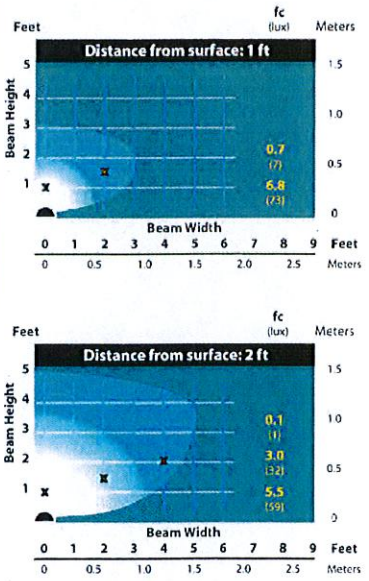
SL-07-SM-LEDM-BRS

ORDERING INFORMATION

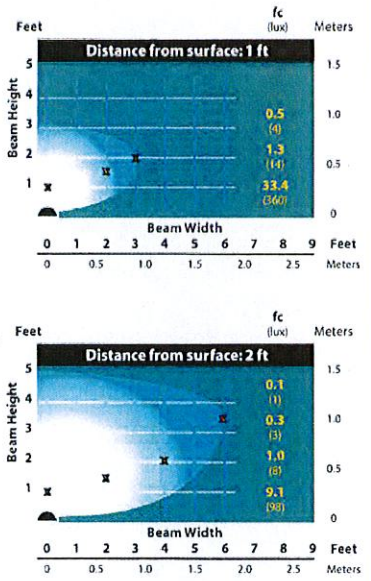
CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
SL-07-SM-LEDM-BLT	Cast Aluminum Small Surface Light	3w LED module	1.0 lbs.
SL-07-SM-LEDM-BRS	Cast Brass Small Surface Light	3w LED module	1.0 lbs.
SL-07-SM-LEDM-SS	Cast Stainless Steel Small Surface Light	3w LED module	1.0 lbs.
SL-07-SM-BLT	Cast Aluminum Small Surface Light	5w T3 Xenon	1.0 lbs.
SL-07-SM-BRS	Cast Brass Small Surface Light	5w T3 Xenon	1.0 lbs.
SL-07-SM-SS	Cast Stainless Steel Small Surface Light	5w T3 Xenon	1.0 lbs.

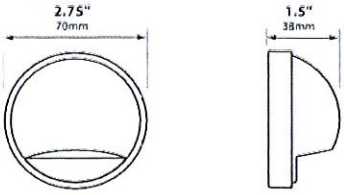
LIGHT DISTRIBUTIONS AND PHOTOMETRICS

SL-07-SM
5 Watt Xenon Half Spread Photometrics



SL-07-SM-LED
3 Watt LED Module Half Spread Photometrics





IP54 CE ETL

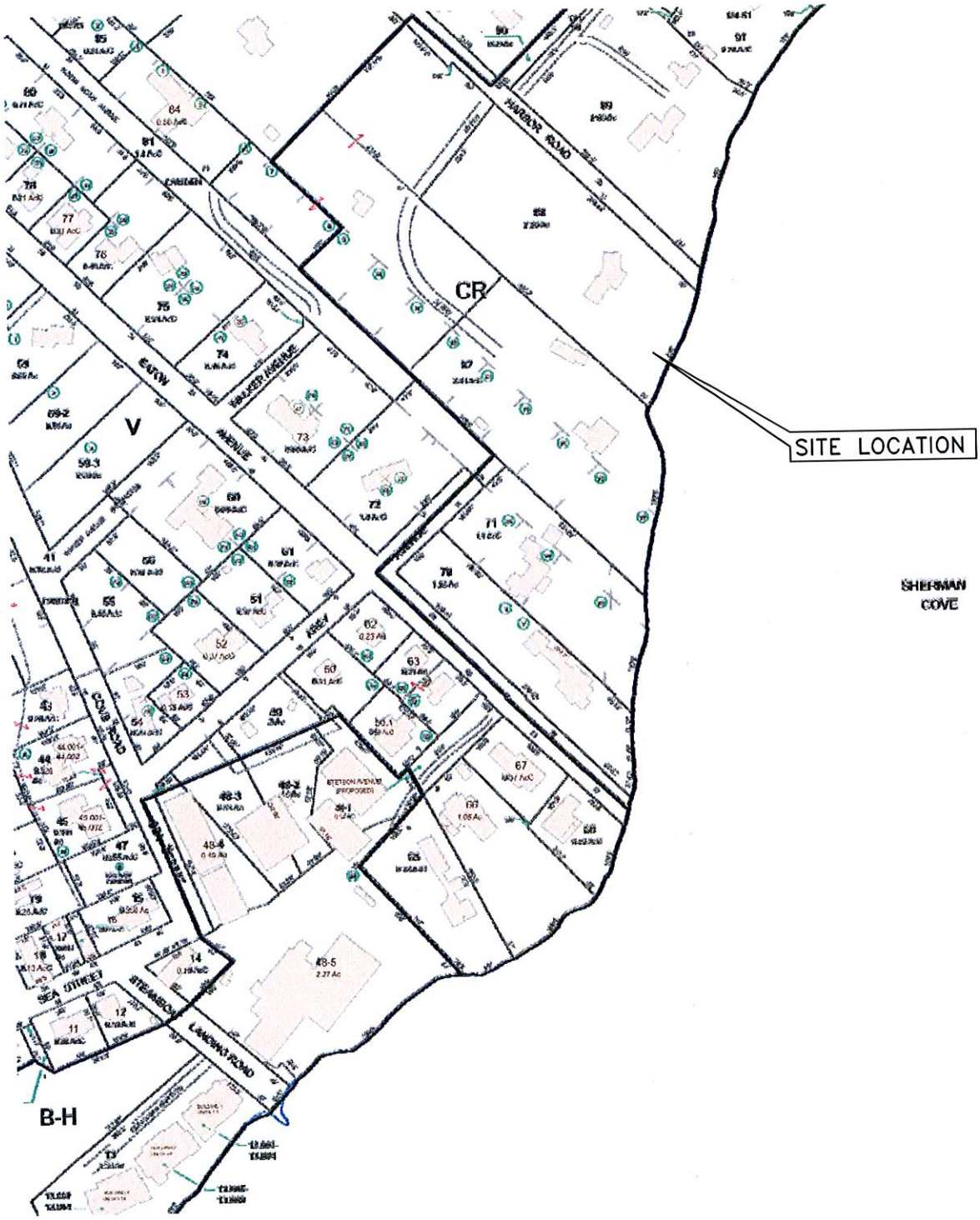
JOB INFORMATION

Type: Date:
Job Name:
Cat. No.:
Lamp(s):
Specifier:
Contractor:
Notes:

FOCUS INDUSTRIES INC.
25301 COMMERCENTRE DRIVE
LAKE FOREST, CA 92630
www.focusindustries.com
sales@focusindustries.com
(949) 830-1350 • FAX (949) 830-3390

Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder	Terra Cotta	Acid Rust	Acid Verde	Black Acid Treatment
-BLT	-ATV	-BRT	-CAM	-WTX	-HTX	-RST	-WIR	-WBR	-STU	-RBV	-CPR	-TRC	-BAR/CAR	-BAV/CAV	-BAT

BRASS & COPPER ONLY



TAX MAP 124 (PORTION)

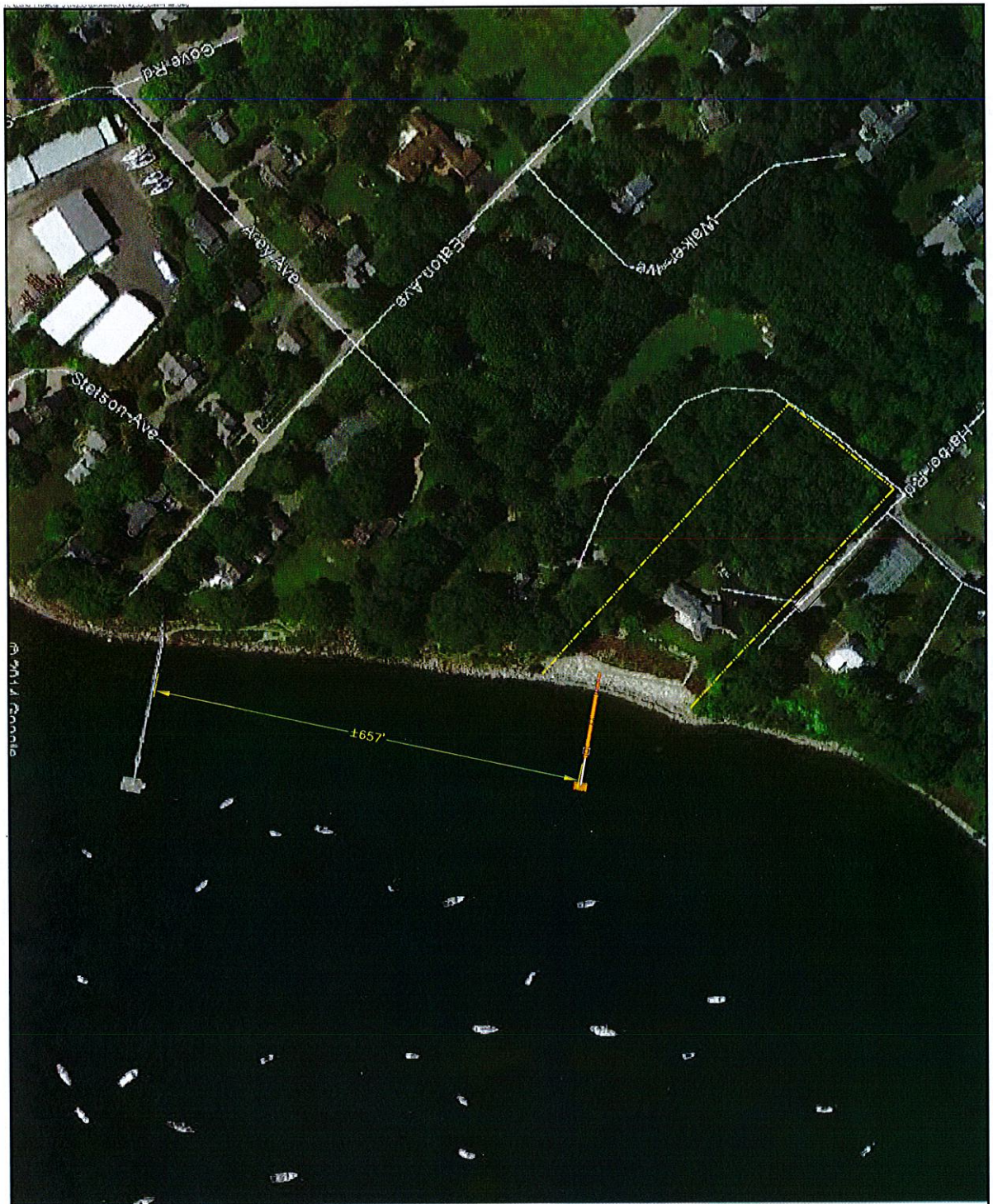
NO SCALE

Gartley & Dorsky
ENGINEERING SURVEYING
59B Union Street P.O. Box 1031 Camden, ME 04843-1031
Ph (207) 236-4365 Fax (207) 236-3055 Toll Free 1-888-282-4365
165 Main Street Suite 2F P.O. Box 1072 Damariscotta, Maine 04543
Ph. (207) 790-5005

ROBERT & KAREN BRACE

CAMDEN, MAINE

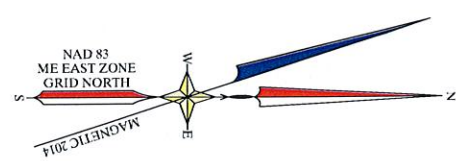
JULY 23, 2014 | PROJ. NO. 2014-253 | MAP 124 - LOT 88



GRAPHIC SCALE

150 0 75 150 300

1 inch = 150 ft.



AE-1	PROJ. NO. 2014-253	Gartley & Dorsky ENGINEERING SURVEYING	CLIENT/PROJECT: ROBERT & KAREN BRACE PIER PROJECT	SHEET TITLE: AERIAL PLAN
			LOCATION: 25 HARBOR ROAD	SCALE: 1"=150
			TOWN: CAMDEN COUNTY: KNOX STATE: MAINE	DATE: JULY 23, 2014 DRAWN BY: JAM CHECKED BY:

NO.	REVISIONS	DATE

CAMDEN PLANNING BOARD
MINUTES OF MEETING
August 21, 2014

PRESENT: Chair Lowrie Sargent; Members Richard Bernhard, Richard Householder and Jan MacKinnon; Select Board Liaison Don White; and CEO Steve Wilson
ABSENT: John Scholz

The meeting of the Planning Board convened at 5:00 pm.

