



**Town of Camden
Select Board Meeting
November 12, 2013 – 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 item 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
 - A. Recognition of the Ragged Mountain Redevelopment Capital Campaign Committee and Foundation Members
 - B. Report by Camden Fire Chief Chris Farley
 - C. Presentation of the Riverwalk and Public Landing Concept Design Plans
4. Select Board Member Reports
5. Town Manager Report
6. Approval of Select Board Minutes dated October 15, 2013
7. New Business:
 - A. Authorize the Town Manager to enter into an Agreement with Gartley and Dorsky for Engineering Services for the Redevelopment of the Ragged Mountain Recreational Area.
 - B. Authorize the Town Manager to enter into an Agreement with Stevens Engineering for Design and Construction Engineering Services for Installation of the Chair Lifts at the Snow Bowl.
 - C. Authorize the submission of a grant application to the Maine Dept of Conservation's Recreational Trail Program (RTP) for \$36,605 with the local match not to exceed \$7,321.
 - D. Consideration of Easement with Wayfarer Marine Corporation for a sanitary wastewater pump station on Sea Street.
 - E. Consideration of renewal victualer's license for Francine Bistro at 55 Chestnut Street.

- F. *Public Hearing:* Liquor license for Francine Bistro at 55 Chestnut Street.
- G. Approval of the Town Manager's Recommended FY13 Carry Forward Amounts
- H. Request to approve a tax abatement on property located at 9 Powder Mill for tax year 2012.
- I. Consideration of Requests for Poverty Abatements (*Executive Session 36 MRSA § 841.2.E*)
- 8. Select Board Closing Comments

Adjourn

Convene Meeting of the Board of Assessors

Board of Assessors

Consideration of requests from Assessors Agent Wesley Robinson for abatements and supplemental tax warrants for the 2013-2014 tax year.

1. Request to approve an abatement in taxes of \$84.24 to Douglas J Kindell and Karen I Kindell for property located at 10 Sand St (Map 114-161-000-000) to allow for a reduction in the assessed value due to eligibility for the Veteran's Exemption
2. Request to approve an abatement in taxes of \$676.73 to Alexandra L Degenhardt and John Blystone for property located at 11 Beacon Ave (Map 126-059-000-000) and approve a supplemental tax warrant of \$676.73 to Joseph A Magner & Joann Magner for the same property
3. Request to approve an abatement in taxes of \$102.49 to David Johnson for property located at 15 Mt Battie St, St (Map 114-120-000-000) due to the property not being classified properly and a portion of the building being demolished.
4. Request to approve an abatement in business personal taxes of \$1,082.48 to *Norumbega Bed & Breakfast LLC* located at 63 High Street (Map 123-022-000-000) and to approve a supplemental tax warrant to *63 High St LLC*, for business personal property of \$1,082.48.

Inter-office memorandum

November 07, 2013

To: Pat Finnigan, Camden Town Manager
From: Brian S. Hodges, Camden Development Director
Subject: Final versions of Riverwalk and Public Landing Plans

The final versions of the Riverwalk and Public Landing plans were delivered by TY Lin International on November 01, 2013 and immediately made available to the public. This project began with the unanimous approval of the Select Board on 09/18/2012 to submit 2 grant applications supporting this project. We successfully received both grants with the understanding 2 separate reports would need to be delivered. Through a competitive bid process, 11 firms submitted proposals, 3 were interviewed, and TY Lin of Falmouth was unanimously recommended by the selection team and approved by the Select Board 03/05/2013.

After a series of 4 public, community wide meetings, discussions with town committees, 3 meetings with a 20 member work group assembled to guide the consultant and town staff, and dozens of one on one interviews, I am pleased to present these plans in hopes of them being accepted and approved by the Select Board. I am particularly impressed with these plans because not only do they reflect all of the hopes and potential opportunities the projects represent, they are designed to be scalable. For example, the Public Landing includes 3 different designs with increasing amounts of pedestrian focused elements. Each of the designs overlaps with the other so we don't risk having to undo work if we decide to implement bolder or additional designs at a later date. The Riverwalk is also designed using a phased or segmented approach. You will observe the 2 ¼ mile length is broken into manageable projects.

Both reports include cost estimates for the individual elements that make up the designs. These plans are now ours; we decide what, when, and how we implement them. Until now, we have not had this level of information to make these kinds of decisions. We can confidently move forward with having this solid data as well as a thorough and comprehensive public input process. Not every element in each of the plans will appeal to everyone. Again, we now have the information to make more informed decisions but also know that these do represent a relatively middle ground of community sentiment.

A series of FAQs for both projects has been included.

Recommended action:

Motion to accept and approve the Public Landing and Riverwalk plans as presented and schedule a follow up action item to provide guidance on how to best move these forward.