1. Public Input on Non-agenda Items: No one came forward to speak.

2. MINUTES:

July 31, 2014:
There were two substantive changes made to the draft Minutes; one correction was included in the Final version.

Page 2 Line 49: "…useable ~~public~~ green space."
Page 2 Line 84: "…vibrant spaces for people to use…"
MOTION by Mr. Householder seconded by Ms. MacKinnon that the Minutes of the Planning Board meeting of July 31, 2014, as amended be approved.
VOTE: 4-0-0

3. SITE PLAN REVIEW: Residential Pier
Robert and Karen Brace: Map 124 Lot 88: Coastal Residential District (CR): Outer Harbor: 25 Harbor Road

The Applicants were represented by Attorney Brian Rayback and agent Will Gartley of Gartley and Dorsky Engineering and Surveying. Mr. Gartley summarized the proposal:

- A new pier in the Outer Harbor that will measure 100' from Mean High Water (MHW) to Mean Low Water (MLW)
- The shore has been stabilized and the pier will be accessed by an existing pathway and stairs that cross the slope
- A 50' gangway and float system (ramp is 44' long)
- Installation of low-level post lighting – lighted only when being used
- No excavation is necessary – the pier will sit on rocks
- The Application has been before the Harbor Committee
- The pier is subject to Army Corps and DEP approval
- Because the system is seasonal and will not permanently extend beyond the MLW line, a Submerged Lands Lease from the Maine Department of Conservation is not required

DRAFT

Harbor Committee Recommendation

The Minutes of the Harbor Committee meeting of August 11, 2014, shows the Harbor Committee voted 4-1 *not* to recommend passage of this pier to the Select Board. According to Mr. Gartley and Steve Pixley, Camden's Harbor Master, the Harbor Committee's decision reflected their frustration with the ambiguities within the Ordinance that, they say, makes the job of judging compliance with Ordinance standards impossible. Members have made clear their position that they do not support the construction of any more piers within either of Camden's harbors, and last spring they drafted changes to the Harbor Ordinance to affect this change. The Committee tried, without success, to bring this issue before the Select Board and the public for discussion. Working with the current Ordinance, the Committee judged the Brace's pier application based on their opinion that the ambiguous language – especially with regard to assessing whether or not the pier will conflict or interfere with other harbor uses -- makes it impossible to approve any new pier.

Mr. Pixley, who is not a voting member of the Harbor Committee, disagreed with the Committee's decision because of the proposed location of the pier in the Outer Harbor where there is not much going on. The water in the area of the pier is too shallow for large boats to travel and for moorings to be set – at low tide the pier will be entirely out of the water and only a few feet at the float. He understands why the Harbor Committee believes it is difficult to determine how much - if any- impact a pier might have, but this is an area of very low impact and he see no problem with regard to the safety of harbor users.

Mr. Gartley informed the Board that he met with the Harbor Committee to discuss revisions to the Ordinance language that would make the language and intent much more clear, but the Committee doesn't want any more piers and that is where the Select Board disagrees.

Mr. Sargent reviewed the three objections raised by the Harbor Committee to the Brace pier:

- "May eliminate or interfere with existing and designed mooring and anchorage areas and access thereto."

The Harbor Committee stated their objection here had to do with future mooring and anchorage areas – the Planning Board dismissed that objection because it is the existing situation that is to be addressed.

- "Block or interfere with public rites of passage and uses of the shores and flats"; and
- "Adversely affect small recreational boating activities"

The Planning Board found that because of limited public access in this area of the Outer Harbor there is not much use by the public of the shore; and because the water is so shallow, there is not much use of the areas between MLW and MHW by small boats. Members disagreed with the Harbor Committee's recommendation, and discussed the fact that the Committee's opinion is advisory in nature and not binding upon the Planning Board or the Select Board; the Planning Board is only required to acknowledge that they have received this recommendation - not to act upon it, and can continue with their review of the Application. The Select Board,

however, would have to find the Planning Board made an error in their review of this pier in order to overturn the Board's decision.

ARTICLE XII: SITE PLAN REVIEW

The Application under review consists of the following submissions all dated July 23, 2014:

Letter of Application
C-1: Pier Plan
Site Location Map
Camden Tax Map 124 (Portion)
Abutter List
Photographs
AE-1: Aerial Photograph

And these documents:

Abutter List dated May 28, 2014
Warranty Deed dated May 4, 1988
FEMA FIRM Panel 230074 0014 B dated March 22, 2010
Boundary Survey Plan dated November 1981

The Board reviewed the Application for content and found there was sufficient information to move forward to review. The Applicant was asked to supply information on proposed exterior lighting. (See Attachment 1)

The Application also addressed the design standards for piers as reviewed by the Harbor Committee (Chapter V of the Harbor and Waterway Ordinance Article VI Part C: Outer Harbor piers), and the Board discussed the information contained within the Letter of Submission at Pages 5-8.

Although members are familiar with the area in general, they will hold a Site Visit on August 27 at 7:30am because of the issues raised by the Harbor Committee.

A Public Hearing will be advertised for the September 4 meeting.

4. SITE PLAN REVIEW: ENLARGE an EXISTING COMMERCIAL WHARF
Appleton Family, LLC: Map 119 Lot 9: Transitional Harbor Business District (BTH): Inner Harbor: 44 Bayview Street

Sam Appleton, owner of the Waterfront Restaurant, the location of the proposed wharf expansion, was present to discuss the Application. He noted that when the wharf was rebuilt 7 years ago, the then owners of the property left a 6' x 48' "hole" in the wharf line because they did not want to add Site Plan Review to their list of required permits in order to create that missing section of wharf. The area was originally left open to provide an area for a ramp to access the floats below. The access was relocated but the "hole" was left with the intent of recreating that ramp. That was never done and the resulting space below serves no marine

use; there is 6' of water and it is an awkward space to get in and out of even for dinghies and other small boats. This addition would enhance his restaurant by increasing the size of the dining deck and help fill the need in the summer for more outdoor seating; no new seats would be added – tables are moved from inside to outside to accommodate customers in the summer. The awning covering the present deck would be extended outward and the same lighting used now would be replicated in the new area.

Mr. Appleton confirmed the Harbor Master's earlier statement that the Harbor Committee had unanimously supported his Application when it was reviewed by them at their August 11 meeting. There is no reference within the Committee's meeting Minutes, however, and the Planning Board will need something in writing from the Harbor Committee for their review of the Application. Mr. Pixley recalls the Committee supported Mr. Appleton's request because the addition will not extend beyond the Wharf Line; they wanted to make sure that this would not lead to a situation where extending the line would be required.

← The CEO will ask the Harbor Committee clerk to transcribe the portion of the recording from the August 11 meeting that includes the discussion of the Appleton wharf.
← The Harbormaster will provide notes regarding the discussion of the Appleton wharf at the Harbor Committee meeting.

ARTICLE XII: SITE PLAN REVIEW

The Application under review consists of the following submissions:

Application for Site Plan Review dated July 28, 2014
Agent's letter dated February 6, 2014
Site Plan:
Camden Waterfront Restaurant Seawall Repair Plan and Section dated June 6, 2006, stamped and sealed by Stephen Ruell, PE
Sheet 1: Wharf Extension Plan dated January 15, 2014
Sheet 2: Wharf Extension Section dated January 15, 2014
Sheet 3: Tax Map dated January 15, 2014
Site Plan Content Narrative
DEP NRPA Permit approved April 21, 2014
Site Location Map
Army Corps Permit dated March 28, 2014 (?)
Sign offs from:
  Maine Historic Preservation Commission dated February 25, 2014
  Penobscot Nation dated February 26, 2014
DOC Revised Submerged Lands Lease dated April 24, 2014
Two photographs of the site dated February 2014
Warranty Deed dated September 26, 2012

The Board reviewed the Application for completeness and, except for the missing information on exterior lighting and an updated signed and stamped version of the Ruell Site

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Plan to include the proposed project and a signature block, found the submissions provided sufficient information to continue review. (See Attachment 2)

Members are familiar with the area will not hold a Site Visit.

A Public Hearing will be advertised for the September 4 meeting.

5. SITE PLAN REVIEW/NEW WIRELESS TELECOMMUNICATIONS FACILITY
Northeast Wireless Networks: Map 120 Lot 87: 36 Washington Street

Maureen Hopkins of Tilson Technologies is the project coordinator for the Northeast Wireless Networks proposed project to add wireless transmitters to the smokestack at the Knox Mill property owned by Matt Orne (AHP Camden, LLC). Northeast will be leasing bandwidth from AT&T who has a license in Knox County. Tilson is working with Northeast to expand their capacity in Maine from 120 sites to 175 by the end of the year. The proposal is to mount seven antennae on the smokestack at varying heights: 3 51" x 6" panels at 148' and 152'; and 1 3' diameter parabolic antenna at 153'. They will be secured to rings that fit down over the top of the stack and none will project above the top of the 170' stack nor protrude out from the stack at more than 8". (Right now these antennae are mounted at a temporary site at 15 Elm Street.)

Ms. Hopkins informed the Board that a survey shows that the stack has been found to be structurally sound, but Mr. Orne is moving forward with a very extensive ($150K) project to improve the integrity of the stack in any case. Northeast has a lease for 130SF at the base of the stack as well where they will install 46"x42" cabinets to connect 1 ¼" co-ax cables from the power source up the stack – in bundles of three) to the antennae. (Cables will be painted to match the stack once it has been refurbished.) There is an existing 8 ½' wall surrounding the base of the stack that will serve to screen the cabinets and to protect the public. Although no generator is proposed for this site at this time one could be added in the future. Out of all the sites in Maine so far only 15 have had generators added once they were up and running – there will be no noise associated with this project. However, nothing in the lease precludes adding a generator, nor does it preclude Mr. Orne from leasing stack space to other providers. Normal leases are for 10' increments on “towers” and it is possible, especially once the stack is improved, that other antennae could be added. There are five providers licensed in this area – Sprint, T-Mobile, Verizon, US Cellular, and Northeast. Even with upgrades, the stack may not be able to carry five sets of antennae.

Northeast anticipates beginning installation soon since they want to be up and running by the end of the year. Since they are using an existing structure there are not as many issues.

Wireless Telecommunications Facility Siting Ordinance:

The Ordinance provides for two review processes – one for installation in an existing building and one for a new facility. The Chair and CEO believe this situation is the former *if* Mr.

Orne will add a "roof" to the stack so it will meet the Ordinance definition of "Building" – "Any structure which has a roof."

Mr. Householder also noted that the Ordinance contains the following exemption from review: "3. Parabolic Antennas less than seven (7) feet in diameter." This means that Northeast's 5 foot parabolic antenna will not need to be included in the review; the Board will be reviewing an installation of six antennae.

5.3 Submission requirements for locating antennas in existing buildings:

The submissions to support the Application are extensive: A binder contains the Application for Site Plan Review and supporting documentation. The Board reviewed the submissions against the Ordinance requirements (see Attachment 3).

The Chair proceeded to discuss Section VII Standards of Review so the Applicant would know if any other information might be required to provide sufficient information for the Board to complete review. Because one of the Approval Standards addresses Visual Impact, the Chair turned to Section 5.4 Items 7 and 8 to specify what would be required of a complete Visual Impact Assessment.

7. A visual impact assessment by a qualified professional which shall include photo simulations of the proposed facility taken from perspectives determined by the Planning Board during the site plan review pre-application meeting pursuant to Article XII, Section 2 of the Zoning Ordinance. Each photo must be labeled with the line of sight, elevation, and with the date taken imprinted on the photograph. The photo must show the color of the facility and method of screening.

8. A narrative discussing:
a. the extent to which the proposed facility would be visible from or within a designated scenic resource,
b. the tree line elevation of vegetation within 100 feet of the facility, and
c. the distance to the proposed facility from the designated scenic resource's noted viewpoints.

The Applicant should provide a letter explaining specifically why certain standards will not apply to this Application.

← The Applicant was asked to submit the following items:

- A statement from Mr. Orne affirming his intent to cap the stack
- A Visual Impact Assessment using the following five locations in Town – pictures long range from the origin as well as a zoom in are required from each location:
    - From the Library grounds
    - From Chestnut Street – the photographer should drive down the street toward downtown and shoot the picture from the first place the stack is visible
    - Alden Street
    - Knowlton Street

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- The intersection of Routes 1 and 52
- Written statements explaining why specific Approval Criteria do not apply to the project

Article XII Site Plan Review:

One of the triggers for requiring Site Plan Review is a Telecommunications Facility, and the Applicant had submitted an Application for Site Plan Review.

XII 1 (6): "Proposals to construct new wireless telecommunications facilities, and any expansion of an existing wireless telecommunications facility that increases the height of the facility by more than 20 feet."

After reviewing the definition in the Zoning Ordinance, the Board agreed that the antennae on the smokestack could be classified as a Wireless Telecommunications Facility. However, it appears that the language of Article XII, while ambiguous, would not apply in this instance because the smokestack is an existing structure, and the antennae will not increase the height of the smokestack. Because the stack already exists, and because the scope of the project is so limited, most of the items reviewed under Site Plan would not apply. It was the unanimous opinion of the Board that this Application did not have to go through Site Plan Review, but rather it could be reviewed under Chapter XIII, the Wireless Telecommunications Facility Siting Ordinance, only.

There will be no Site Visit since all members are very familiar with the site.

A Public Hearing will be advertised for September 18.

4. DISCUSSION:

1. There were no Minor Field Adjustments;

2. Future Agenda Items:
Camden Snow Bowl Lighting Plan: There is still no request for a review of the Lighting Plan.

3. Business Opportunity Zone:

The Board discussed revisions to the draft of the BOZ, but did not complete the review; the discussion will be continued at the Comprehensive Plan Meeting on August 28.

There being no further business before the Board they adjourned at 7:30pm

Respectfully Submitted,

Jeanne Hollingsworth, Recording Secretary

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ATTACHMENT 1: BRACE PIER

Section 3 Site Plan Content:

(a) *Owner's name and address*
Provided with Letter of Application.

(b) *Names and addresses of all abutting property owners*
List provided

(c) *Sketch map showing general location of the site within the Town*
Tax Map provided

(d) *Boundaries of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time.*
There is none.

(e) *Zoning classification(s) of the property lines of the property to be developed and the source of this information.*
Shown on C-1

(f) *The bearing and distances of all property lines of the property to* be developed and the source of this information. *The Board may require a formal boundary survey when sufficient information is not available to establish on the ground, all property boundaries.*
Shown on C-1 and on survey provided.

(g) *The location of all building setbacks required by this Ordinance.*
Shown on C1
The Applicant's Agent confirmed that the pier to pier set back is met.

(l) *the location of open drainage courses, wetlands, stands of trees, and other important natural features, with a description of such features to be retained and of any new landscaping planned.*
Shown on C-1

(m) *The Location and dimensions of any existing easements and copies of existing covenants or deed restrictions.*
The Applicant stated there are no known easements or covenants and has provided a copy of the deed.

(o) *Location and type of exterior lighting.*
← The Applicant was asked to supply a cut sheet showing the design of the low-voltage lamps that will be installed on the pier

(p) *Copies of applicable State and Federal approvals and permits, provided, however, that the Board may approve site plans subject to the issuance of specified State approvals and permits where it determines that it is not feasible for the applicant to obtain them at the time of site plan review.*

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DEP NRPA and Army Corps permits are required and have been applied for but not yet in hand. Camden Flood Hazard Minor Development permit submitted to CEO.

(q) *A signature block on the site plan, including space to record a reference to the order by which the plan is approved.*
Provided on C1.

Section 4(5): Additional Information for Piers

In addition to items (a), (c), (d), (l), (m), (o) and (q) in Section 3, applications for Piers, Wharves, Breakwaters and Boat Ramps shall include: (*Amended - 11/2/10)*

(a) A site plan stamped and sealed by an engineer registered in the State of Maine.
C-1 is stamped and sealed by Will Gartley, PE
(b) An elevation showing the height of the pier in relation to normal high water.
Shown on C-1
(c) A pier section.
Shown on C-1
(d) A detailed erosion control plan, including a schedule of construction. The schedule shall include the kind of motorized equipment, how and when it will be used below high or low water.
There will be no excavation and all work will be done from a barge
(e) A detailed plan showing how oils, greases or other contaminates will be separated and handled.
Not Applicable
(f) Copies of required Maine Department of Conservation submerged lands lease, Maine Department of Environmental Protection and United States Army Corps of Engineers permits, provided, however, that the Board may approve site plans subject to the issuance of specified State and Federal approvals and permits where it determines that it is not feasible for the applicant to obtain them at the time of site plan review.
Applications for permits have been submitted. An email from the Department of Conservation (dated August 19, 2014) confirms the seasonal exception applies to this pier and that no Submerged Land Lease is required.)

Section 4: Supplemental Information
The Planning Board may require any or all of the following submissions where it determines that, due to the scale, nature of the proposed development or relationship to surrounding properties, such information is necessary to assure compliance with the intent and purposes of this Ordinance.
(1) Existing and proposed topography of the site at two-foot contour intervals, or such other interval as the Board may determine, prepared and sealed by a surveyor licensed in the State of Maine.
Contour intervals are shown on C-. The Plan is stamped and sealed by Steven Tremblay PLS.
(2) A storm water drainage and erosion control plan prepared by an engineer or landscape architect registered in the State of Maine, showing:
(a) The existing and proposed method of handling storm water runoff.

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(b) The direction of flow of the runoff through the use of arrows.
(c) The location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers.
(c) Engineering calculations used to determine drainage requirements based upon a 25-year storm frequency, if the project will significantly alter the existing drainage pattern due to such factors as the amount of new impervious surfaces (such as paving and building area) being proposed.
(e) Methods of controlling erosion and sedimentation during and after construction.
These submissions are not required – there will be no construction on land.
(3) A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone, and any other utility services to be installed on the site.
Shown on C-1.
(4) A planting schedule keyed to the site plan and indicating the varieties and sizes of trees, shrubs, and other plants to be planted.
Not applicable to this project.

DRAFT

ATTACHMENT 2: APPLETON WHARF

Section 3 Site Plan Content:

(b) *Owner's name and address*

Included in Narrative.

(c) *Sketch map showing general location of the site within the Town*

Tax Map provided

(d) *Boundaries of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time.*

Shown on Sheet 3

(l) *The location of open drainage courses, wetlands, stands of trees, and other important natural features, with a description of such features to be retained and of any new landscaping planned.*

Shown on C-1

(m) *The Location and dimensions of any existing easements and copies of existing covenants or deed restrictions.*

The Applicant stated there are no known easements or covenants and has provided a copy of the deed.

(o) *Location and type of exterior lighting.*

← The Applicant was asked to provide a picture of the existing lighting to fill the requirement to show the lighting designs.

(p) *Copies of applicable State and Federal approvals and permits, provided, however, that the Board may approve site plans subject to the issuance of specified State approvals and permits where it determines that it is not feasible for the applicant to obtain them at the time of site plan review.*

DEP NRPA and Army Corps permits are required and have been applied for but not yet in hand.

Camden Flood Hazard Minor Development permit submitted to CEO.

(q) *A signature block on the site plan, including space to record a reference to the order by which the plan is approved.*

← Needs to be added to Ruell Site Plan

Section 4(5): Additional Information for Piers

In addition to items (a), (c), (d), (l), (m), (o) and (q) in Section 3, applications for Piers, Wharves, Breakwaters and Boat Ramps shall include: (*Amended - 11/2/10)*

(a) A site plan stamped and sealed by an engineer registered in the State of Maine.
Ruell Plan dated June 6, 2006

← The Applicant was asked to obtain a revised Plan that includes the proposed project (stamped and sealed) - or a letter from an Engineer testifying to the adequacy of the 2006 Plan for this Application.

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(b) An elevation showing the height of the pier in relation to normal high water.
Shown on Ruell Plan

(c) A pier section.
Sheet 2

(d) A detailed erosion control plan, including a schedule of construction. The schedule shall include the kind of motorized equipment, how and when it will be used below high or low water.
There will be no excavation or soil disturbance

(e) A detailed plan showing how oils, greases or other contaminates will be separated and handled.
Not Applicable

(f) Copies of required Maine Department of Conservation submerged lands lease, Maine Department of Environmental Protection and United States Army Corps of Engineers permits, provided, however, that the Board may approve site plans subject to the issuance of specified State and Federal approvals and permits where it determines that it is not feasible for the applicant to obtain them at the time of site plan review.
Permits have been submitted.

Section 4: Supplemental Information

Due to the scale of the project the Board did not require any Supplemental Information

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ATTACHMENT 3: NORTHEAST WIRELESS TELECOMMUNICATIONS FACILITY

5.3 Installations in Existing Buildings

1. Documentation of the applicant's right, title, and interest in the lot where the facility will be sited, including the name and address of the landowner and the applicant.

The Applicant provided a copy of the Lease Agreement which gives them standing to apply.

2. A copy of the FCC license for the facility, or a signed affidavit from the owner or operator of the facility attesting that the facility will comply with FCC regulations.

The spectrum is leased from AT&T – they hold the license.

3. A USGS 7.5 minute topographic map showing the current location of all structures and wireless telecommunications facilities above 150 feet in height from ground level, except antennas located on roof tops, within a five (5) mile radius of the proposed facility. This requirement shall be deemed to have been met if the applicant submits current information (i.e., within thirty days of the date the application is filed) from the FCC Tower Registration Database. Include documentation of longitude and latitude.

The Applicant provided information and a map under cover pages titled Radio Frequency Signal Propagation Maps and Information From FCC Tower Registration Database -- the submissions filled requirement #3.

4. A site plan:

a. prepared and certified by a professional engineer registered in Maine indicating the location, type and height of the proposed facility, antenna capacity, on-site and abutting off-site land uses, means of access, setbacks from property lines. The site plan must include certification by a professional engineer registered in Maine that the proposed facility complies with all American National Standards Institute (ANSI) codes.

There are 4 Plans prepared by Sebago Technics for the project all dated August 6, 2014:
T-1: Title Sheet
C-1: Overall Site and Layout Plan
C-2: Tower Elevation and Antenna Plan
C-3: Construction Details

b. certification by the applicant that the proposed facility complies with all FCC standards for radio emissions;

The Applicant provided a letter from Northeast's General Counsel (William St. Lawrence) dated August 6, 201, and titled: Applicant's Certification of Compliance with FCC Radio Emission Standards. The Board accepted this letter as satisfying the submission requirement.

c. a boundary survey for the project performed by a land surveyor licensed by the State of Maine.

The Applicant provided a copy of a Standard Boundary Survey of the Knox Mill dated July 11, 1991, prepared, stamped and sealed by Michael Cummons, PLS.

5. Elevation drawings of the proposed facility, and any other proposed structures, showing height above ground level.

See C-2

6. A landscaping plan indicating the proposed placement of the facility on the site; location of existing structures, trees, and other significant site features; the type and location of plants proposed to screen the facility; the method of fencing, the color of the structure, and the proposed lighting method.

There is no landscaping planned or required

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CAMDEN PLANNING BOARD
MINUTES OF MEETING
September 4, 2014

PRESENT: Chair Lowrie Sargent; Members Richard Bernhard, Richard Householder, Jan MacKinnon and John Scholz; Select Board Liaison Don White; and CEO Steve Wilson

The meeting of the Planning Board convened at 5:00 pm.

1. Public Input on Non-agenda Items: No one came forward to speak.

2. MINUTES:

Review of the Minutes of August 21, 2014, was deferred to the next meeting. The Chair had reviewed the minutes and was satisfied with the accuracy of the representation of the two Applications that will be reviewed this evening; he believes the Board can rely on the information in the Minutes during those reviews.

Mr. Scholz was absent for the last meeting, but he has watched the video of the meeting and read the Minutes and is able to participate as a voting member for both reviews.

3. SITE PLAN REVIEW: ENLARGE an EXISTING COMMERCIAL WHARF
Appleton Family, LLC: Map 119 Lot 9: Transitional Harbor Business District (BTH): Inner Harbor: 44 Bayview Street

Public Hearing

The Chair read the procedure for Public Hearings. He then noted for the record that the Harbor Committee Chair, Gene McKeever, had provided information on the Committee's discussion regarding the Appleton wharf application via email dated September 2. The Committee's discussion on this matter had not been included in the official minutes because they had not completed a formal review and had not provided the Board with the written recommendation the Ordinance requires for this type of review. The Board agreed that the email from Mr. McKeever filled this requirement. Although the Harbor Committee did not produce a written set of findings, the CEO, who attends Harbor Committee meetings, noted that the Committee had carefully gone through the criteria before making their decision to unanimously support the proposal because the expansion will not extend beyond the Wharf Line. Steve Gold, member of the Harbor Committee, was present and confirmed the CEO's observations.