Frequently Asked Questions (FAQs)

Riverwalk

1. Why are we building a riverwalk? Aren't there better ways to spend money?

It is important to first point out that this report is design recommendations not construction plans. If we were to pursue any of these recommendations, further work would need to be conducted. This is providing us with information to decide what, if any, changes we want to pursue. The idea of constructing a riverwalk is not new. It came up as a significant topic during the creation of the Downtown Master Plan in 2012 but it also has roots with Camden's Comprehensive Plan and the Camden/Rockport Pathways Committee. The idea of creating a riverwalk is based on listening to the community and imagining where it might go and what it could look like. By adding another amenity to Camden, it makes it more appealing to spend time here and relax therefore encouraging more people to come to Camden year round and spend more time in the downtown. It also would be an amenity for residents to be proud of and enjoy. This then assists all of us, from businesses, to property owners, to residents.

There are often competing interests for how to allocate the Town's budget. We want to balance the critical needs to ensure Camden is a safe and supportive environment to its citizens, businesses, and visitors with opportunities to ensure the significance Camden has always had is maintained if not strengthened.

2. Is anyone going to use this?

Yes, the notion of utilizing Camden's natural asset of the Megunticook River for a riverwalk is not a new idea. This has come up in a number of discussions from the Camden Rockport Pathways Committee to Camden's Comprehensive Plan to the Camden Downtown Master Plan, to name a few. There has not yet been a concentrated effort until now to determine feasibility, community reaction, cost estimates, and benefit. Camden is a recently designated Active Community Environment. This is supported by the Active Living Research organization that reports:

- People who live in neighborhoods with sidewalks on most streets are 47% more likely to be active at least 30 minutes/day
- Students who walked to school every day had 24 more minutes of physical activity/day
- A study in Nebraska found that for every \$1 spent on trails, there was almost \$3 in savings in direct medical costs
- People who live near trails are 50% more likely to meet physical activity guidelines

- People who live in walkable communities are 2 times as likely to get enough physical activity as those who don't

3. How is this being paid for? Are my taxes going to increase?

This project is strictly to create schematic designs, cost estimates, and economic impact for a riverwalk that runs 2 ¼ miles from Shirttail Point Park to Camden Harbor so we can have good information to decide what our options are. This current project does not involve construction. A \$15,000 grant was obtained from the Maine Coastal Program and matched with \$5,000 from the Sidewalks and Pathways Reserve fund. Therefore, your property tax has not changed to support this effort. If any of the recommendations are pursued at a later date, we will look for other sources of funds to support the changes. The report contains sources for funding construction of the riverwalk.

4. Who is deciding where this goes and what it will look like?

Four public, community-wide meetings have been held to hear and collect suggestions concerning the riverwalk. Also, one on one interviews were held with anyone who expressed an interest. Some private property owners were eager to allow the riverwalk on their property, some are waiting to see how the project progresses, and others have not expressed interest. In addition, a work group was formed at the beginning of the project with representation from town committees, businesses, property owners, and town staff. This work group also provided input to assist in guiding Town staff and the consultants. We have taken all of this input and come up with the report that has been delivered. Similar to the Downtown Master Plan in 2012, the Select Board will decide at their November 12th meeting whether to accept the report and what the next steps will be.

5. Who is going to maintain it and what is that going to cost?

The Town will be responsible for the riverwalk as it is primarily located on Town property. In those places where the riverwalk would be located on private property, the Town will need to make arrangements with the willing property owner concerning access, easements, ownership, responsibility, etc.

6. I have property on the Megunticook River. Are you going to put the riverwalk across my property even if I don't want it?

No. We are not planning to forcibly acquire private property. There are enough available segments for us to pursue construction there, pending availability of funds. Over time, we anticipate those property owners who were neutral or hesitant may see the benefit of having their property included in the riverwalk. This is an approach that has been successfully used in other locations.

7. How is this economic development?

Economic Development is a term encompassing many functions. It can include business development, such as helping new business but also assisting with the

retention of existing business. It can also include community development efforts such as assisting with programs and events in the community, building new sidewalks and improving infrastructure, and also working on projects such as the Public Landing and Riverwalk design projects. Camden is fortunate to have so many natural assets from the harbor, to the mountains, to lakes, and to the Megunticook River. Other communities are not as abundant in their natural assets. Having a river flowing from a park to the center of the downtown is an asset to our community and the region. A riverwalk would provide yet another feature to bring new businesses and entrepreneurs, bring additional visitors who may stay an extra day or two because we have so much to offer, and provide a proven means of increasing the health of our community's residents. From our Camden Downtown Master Plan completed in 2012, a riverwalk was also recommended as a means to connect peripheral parking areas to our downtown and promote the breadth of our entire downtown vs. the singular Elm St/Main St corridor.

8. Is the Tannery site going to be a park now?

This project's scope does not include determining how the former Apollo Tannery site (116 Washington St) should be used in light of constructing a riverwalk. Therefore, the approach being used by the Town is to continue having the Tannery site be promoted as a commercial opportunity in order to bring in new jobs and taxes.