Sam Appleton, owner of the Waterfront Restaurant was present for the review of his request to expand the deck of the Waterfront Restaurant. At the initial review, Mr. Appleton was asked to provide the Board with information about the lighting proposed for this expansion – he submitted two pictures for this purpose. He was also asked to provide an updated Site Plan signed and sealed by the engineer who had prepared the original plan seven years ago. He

reported that this particular engineer had left the company he was with when the Plan was prepared. He has been located and is preparing the revised Plan requested by the Board. It was not ready for this evening's meeting, and the Board agreed they could move forward making any approval conditioned upon receipt of the revised Plan.

1st Round Public Comments:
There were none

Questions from the Board:
There were none

2nd Round Public Comments:
There were none and the Public Hearing was closed.

The Board reviewed the Approval Criteria of Article XII (see Attachment A) and made the following Motion:

MOTION by Ms. MacKinnon seconded by Mr. Householder that the Application for the Appleton Family Pier is approved contingent upon receipt of a revised Plan that has been stamped and sealed by an engineer and contains a signature block.
VOTE: 5-0-0

4. SITE PLAN REVIEW: Residential Pier
Robert and Karen Brace: Map 124 Lot 88: Coastal Residential District (CR): Outer Harbor: 25 Harbor Road

The Chair noted that on August 27 all five members of the Board met on the site with Will Gartley, project engineer, to discuss the project. Mr. Gartley submitted the lighting cut sheets – the only outstanding submission.

Public Hearing

The Applicants were represented by their agent Will Gartley of Gartley and Dorsky Engineering and Surveying. Mr. Gartley summarized the proposal:

- A new pier in the Outer Harbor that will measure 100' from Mean High Water (MHW) to Mean Low Water (MLW)
- A 44'aluminum ramp leads to 16' wide float – both are seasonal
- The nearest pier is 657' away (Armstrong property)
- The pier is subject to Army Corps and DEP approval – neither permit has been received but Mr. Gartley has heard from both agencies that they have no concerns that need to be addressed – the permits are expected to arrive shortly

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1st Round Public Comments:

The Chair entered an email from abutter Diane Miller into the record. The Millers ask that the Brace's locate their pier so they – the Miller's – are not precluded from installing a pier on their property sometime in the future. (See Attachment B)

Steven Gold: Representing the Harbor Committee:

Mr. Gold took the Board section-by-section through the pertinent sections of the Harbor Ordinance to explain both the Committee's jurisdiction and their reasoning in reaching the decision *not* to recommend approval of the Brace pier. Mr. Gould read the Purpose of the Ordinance and the Committee's charge regarding the Outer Harbor. Further, the Ordinance at Article IV Section 7F2, directs the Select Board to determine that the proposed project will not:

(Parts A and B were not addressed)

C. Reduce or interfere with existing shell fishing and clamming areas, and access thereto.

D. Interfere with public vessel launching and pier facilities.

E. Block or interfere with public rights of passage and uses of the shores and flats.

F. Adversely affect small recreational boating activities.

The Harbor Committee believes there will be some changes resulting from a pier; what is impossible to assess is exactly what that impact would be. They believe: 1) There *will* be interference with small boaters paddling along the shallows – and with those who walk the flats - because their passage will be blocked by the pier; 2) The mere presence of a pier in this location could depreciate the value of abutting property; 3) That the pier will depreciate the value of the Miller property because they will never be able to build a pier based on the location of the Brace pier[1]; and 4) That the Comprehensive Plan supports the Harbor Committee's position that there should be *no* piers at all in the Outer Harbor – that it should remain in a natural state.

They have been trying to clean up the Ordinance and change it to extend the ban on piers the entire length of Sherman's Cove – they have had no luck getting the Selectmen to bring the question to the public.

Questions from the Board:

Mr. Scholz asked Mr. Gartley about the depth of water at the end of the float at high and low tides; the answer was 14' and 4' respectively. Neither Mr. Scholz nor Mr. Sargent believes the pier will interfere with small boaters because the area between the shore and the end of the pier is out of water at low tide and boaters cannot use the area as it is now. They will only have to travel out and around the float to continue down the shore in that one area.

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[1] At their September 18, 2014, meeting the Planning Board noted the following about Item 3): The Millers actually have a 50'+ strip of property within which a pier could be legally located; they do not agree that the Miller property will be depreciated.

Mr. Gold also contends that because the pier will sit on granite cribbing, the larger footprint increases the detrimental effect to the sea bottom. Mr. Sargent noted that the area is very rocky and wondered how much impact a pier would have covering a rocky bottom.

Mr. Scholz countered the Committee's concern that approving a pier would have a detrimental effect on property values in the area and said that not approving the pier might have that effect as well since property owners purchased their property with the understanding they would be able to build – this might make their property worth less on the market.

Mr. Bernhard raised the issue of the Millers property perhaps being devalued since they would no longer be able to build a pier because they would not be able to meet the required 300' setback from the Brace's pier. He believes that this issue should be part of the initial review of a project; Mr. Sargent noted that the Board has to act on the Ordinance as written and that permits the Braces to locate their pier on their property wherever they want as long as it passes review.

Mr. Bernhard also believes that the Planning Board should listen to the Harbor Committee says, but Mr. Sargent noted that the Planning Board acts on different criteria than the Harbor Committee, which is purely advisory in nature.
He also informed the Board that part of Sherman's Cove is protected as Shore Bird Habitat and piers are not allowed there – that may have been the reason that the prohibition was written to apply to only a portion of the Cove.

Mr. Wilson noted that the 300' setback provision is unique to Camden's Ordinance – it is not required by State Law. Regarding a possible proliferation of piers once one is approved, he stated that much of the shoreline of Sherman's Cove is protected as Shore Bird Habitat and it appears that there may be only four properties in total where piers could be constructed in the Outer Harbor as the Ordinance is written now.

(The entire discussion can be viewed at: http://www.townhallstreams.com/locations/camden-me)

The Board reviewed the Approval Criteria of Article XII (see Attachment C) and made the following Motion:

MOTION by Mr. Scholz seconded by Ms. MacKinnon that the pier application for Robert and Karen Brace presented by Gartley and Dorsky be approved because all the Approval Criteria have been met or found to be not applicable.
VOTE: 5-0-0

5. WIRELESS TELECOMMUNICATIONS FACILITY: Discussion with building owner
Northeast Wireless Networks: 36 Washington Street Smokestack

Matt Orne will not be available for the Public Hearing on this Application scheduled for September 18 and he is before the Board this evening to answer any questions the Board might

have with regard to this Application. The following facts were provided pertinent to the Application: (The entire discussion can be viewed at the link above)

- A metal cap, recommended by the engineers to protect the interior of the smokestack, will be installed and serve as the "roof" necessary to qualify the structure as a building
- The contract with the contractors outlines the work to be done (a copy will be provided for the record) – it does not include painting the stack. Instead they are looking at breathable coverings that will allow the concrete structure to breathe
- The overall appearance will be a more uniform light color from top to bottom
- They hope to eventually have three "tenants" on the stack – Red Zone Wireless and Sprint have both expressed interest in locating antennae on the smokestack. It is anticipated that the first installation will be the highest up with Red Zone probably located much lower than either

6. ZONING AMENDMENT: Business Opportunity Zone (BOZ)

The Board discussed the Draft of the new district which had been reviewed for "unintended consequences" by the two architects on the Board; the recommendations for changes to the language they offered were accepted. After discussing the limited sites where the BOZ might apply in the BTH, the Board removed that district from the list where the overlay could be applied.

The revised draft will be discussed at the Comprehensive Plan Committee meeting on September 11 and sent to Public Hearing on October 2.

4. DISCUSSION:

1. There were no Minor Field Adjustments;

2. Future Agenda Items:

Camden Snow Bowl Lighting Plan: The Lighting Plan is complete and will be heard at the September 18 meeting.

Maine Farmland Trust subdivision: The MFT is waiting for word from Rockport whether or not the changes made to lot lines on the Plan are "substantive changes" that will require another joint hearing of the Camden and Rockport Planning Board.

3. Other:

Mr. Householder asked that the Board's list of priorities be brought back for continuing discussion.

There being no further business before the Board they adjourned at 7:45pm

Respectfully Submitted,

Jeanne Hollingsworth, Recording Secretary

ATTACHMENT A: Article XII: Section 6: Site Plan Approval Criteria: Appleton Family Pier

(1) *Preserve and Enhance the Landscape*
MOTION by Ms. MacKinnon seconded by Mr. Householder that Item #1, Preserve and Enhance the Landscape is not applicable because there is no landscaping involved.
VOTE: 5-0-0

(2) *Erosion Control*
MOTION by Ms. MacKinnon seconded by Mr. Householder that Item #2, Erosion Control, is not applicable because there is no filling, excavation or earth removal associated with this project.
VOTE: 5-0-0

(3) *Relationship of the Proposed Building to Environment and Neighboring Buildings*
MOTION by Mr. Householder seconded by Ms. MacKinnon that the proposed structure, in relationship to the neighboring buildings, will have no impact since it is an extension of a pier.
VOTE: 5-0-0

(4) *Vehicular Access, Parking, and Circulation*
MOTION by Ms. MacKinnon seconded by Mr. Scholz that Vehicular Access, Parking and Circulation is not applicable because the project will not be adjacent to vehicular access, circulation or parking.
VOTE: 5-0-0

(5) *Surface Water Drainage*
MOTION by Mr. Scholz seconded by Ms. MacKinnon that Surface Water Drainage is not applicable because the proposed structure is not imposing any changes to surface water drainage on the site.
VOTE: 5-0-0

(6) *Public Utilities*
The development shall not impose an unreasonable burden on sewers and storm drains, water lines or other public utilities. New utilities shall be sized and existing utilities upgraded to adequately handle the demands of the development.
MOTION by Mr. Householder seconded by Ms. MacKinnon that Public Utilities is not applicable.
VOTE: 5-0-0

(7) *Special Features of Development*
Exposed storage areas, exposed machinery installation, service areas, truck loading areas… structures shall have setbacks and screening to provide a buffer to sight and sound sufficient to minimize their adverse impact on other land uses within the development area and on surrounding properties.
MOTION by Mr. Scholz seconded by Ms. MacKinnon that Special Features of Development is not applicable because there are no exposed storage areas, machinery installations, service areas, truck loading areas, etc, being added as a result of the expansion of this existing deck.

VOTE: 5-0-0

(8) *Exterior Lighting*

MOTION by Mr. Householder seconded by Ms. MacKinnon to approve this Item because the lighting is an extension of the existing lighting that has already been approved and because it does not create any visual glare.

VOTE: 5-0-0

(9) *Emergency Vehicle Access*

MOTION by Ms. MacKinnon seconded by Mr. Householder that Emergency Vehicle Access is not applicable because it is not changing from the original emergency vehicle access.

VOTE: 5-0-0

(10) Special criteria for Piers, Wharves, Breakwaters, Municipal Boat Tamps, Municipal Piers, Consolidated Piers and other mariner related uses requiring site plan approval under the terms of the Ordinance. In addition to the above approval criteria, the site must be demonstrated to be suitable for the proposed use according to the following specials criteria.

(a) The project must not cause undue erosion on or near the site.

(b) The proposed use must not cause degradation of marine life in or near the area. The Board may ask for an examination and statement by a qualified marine biologist regarding the impact of the project, and that statement shall show no significant adverse impact on marine life.

Discussion: Mr. Scholz asked the Applicant to verify that the method of constructing this pier will not cause any disruption to the marine environment. Mr. Appleton replied the only disruption will be the driving of piles. The CEO noted that they have a DEP NRPA Permit is in hand which addresses this issue, as well as an Army Corps permit and a DOC Submerged Land Lease which also looks at environmental impact.

MOTION by Mr. Scholz seconded by Ms. MacKinnon that the Special Criteria for Piers, Wharves, Breakwaters, etc., has been met and can be approved.

VOTE: 5-0-0

ATTACHMENT B: Miller Email

Stephen Wilson

From: Diane Miller [dgwmiller@me.com]
Sent: Thursday, September 04, 2014 4:21 PM
To: Stephen Wilson
Subject: Re: Planning Board Meeting Notification

Hello Stephen,

We have no objection to the Brace's building a pier in general. However, it is important to us that we retain the ability to add one at our adjacent property at some point in the future. Given the 300 foot distance requirement between piers, we simply request that the Brace Pier be placed on their property such that we would be able to build a pier in compliance with the 300 foot distance requirement after taking into consideration the proposed Brace pier (and the existing one on the Armstrong property on our other side). So, long as we retain the possibility of building a pier on our property in the future without running afoul of the existing 300 foot distance from pier to pier regulation (as we understand it), then we have no objection to the Brace request.

Diane Miller
305-321-2628 cellphone

> On Aug 27, 2014, at 9:50 AM, Stephen Wilson <swilson@camdenmaine.gov> wrote:
>
> The Public Hearing for that project is scheduled for the planning board meeting of Sept 4 2012 at 5:00 PM in the Washington St conference Room.
>
> Please feel free to contact me if you require any additional
> information
>
> Steve Wilson
> Code Enforcement Officer /Plumbing Inspector/ Planner Town Of Camden
> P.O. Box 1207
> 29 Elm St.
> Camden, ME 04843
> (207) 236 - 3353 x 114
>
> Sign up for the Camden newsletter
> MUBEC Information: http://www.maine.gov/dps/bbcs/ Free Viewing of the
> I Codes: http://publicecodes.cyberregs.com /icod/
> Maine has adopted the 2009 editions with amendments
> -----Original Message-----
> From: Diane Miller [mailto:jdgwmiller@me.com]
> Sent: Tuesday, August 26, 2014 12:03 PM
> To: Stephen Wilson
> Subject: Planning Board Meeting Notification
>
> Hello! We just received via certified mail our notice regarding the August 21, 1014 Planning Board meeting.

ATTACHMENT C: Article XII: Section 6: Site Plan Approval Criteria: Brace Pier

(5) *Preserve and Enhance the Landscape*

MOTION by Mr. Scholz seconded by Ms. MacKinnon that Item #1, Preserve and Enhance the Landscape, is met by the Applicant's presentation because it does not change the existing landscape insofar as tree removal, disturbance of soil, and retaining vegetation

Discussion:

Mr. Householder asked about bringing the electrical lines down to the pier. Mr. Gartley replied that a shallow trench would be opened with a trench digger and the line would be buried just below the surface. Mr. Wilson agreed that would not be considered soil disturbance.

Mr. Bernhard is of the opinion that the project, while preserving the landscape, will not enhance it.

VOTE: 5-0-0

(6) *Erosion Control*

MOTION by Ms. MacKinnon seconded by Mr. Scholz that Item #2, Erosion Control, has been satisfied by the Applicant because there is no earth moving activity that would cause sedimentation or erosion into the harbor.

VOTE: 5-0-0

(7) *Relationship of the Proposed Building to Environment and Neighboring Buildings*

MOTION by Ms. MacKinnon seconded by Mr. Householder that the proposed structure, in relationship to the neighboring buildings, has been satisfied because the angle of the stairs will mimic the slope as much as possible, the pier is designed to be as low as possible over the water to reduce the visual impact, and the pier is over 300' from the nearest pier.

VOTE: 5-0-0

(8) *Vehicular Access, Parking, and Circulation*

MOTION by Mr. Householder seconded by Mr. Scholz that Vehicular Access, Parking and Circulation is not applicable because there is no parking involved.

VOTE: 5-0-0

(11) *Surface Water Drainage*

MOTION by Ms. MacKinnon seconded by Mr. Householder that Surface Water Drainage is not applicable because there will be no drainage involved with this structure.

VOTE: 5-0-0

(12) *Public Utilities*

The development shall not impose an unreasonable burden on sewers and storm drains, water lines or other public utilities. New utilities shall be sized and existing utilities upgraded to adequately handle the demands of the development.

MOTION by Ms. MacKinnon seconded by Mr. Householder that Public Utilities is not applicable.

VOTE: 5-0-0

(13) *Special Features of Development*

Exposed storage areas, exposed machinery installation, service areas, truck loading areas… structures shall have setbacks and screening to provide a buffer to sight and sound sufficient to minimize their adverse impact on other land uses within the development area and on surrounding properties.

MOTION by Ms. MacKinnon seconded by Mr. Householder that Special Features of Development is not applicable because there are none.

VOTE: 5-0-0

(14) *Exterior Lighting*

MOTION by Mr. Householder seconded by Ms. MacKinnon that the exterior lighting proposed, which consists of ten down-facing 3-watt LED sconces, four on the steps and six on the pier, is approved.

Discussion: Mr. Scholz asked if the intention of the property owner to only have the lights on is in writing. The Chair noted that this statement was part of the record. When asked how this would be enforced, the CEO replied enforcement in cases like this is initiated with a complaint – there is no practical way to monitor these issues otherwise.

VOTE: 5-0-0

(15) *Emergency Vehicle Access*

MOTION by Mr. Householder seconded by Mr. Scholz that the criteria for Emergency Vehicle Access, is not applicable.

VOTE: 5-0-0

(16) Special criteria for Piers, Wharves, Breakwaters, Municipal Boat Tamps, Municipal Piers, Consolidated Piers and other mariner related uses requiring site plan approval under the terms of the Ordinance. In addition to the above approval criteria, the site must be demonstrated to be suitable for the proposed use according to the following specials criteria.

(c) The project must not cause undue erosion on or near the site.

(d) The proposed use must not cause degradation of marine life in or near the area. The Board may ask for an examination and statement by a qualified marine biologist regarding the impact of the project, and that statement shall show no significant adverse impact on marine life.

MOTION by Mr. Householder seconded by Ms. MacKinnon that the Application meets the Special Criteria for Piers.

Discussion: Mr. Scholz asked if the Board should waive their right to ask for a statement by a qualified marine biologist that there would be no impact on marine life. Mr. Sargent said that this was an option, not a requirement, and that the Board had all this information in submissions provided by the Applicant from the DEP.

VOTE: 5-0-0

Gartley & Dorsky
ENGINEERING SURVEYING

July 22, 2014 (Revised August 8, 2014)

Steve Wilson
Town of Camden
29 Elm Street
Camden, Maine 04843

Project No. 2014-253

RE: Harbor Committee Review
Brace Pier
25 Harbor Road, Camden, Maine

Gartley & Dorsky Engineering & Surveying, Inc. submits this letter to the Town of Camden for Rob and Karen Brace, owners of the residence located at 25 Harbor Road in Camden, Maine. The owners plan to construct a private pier. The Rights, Title and Interest of the property are summarized as follows:

Owner: Rob and Karen Brace
Subject Parcel: Map 124 Lot 88 (Tax Map attached)
Warranty Deed: Book 4800 Page 302
Zone: CR Coastal Residential District

Article VI, Section 2 Part C of the Town of Camden Harbor and Waterways Ordinance defines the Outer Harbor pier construction specifications. The proposed Brace pier meets Part C Standards 1-8, as shown on Sheet C-1.

Article VI Sections 6 and 7 of the Town of Camden Harbor and Waterways Ordinance outlines the 'Permit Approval Requirement' and 'Procedure for Permit' for construction of piers, wharves, breakwaters, bulkheads and landfill. The following information is provided in support of the proposed pier construction:

1. *Evidence of submission of application for applicable State licenses, permits and approvals;*

   Gartley & Dorsky is currently preparing a MDEP NRPA application (AIS Code 4P) for the Brace pier. A copy of the MDEP application will be provided to the Town. The pier design will not require a Submerged Lands Lease from the Department of Conservation.

2. *Evidence of submission of application for applicable Army Corp of Engineers licenses, permits and approvals;*

   Gartley & Dorsky will obtain an Army Corp of Engineers Programmatic General Permit Category 1 application for fill in tidal/navigable waters.

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

   See Sheet C-1.

4. *An elevation showing the height of the structure in relation to mean high water and mean low water;*

   See Sheet C-1.

5. *A pier or wharf section;*

   See Sheet C-1.

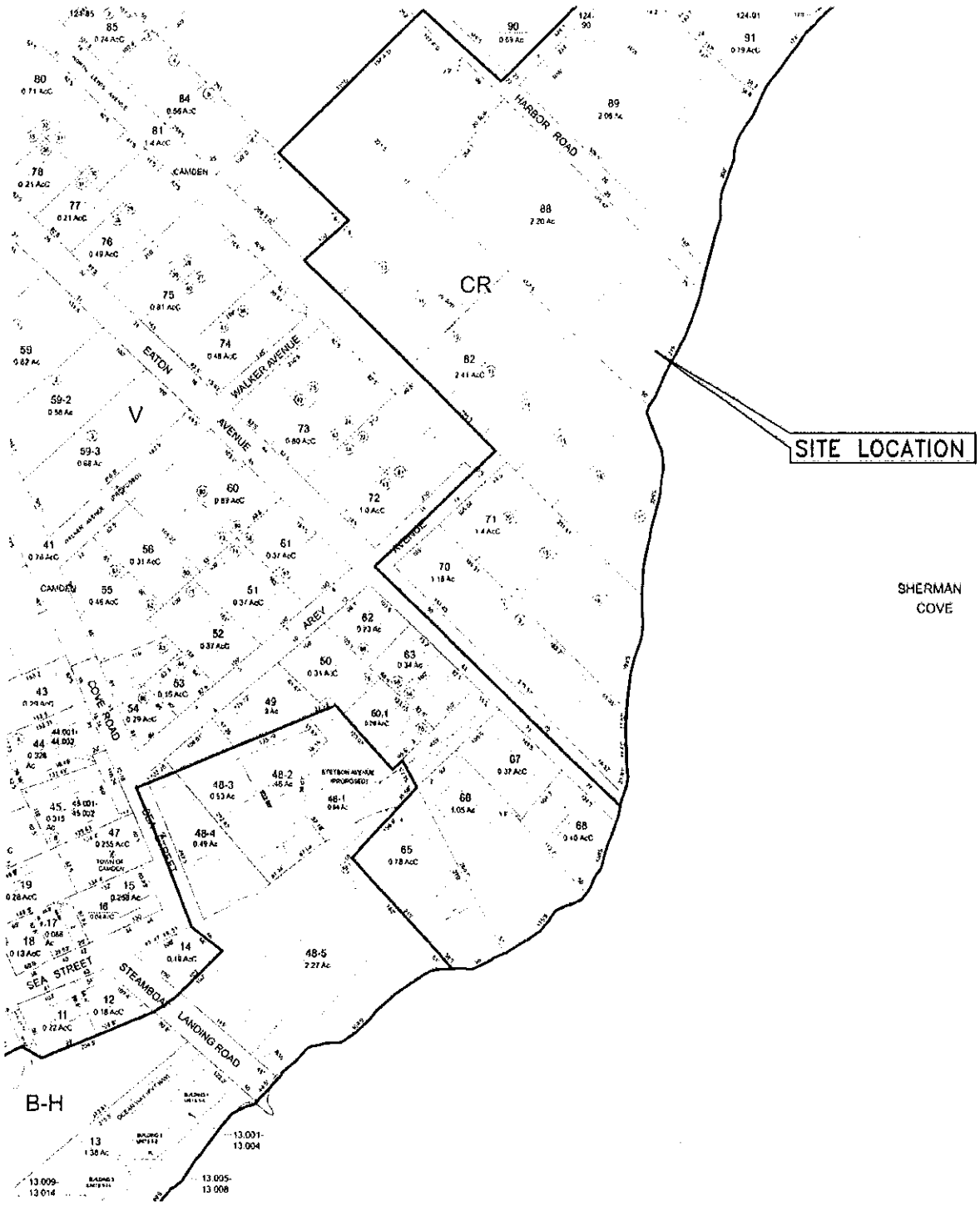
6. *A plan showing the location of lighting;*

   Low voltage walkway lights will be located on the railing posts.

Included with this letter are fifteen (15) copies of the letter/attachments for the Harbor Committee review. The Town of Camden will receive a copy of the other noted permit applications when they are completed. If you have any questions or require additional information please do not hesitate to call me at 236-4365.

Sincerely,
Gartley & Dorsky Engineering & Surveying, Inc.

William B. Gartley, P.E.
President



LOCATION MAP

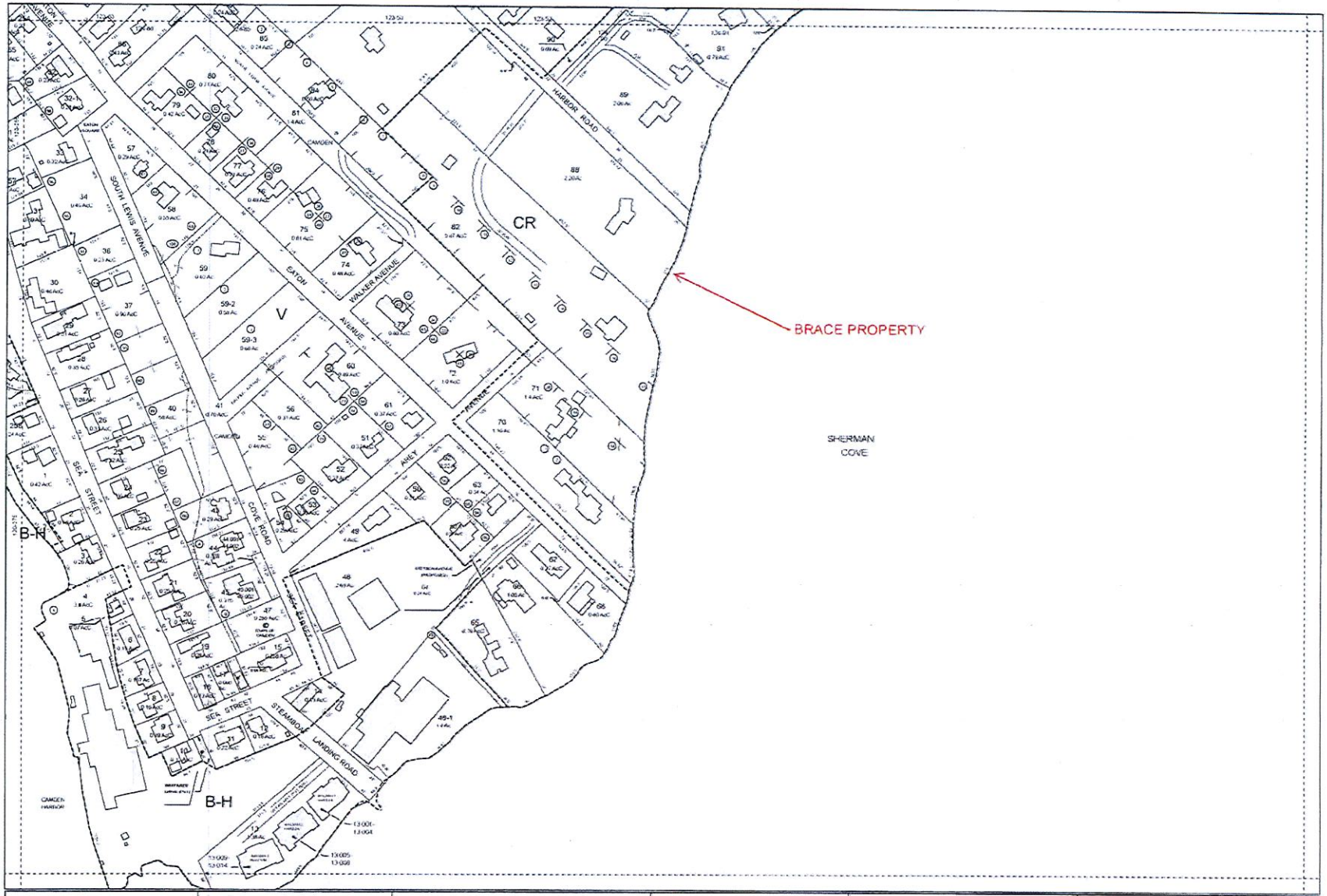
NO SCALE

Gartley & Dorsky
ENGINEERING SURVEYING
390 Union Street P.O. Box 1031 Camden, ME 04843-1031
Ph (207) 236-4365 Fax (207) 236-3055 Toll Free 1-888-282-4365
165 Main Street Suite 2F P.O. Box 1072 Damariscotta, Maine 04543
Ph. (207) 792-5005

ROBERT & KAREN BRACE

CAMDEN, MAINE

JULY 22, 2014 | PROJ. NO. 2014-253 | MAP 124 - LOT 88



NOTICE
This map is for assessment purposes only, and is not valid for legal description or conveyance.

The Horizontal Datum is the Maine State Plane Coordinate System, East Zone, NAD83 Feet

Original data produced in 1996 by Cartographics Associates, Inc. Photography Date: April 15, 1994

DIRIGO SPATIAL SYSTEMS, INC.
Hampden, Maine 18071 745-3806

kappa mapping inc.

LEGEND

Area Surveyed	Ac	Exempt Property	
Area Calculated	AcC	Subdivision Lot No.	
Record Dimension	100'	Building	
Scaled Dimension	100'S	Right of Way	
Match Line		Deed Line	
Water		Wetlands	

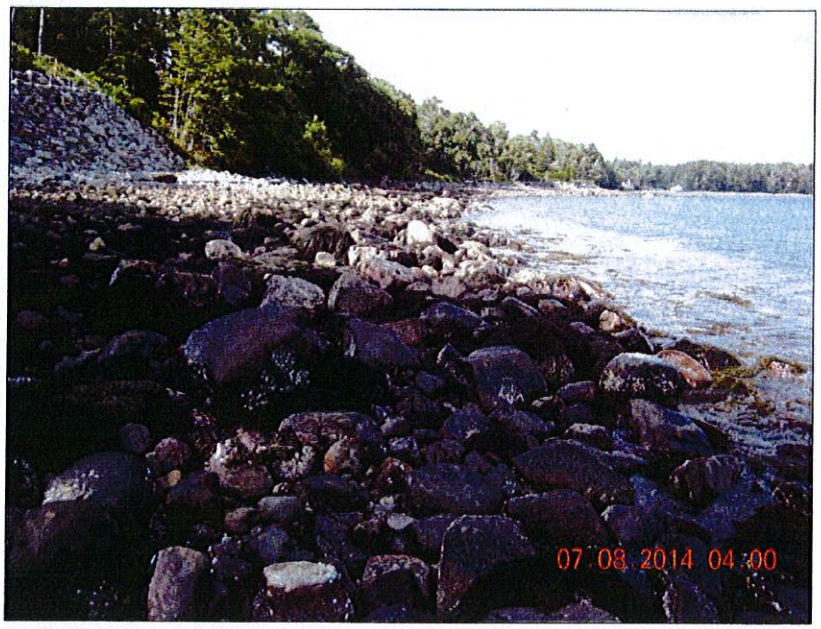
Scale: 1 inch = 100 feet.

N

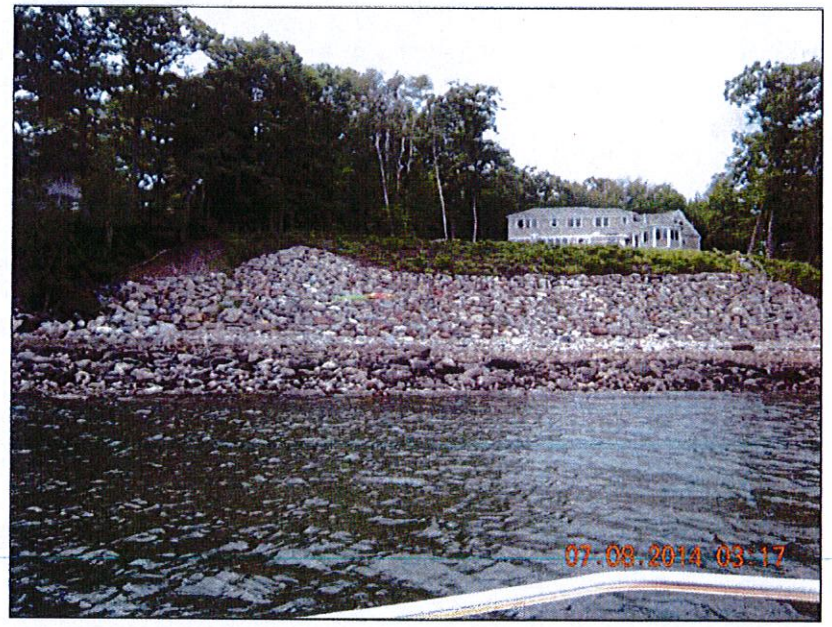
3		120	129
4	121	129	128
5	122	124	127
6	119	125	
7	118	126	

TOWN OF
CAMDEN
MAINE

MAP 124



PICTURE 1: Intertidal Zone
DATE: July 2014



PICTURE 2: View Of Lot From Water
DATE: July 2014

Gartley & Dorsky
ENGINEERING SURVEYING
CAMDEN, MAINE (207) 236-4365
WWW.GARTLEYDORSKY.COM

ROB AND KAREN BRACE
CAMDEN, MAINE

JULY 2014 | PROJ. NO 2014-253 | NRPA APPLICATION

Camden Harbor Committee Review and Finding of Fact Checklist
CONCERNING CONSTRUCTION OF PIERS, WHARVES, BREAKWATERS, BULKHEADS, AND LANDFILL

Project BRACE PIER

written application shall include the following information:

- ☒ Evidence of submission of application for applicable State and Federal licenses, permits and approvals.
- ☒ Evidence of submission of application for applicable Army Corps of Engineers licenses, permits and approvals.
- ☒ 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, wharf line, mean high water, and mean low water lines.
  - ☐ C. Side property lines as extended from the upland across the shores and flats.
- ☒ An elevation showing the height of the structure in relation to mean high water and mean low water.
- ☒ A pier or wharf section.
- ☒ A plan showing the location and type of lighting if any

Application Determined complete. Date: _____ Sent to Harbor Committee: _____
Harbor Committee Meeting Date: _____

Harbor Committee Review and Opinion

The review and comments of the Harbor Committee shall be in writing, shall specifically address the standards in Article VI, Section 7, shall state the reasons for the comments

Standards for Piers in the Outer Harbor

Article VI, Section 2. Outer Harbor

A. No structure requiring a permit shall be constructed in the Outer Harbor except as permitted below:

B. Does not apply to piers

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.
Yes _____ No _____ Comments _____

☐ 2. The height of the pier walkway shall not exceed 6 feet above mean high water.
Yes _____ No _____ Comments _____

☐ 3. The width of the pier shall not exceed 4 feet, 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.

Yes _____, No _____ Comments _____

☐ 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.

Yes _____, No _____ Comments _____

☐ 5. No pier shall be constructed within 30 feet horizontal distance of the point where the property line intersects the harbor line. Municipal piers and municipal launching ramps shall be exempt

Yes _____, No _____ Comments _____

☐ 6. No pier shall be built within 300 feet as measured along the shoreline from an existing or from an approved pier, wharf or breakwater. Municipal piers and municipal launching ramps shall be exempt

Yes _____, No _____ Comments _____

☐ 7. 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.

Yes _____, No _____ Comments _____

☐ 9. 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.

Yes _____, No _____ Comments _____

☐ 10. No bulkheads or breakwaters shall be constructed in the Outer Harbor beyond the harbor line.

Yes _____, No _____ Comments _____

☐ 11. Pilings may be driven only for the purpose of supporting an approved wharf or pier.

Yes _____, No _____ Comments _____

☐ 12. Subject to paragraph (D) above, no mobile vessel hoist shall be constructed or installed in the Outer Harbor except as stated in Article VI, Section 1, B, (11).

Yes _____, No _____ Comments _____

Select Board Review Standards

Article VI, Section 7, F, 2. The Outer and Coastal Harbor

The Harbor Committee opinion is 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.
Yes _____, No _____ Comments _____

☐ B. Eliminate or interfere with existing and designated mooring and anchorage areas and access thereto.
Yes _____, No _____ Comments _____

☐ C. Reduce or interfere with existing shell fishing and clamming areas, and access thereto.
Yes _____, No _____ Comments _____

☐ D. Interfere with public vessel launching and pier facilities.
Yes _____, No _____ Comments _____

☐ E. Block or interfere with public rites of passage and uses of the shores and flats.
Yes _____, No _____ Comments _____

☐ F. Adversely affect small recreational boating activities.
Yes _____, No _____ Comments _____

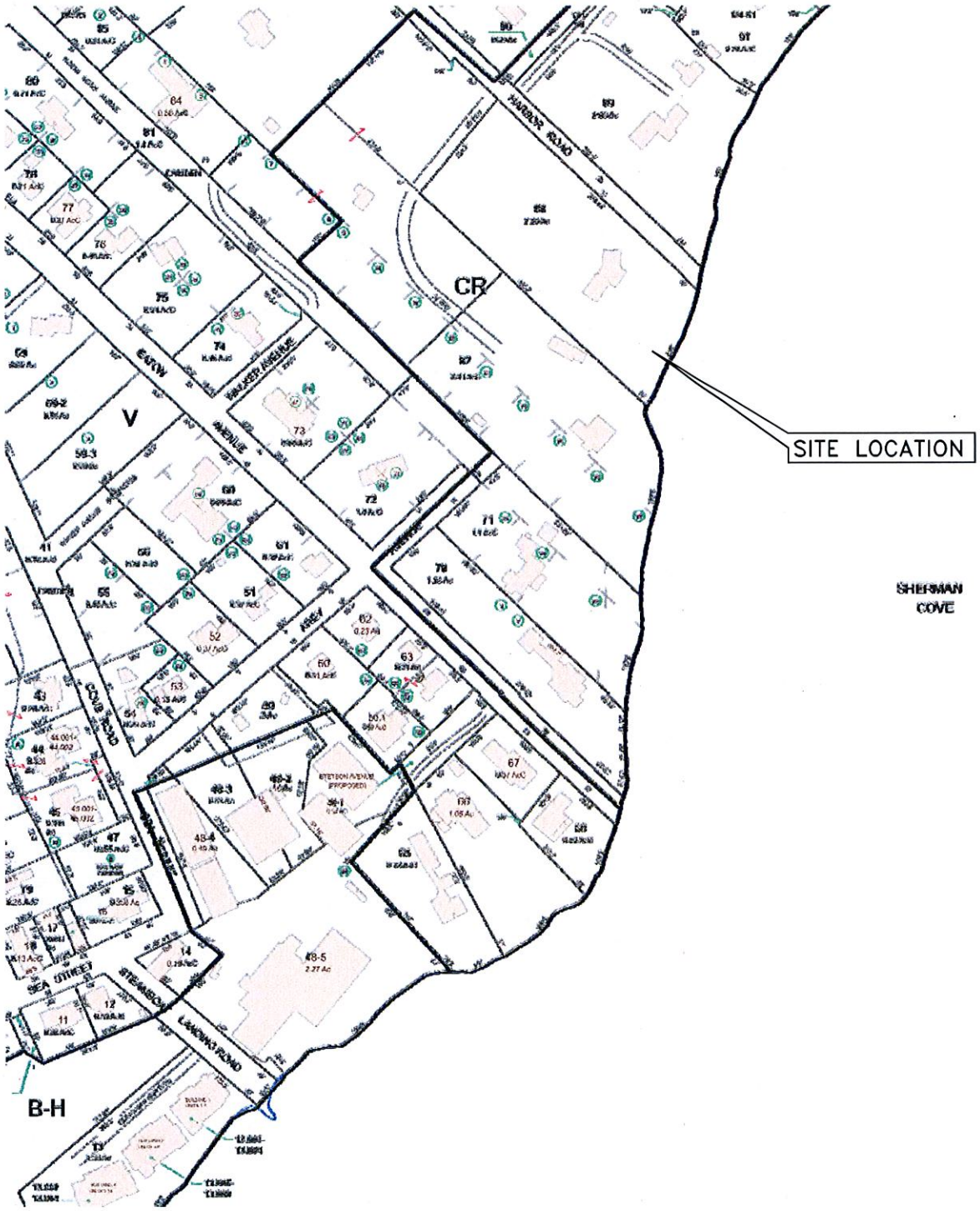
Note per G, Construction of approved projects shall commence within one year from the date of approval by the Select Board and shall be completed within two years from the date of issuance of the building permit

Final Comments: _____

Recommendation: _____

_____ Chair Camden Harbor Committee

Date _____



LOCATION MAP

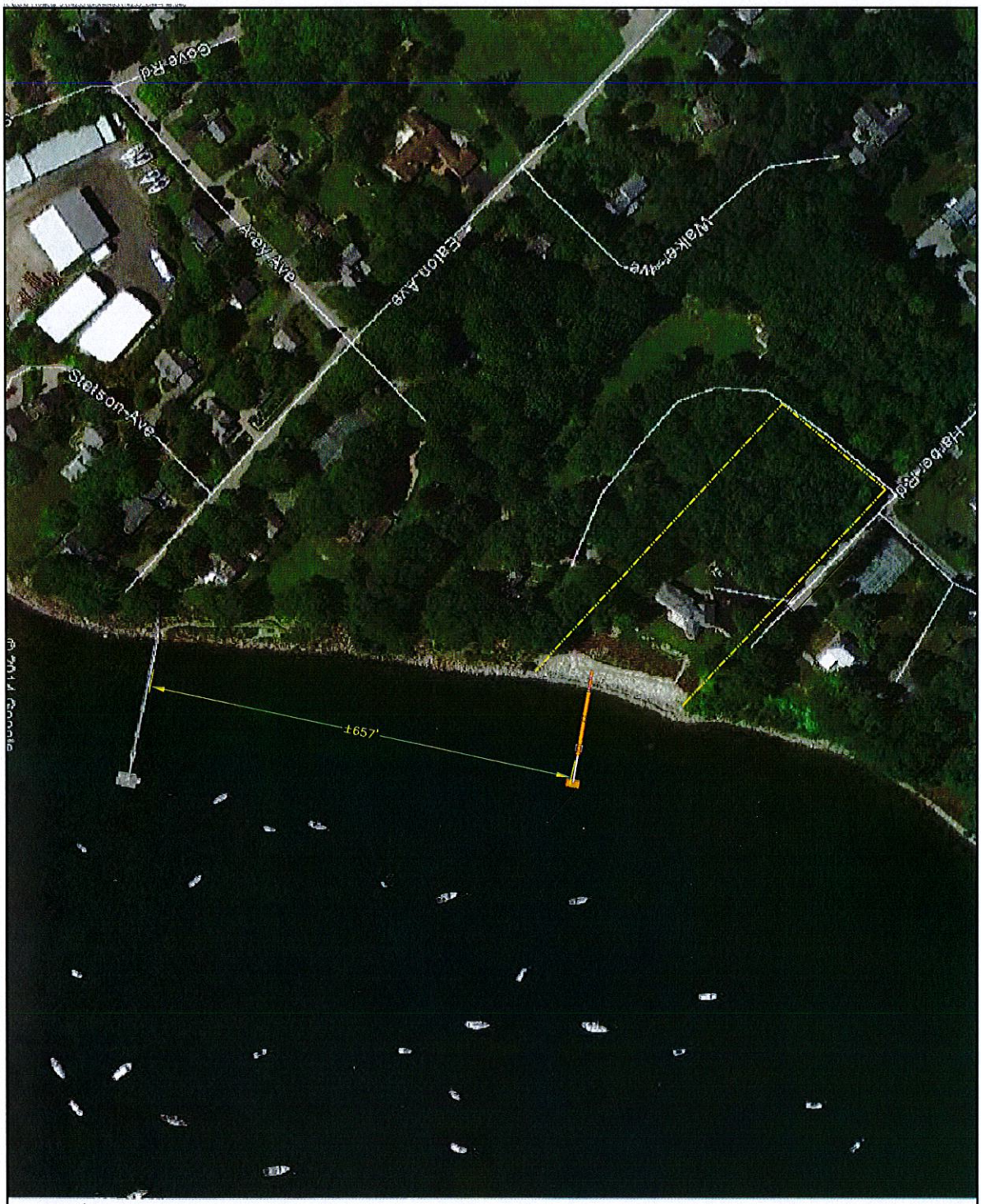
NO SCALE

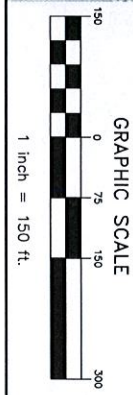
Gartley & Dorsky
ENGINEERING SURVEYING
59B Union Street P.O. Box 1031 Camden, ME 04843-1031
Ph (207) 236-4365 Fax (207) 236-3055 Toll Free 1-888-282-4365
165 Main Street Suite 2F P.O. Box 1072 Damariscotta, Maine 04543
Ph. (207) 790-5005

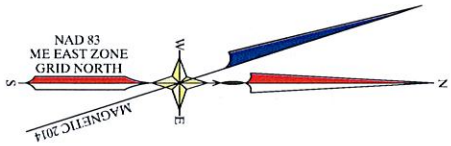
ROBERT & KAREN BRACE

CAMDEN, MAINE

JULY 22, 2014 | PROJ. NO. 2014-253 | MAP 124 - LOT 88







AE-1	PROJ. NO. 2014-253	Gartley & Dorsky ENGINEERING SURVEYING	CLIENT/PROJECT: ROBERT & KAREN BRACE PIER PROJECT	SHEET TITLE: AERIAL PLAN	
			LOCATION: 25 HARBOR ROAD	SCALE: 1"=150	
			TOWN: CAMDEN COUNTY: KNOX STATE: MAINE	DATE: JULY 22, 2014	DRAWN BY: JRM CHECKED BY:

NO.	REVISIONS	DATE

CAMDEN PLANNING BOARD

Notice of Decision

Name of Site Plan:	**Robert & Karen Brace, Residential Pier**
Property Owner:	**Robert & Karen Brace, Trustees of the Harbor's Edge**
Location:	**25 Harbor Road**
Applicant:	**Gartley & Dorsky Engineering & Surveying, Inc.**
Action:	**Site Plan Approval**
Date:	**September 4, 2014**
Conditions:	**none**

Having reviewed Article XII, Section 10 of the Zoning Ordinance, the Planning Board determined by a vote of 5-0 that the site plan has been approved as shown on the plan dated Aug 5, 2014, application dated July 23,2014, and as represented in other supporting documents.

Any permit or approval granted hereunder is subject to all elements of the final plans and specifications submitted by the applicant in support of the application with respect to the nature and scope of the use, activity or work proposed.

Planning Board Chairperson

9-5-14
Date

CAMDEN HARBOR COMMITTEE
MINUTES OF
AUGUST 4, 2014
MEETING

MEMBERS PRESENT: Chairperson Gene McKeever, Sandy Welte, Steve Gold, Ray Williamson (left @ 9), Ben Ellison, Richard Stetson, Harbormaster Steve Pixley, and Select Board Liaison Jim Heard.

NON-MEMBERS PRESENT: Willard Wight, Will Gartley (Gartley & Dorsky), and Sam Appleton

The meeting was called to order at 7:30 a.m.

1. NON-AGENDA ITEMS:

Sandy Welte inquired about a float in Sherman's Cove that has a gazebo type tent on it and has had people asking him what it is. Harbormaster Pixley said that one on hot days that one of the fisherman does this in order to keep out of the sun while working. Harbormaster Pixley also, has had an inquiry by a property owner to be able to put a float in the outer harbor for their dinghy use, however, would make available for town use. This will be discussed at the "special" meeting scheduled for August 11th. Discussed complaints that have been made concerning an oversized dinghy owned by John Eastman that is obstructing other boats around the dinghy dock and requested that Pixley have this removed. Steve Gold asked if a policy should be considered for making money for profit off the docks and the committee feels not an issue.

2. APPROVAL OF JULY 7TH MINUTES:

Sandy Welte motioned to accept minutes as written. Ben Ellison seconded motion. Passed 5-0-0.

3. ROB/KAREN BRACE PIER PROJECT ON HARBOR ROAD:

At the start of the discussion of recommending the Brace pier project Steve Gold presented to The committee and Will Gartley concerns he had with proceeding with the process as the State/Federal permits had not been submitted as needed before an application can be approved by the committee. Steve stated that the CEO needs to make sure all permits have been submitted before passing a pier request onto the harbor committee. The committee was in agreement with Steve's concerns and decided to hold a "special" meeting after the permits had been submitted for the State/Federal permits. Will Gartley stated that the permits were to go in the mail that day and he would notify the town when this happened. Will asked if there were any other questions that he should address before the "special' meeting and Steve Gold had several as follows;

1. Height of railing of gallows.
2. What is supporting the float?
3. No lighting is proposed, however, the design show it. Will said it had been changed to include low lights.
4. Gallows meant to be higher than 6' Will Gartley stated that they are and it was and after some discussion among the committee it was decided that gallows are not considered structures by accessories which are allowed. Also, Will said he could make them removable if need be.
5. Is stairs part of pier?

These concerns will be continued to be address at the "special" meeting if need.

4. APPLICATION FOR MEMORIAL BENCH (BILL/COLLEEN HUCKABEE):

The committee was unanimous in their vote to accept the application for a memorial Bench from Bill/colleen Huckabee and was pleased that they considered Camden a special place for them***. Ben Ellison motioned to accept the application for the "Huckabee" bench. Sandy Welte seconded motion. Passed 5-0-0.***

5. WATERFRONT RESTAURANT WHARF EXPANSION:

Sam Appleton addressed the committee requesting approval for an expansion to his Current wharf at his restaurant. After reviewing the design it was decided that the expansion was not beyond the harbor line and that the space is only filling in space that already exits, therefore, no approval was needed by the harbor committee. However the committee was in favor of the project without a vote.

6. HARBORMASTER'S REPORT:

Harbormaster Pixley reported that it has become very busy in a short amount of time.

7. FISHERMEN HOIST/BOARDWALK:

Chairperson McKeever reported to the meeting that he and Pixley had met with EDD Brian Hodges and TYLIN concerning the fishermen hoist among other things. Ty-Lin would like to have a stub on the hoist, however, the fishermen have voiced that they do not want a stub. The committee does not feel the harbor ordinance allows a stub. ***Ray Williamson made a motion for Chairperson McKeever to submit a letter on behalf of the committee to EDD Brian Hodges concerning the stub on the fishermen hoist as a conflict with the harbor ordinance and that the fishermen have submitted a design approved by all the fishermen with the recommendation of no "stub". Sandy Welte seconded motion. Passed 5-0-0.***

8. FINGER FLOAT SYSTEM REPLACEMENT:

Chairperson McKeever and Pixley stated that Town Manager Pat Finnigan has stated the finger float system will be replaced due to safety reasons. Pixley has reconfigured

the current measurements of 6' X 16" to be longer in length with less hinges.

9. <u>INNER HARBOR FLOAT FOR SMALLER BOATS:</u>

The gear has been put into the water and is awaiting the float to be built and attached. A suggestion was made to possibly have an administrative policy or add an appendix to the harbor ordinance.

10. <u>ORDINANCE AMENDMENT SUGGESTION (PIERS):</u>

An update on the status of the proposed public hearing requested of the select board by the committee was discussed. A public hearing date has as of this time not been scheduled by the select board and the committee wants to have this scheduled in order for the amendment to be on the November ballot. The committee is frustrated with the hearing not being scheduled in a timely manner. Chairman McKeever will follow up with the committee's request for him to do so on the status of this request.

The meeting adjourned with the ***next regular meeting being*** scheduled ***for September 8th at 7:30 a.m. at the Camden Yacht Club.*** A ***"special" meeting*** is scheduled ***for August 11th @ 7:30 a.m. in the Washington Street Conference Room*** with the agenda item being: **ROB/KAREN PIER PROJECT ON HARBOR ROAD.**

Respectfully Submitted,
Marlene Libby
Harbor Clerk

REVISED 8/14/2014

CAMDEN HARBOR COMMITTEE
MINUTES OF
AUGUST 11, 2014
MEETING

MEMBERS PRESENT: Chairperson Gene McKeever, Sandy Welte, Ben Ellison, Steve Gold, Ray Williamson, Harbormaster Steve Pixley, and Select Board Liaison Jim Heard.

NON-MEMBERS PRESENT: Will Gartley of Gartley & Dorsky.

The meeting was called to order at 7:30 a.m.

1. <u>ROB/KAREN BRACE PIER PROJECT ON HARBOR ROAD</u>

Will Gartley presented the committee with the pier design for the Brace's property. Will has submitted the applications that needed to be submitted before the committee could begin to make a recommendation on the pier. He answered the questions that was brought up at the August 4th meeting which where:

1. Height of railings: – 3 ft. above deck
2. Lighting: - Low lighting at night
3. Gallows : – 7 ft. and are removable
4. Pearling's: – 4 X 6 and 8 ft. on center

Steve Gold was concerned the pier was wider than 4 ft. however, with the harbor ordinance not being clear on the language of this the committee could not defend the 4 ft. width, however, they did agree on the fact that it should not be more than 6 ft., which it is not.

The committee had much discussion on the issue of not being comfortable answering the questions pertaining to the permit due to the fact that they have recommended having no piers in the outer harbor and that they had requested a "public hearing" to be able to address this with the public in order to possibly be put on the November warrant. They feel that if this "public hearing" had been scheduled then they would have been more comfortable with the permit application. Chairperson McKeever reminded them that the committee has a responsibility to complete the application process based on the harbor ordinance as written at this time. **The entire committee wanted on record that they are opposed to any future piers in the outer harbor.**

The committee completed the permit application as needed. **(see attached)** and then the following motion was made:

Steve Gold motioned to recommend to Select Board that the committee not approve the permit application based on Article 1, Section 2.B the minimization of conflict because this application is in conflict with Article 6 Section 7 F.2 C, E & F and also, Article 1 Section 2.E. to prevent further encroachment upon the outer harbor as stipulated and also, in G. under guidance on the usage on the three separate areas of Camden harbor and stipulated in #2 objectives of the outer harbor. Ben Ellison seconded motion. Passed 4-1-0. (Richard Stetson opposed)

2. <u>AL JOHNSON REQUEST FOR FLOAT IN OUTER HARBOR</u>

Harbormaster Pixley presented a request from Al Johnson for a float to be placed in the inner harbor in front of his property to be used for him to dock kayaks and to make available to possibly the Camden Yacht Club or the harbormaster when needed. The committee was not in favor of the float at all as it does not meet the criteria of the use or enhancement of town owned property as the harbor ordinance requires.

Sandy Welte motioned to advise the harbormaster that this proposal in not properly before us and appears to be inconsistent with the harbor ordinance. Steve Gold seconded motion. Passed 5-0-0.

The meeting adjourned at 8:50 a.m. with the next regular meeting scheduled for September 8th at 7:30 a.m. at the Camden Yacht Club.

Respectfully Submitted,
Marlene Libby
Harbor Clerk

ARTICLE VI

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

Section 1. Inner Harbor

A. No structure requiring a permit shall be constructed in the Inner Harbor except as permitted below.

B. 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 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 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 except as permitted below:

B. 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 feet and the width shall not exceed 12 feet.

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 width of the pier shall not exceed 4 feet, 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.

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

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

7. 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.

8. Municipal piers and municipal launching ramps shall be exempt from (5) and (6).

9. 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.

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

11. Pilings may be driven only for the purpose of supporting an approved wharf or pier.

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

Section 3. Coastal Harbor

A. No structure requiring a permit shall be constructed in the Coastal Harbor except as permitted below.

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

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

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.
C. The height of the pier walkway does not exceed 10 feet above mean high water.

D. The width of the pier does not exceed 4 feet, the overall width of the pier at the pier walkway shall not exceed six feet and the width of the base of the pier shall be in conformance to standard engineering practice.

Section 4. Consolidated Pier

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 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.

B. Participating property owners shall have combined continuous, contiguous frontage of at least 600 feet.

C. 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 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 extend above the walkway of a consolidated 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.

G. The width of the consolidated pier does not exceed 6 feet and the width of the base of the pier 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.

B. The width of the pier walkway does not exceed 50 feet.

C. The height of the pier walkway does not exceed that allowed for piers in the Inner, Outer or Coastal Harbor.

D. Floats shall be of size and construction needed for municipal piers and launching ramps.

E. Pilings or structures necessary for securing floats adjacent to municipal piers and launching ramps shall be permitted.

Section 6. 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 7 of these Harbor Rules and Regulations.

Section 7. 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 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 7, 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 7, 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:

   A. Encroach into, interfere with, or pose a hazard to navigational channels.

   B. Interfere with access to and from existing mooring and berthing areas for both commercial and recreational uses.

   C. Displace or eliminate the existing mooring and berthing areas, both public and private, commercial and recreational.

   D. 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. Eliminate or interfere with existing and designated mooring and anchorage areas and access thereto.

   C. Reduce or interfere with existing shell fishing and clamming areas, and access thereto.

   D. Interfere with public vessel launching and pier facilities.

   E. Block or interfere with public rights of passage and uses of the shores and flats.

   F. Adversely affect small recreational boating activities.

   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 7, 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 of this Ordinance.

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 8. 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 9. 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:

1. **The Inner Harbor**

   A. 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 7, for the Inner Harbor.

   B. 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 7, (F) for the Inner Harbor and shall require the written permission of the Harbormaster.

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

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

   E. The Outer and Coastal Harbor

   F. 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 7, (F).

   G. 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.

   H. No buildings or structures shall be permitted on the floats.

   I. Municipal piers and municipal launching ramps shall be exempt from (1) and (2).

Section 10. 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 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 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.

September 30, 2014

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 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 October 2013 regarding this establishment? _____
Yes ___X___ No. If yes, please explain._____

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

Chief Randy Gagne
Camden Police Department

10/3/14
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.

DEPARTMENT USE ONLY

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

PRESENT LICENSE EXPIRES 10/24/14

INDICATE TYPE OF PRIVILEGE: ☒ MALT ☒ SPIRITUOUS ☒ VINOUS

INDICATE TYPE OF LICENSE:

- ☒ RESTAURANT (Class I,II,III,IV)
- ☐ HOTEL-OPTINONAL FOOD (Class I-A)
- ☐ CLASS A LOUNGE (Class X)
- ☐ CLUB (Class V)
- ☐ TAVERN (Class IV)
- ☐ RESTAURANT/LOUNGE (Class XI)
- ☐ HOTEL (Class I,II,III,IV)
- ☐ CLUB-ON PREMISE CATERING (Class I)
- ☐ GOLF CLUB (Class I,II,III,IV)
- ☐ OTHER: _____

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

1. APPLICANT(S) –(Sole Proprietor, Corporation, Limited Liability Co., etc.) **DOB:**	**2. Business Name (D/B/A)** PETER OTT'S
PETER MARTIN-PETERS **DOB:** 3/9/78	
DOB:	**Location (Street Address)** 16 BAYVIEW LANDING
Address 109 WASHINGTON ST	**City/Town** CAMDEN **State** ME **Zip Code** 04843
	Mailing Address 16 BAYVIEW LANDING
City/Town CAMDEN **State** ME **Zip Code** 04843	**City/Town** CAMDEN **State** ME **Zip Code** 04843
Telephone Number 207-691-8269 **Fax Number**	**Business Telephone Number** 207-236-4032 **Fax Number**
Federal I.D. # 01-0356536	**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 $ 600,000.00 LIQUOR $ 150,000.00
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: PETER MARTIN-PETERS
8. If business is NEW or under new ownership, indicate starting date: _____

Requested inspection date: Business hours: 11am-3pm 5pm-9pm

9. BUSINESS RECORDS ARE LOCATED AT: 109 WASHINGTON ST 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
PETER MARTIN-PETERS	3/9/75	DAMARISCOTTA, ME

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

109 WASHINGTON ST
CAMDEN, ME 04843

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

Name: PETER MARTIN-PETERS Date of Conviction: 12/2001

Offense: OUI 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, BAYVIEW ST CAMDEN, ME 04843

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required)
FULL BAR, SERVING LUNCH AND DINNER

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? 300 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: CAMDEN, MAINE (Town/City, State) on SEPTEMBER 26, 20 14 (Date)

Please sign in blue ink

Signature of Applicant or Corporate Officer(s)

PETER MARTIN-PETERS
Print Name

Signature of Applicant or Corporate Officer(s)

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

Class I Spirituous, Vinous and Malt ..... $ 900.00
CLASS I: 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.

Class I-A Spirituous, Vinous and Malt, Optional Food (Hotels Only) $1,100.00
CLASS I-A: Hotels only that do not serve three meals a day.

Class II Spirituous Only ..... $ 550.00
CLASS II: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; and Vessels.

Class III Vinous Only ..... $ 220.00
CLASS III: 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.

Class IV Malt Liquor Only ..... $ 220.00
CLASS IV: 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.

Class V Spirituous, Vinous and Malt (Clubs without Catering, Bed & Breakfasts) ..... $ 495.00
CLASS V: Clubs without catering privileges.

Class X Spirituous, Vinous and Malt – Class A Lounge $2,200.00
CLASS X: Class A Lounge

Class XI Spirituous, Vinous and Malt – Restaurant Lounge $1,500.00
CLASS XI: 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: **TREASURER, STATE OF MAINE. – DEPARTMENT OF PUBLIC SAFETY, LIQUOR LICENSING AND INSPECTION DIVISION, 164 STATE HOUSE STATION, AUGUSTA ME 04333-0164**. Payments by check subject to penalty provided by Sec. 3, Title 28A, MRS.

STATE OF MAINE

Dated at: _____, Maine _____ ss
City/Town (County)

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 herby approve said application.

_____ _____

_____ _____

_____ _____

THIS APPROVAL EXPIRERS 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.

OUTDOOR SEATING
DOOR
HANDICAP RAMP
DOOR
KITCHEN
WALKIN COOLER
WALKIN FREEZER
BAR
DOOR
OFFICE
STAFF BATHROOM
GUEST BATHROOM
DOOR

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.

Camden Public Library
55 Main Street
Camden, Maine 04843

Phone: 207-236-3440
Fax: 207-236-6673
www.librarycamden.org

September 23, 2014

Camden Select Board
Camden Town Office
Camden, ME 04843

Dear Select Board,

We respectfully ask the Select Board to confirm our newest Camden Public Library Trustees, **Lyle Rigg and Jean White,** both of Camden. They were elected by the Board of Trustees at their most recent meeting in September.

The current list of Trustees is as follows:

Kate Bates (secretary)
Dan Cheever (vice-president)
Leslie Curtis
John Fitzgerald (president)
Susan Flynn
Claudia Griffiths
Deborah Jordan (treasurer)
Mik Mikkelsen
Amy Rollins
Claire Sanford

Thank you for consideration of this matter.

Sincerely,

Nikki Maounis

Nikki Maounis
Library Director