9. When do I get to vote on this?

There is not a vote scheduled for this report because it is only a series of recommendations of what could be done, what it might cost, and what the benefits would be. When you read the report, you will observe that the full 2 ¼ mile distance of a potential riverwalk is actually comprised of a series of segments. As funding sources become available, different phases can be constructed with a long term goal of connecting the riverwalk end to end from Shirttail Point Park to Camden Harbor. A good analogy is a cookbook in that a person does not immediately make every recipe contained in the book. The report will be presented to the Camden Select Board at their regularly scheduled meeting of Tuesday November 12th at 6:30PM. This is a public meeting and anyone is welcome to attend. Similar to the Downtown Master Plan process in 2012, the Select Board will decide whether or not to accept the report and what the next steps in the process will be.

10. What activities will be permitted or prohibited on the Riverwalk?

The riverwalk schematic designs are based on a non-motorized, bicycle/pedestrian pathway. Some examples of acceptable use include walkers, joggers, and bicyclists but All Terrain Vehicles (ATVs) would not be acceptable. Segments will be ADA compliant. Points of interest have been identified with

recommendations of installing displays or kiosks that provide interesting information about the history, flora, and fauna.

Frequently Asked Questions (FAQs)

Public Landing

1. Why are we changing the Public Landing? It serves our parking needs and we continue to be voted Best Harbor.

It is important to first point out that this report is design recommendations not construction plans. If we were to pursue any of these recommendations, further work would need to be conducted. This is providing us with information to decide what, if any, changes we want to pursue. The idea of revisiting the best uses of the Public Landing is not new. It came up as a significant topic during the creation of the Downtown Master Plan in 2012. A group had been formed several years ago to look into possible changes. In fact, some of the notable individuals in Camden's history (i.e. Mary Louise Bok and the Olmstead Brothers) envisioned the Public Landing having more plantings and green elements.

Camden has been named Best Harbor for a number of years but the harbor is separate from the Public Landing. In its current form, the Public Landing is a large, asphalt parking lot. Over the years, other public parking has been added such as at the Public Safety Complex and now behind the Knox Mill. The idea of changing the Public Landing is based on listening to the community and imagining what that space could look like. By making it more appealing to spend time in and relax, it would encourage more people to come to Camden year round and spend more time in the downtown. It also would be an amenity for residents to be proud of and enjoy. This then assists all of us, from businesses, to property owners, to residents.

2. How is this being paid for? Are my taxes going to increase?

This project is strictly to create schematic designs, cost estimates, and economic impact for a redesigned Public Landing so we can have good information to decide what our options are. The current project does not involve construction. A \$15,000 grant was obtained from the Maine Coastal Program and matched with \$5,000 from the Economic Development Reserve fund. Therefore, your property tax has not changed to support this effort. If any of the recommended design changes are pursued at a later date, we will look for other sources of funds to support the changes. The report contains sources to consider in order to fund changes.

3. Who is deciding what the design should be?

Four public, community-wide meetings have been held to hear and collect suggestions concerning changes in design. Also, one on one interviews were held with anyone who expressed an interest. Some suggestions have been to make no changes, some have been to remove all parking and replace with green

space, and some have been a balance of the two. In addition, a work group was formed at the beginning of the project with representation from town committees, businesses, property owners, and town staff. This work group also provided input to assist in guiding Town staff and the consultants. We have taken all of this input and come up with the report that has been delivered. The Select Board will decide at their November 12th meeting whether to accept the report and what the next steps will be.

4. I've heard there will be a bridge. Is that true?

The design report does include information about a bridge, if we decide to have one built. Some like the idea, some do not. This will now give us insight as to whether it's feasible, cost, and what considerations we would need to keep in mind if we do pursue it.

5. I've heard there will be railings along the boardwalk/pier. Is that true?

Similar to the question about the bridge, the report does contain information about railings including cost. The recommendation is that we install railings in certain areas of the boardwalk. With the report, we now have the information to make a more informed decision. Community input indicated, in general, cable railings would be preferred as they would minimize views being blocked while still providing safety for residents and visitors.

6. Somebody told me there is a dog park being added?

A dog park is not recommended on the Public Landing but you will see a smaller, dog rest area has been included as a recommendation. The size will not be conducive for dogs to run around but will be an area so they can "do their business". Through the public process, we heard a number of suggestions along these lines on behalf of residents, visitors, and those arriving from the water side. Proper signs, dog mitts, and trash receptacles will be provided and screening will be in place so nearby businesses and their customers will not be impacted.

7. Where will everybody park if all those spaces go away?

The Public Landing currently has a total of 99 spaces which includes handicap accessible and motorcycle. As you read through the report, you will notice there are 3 different schematic designs. The consultants crafted the designs so they are scalable. The least change removes 09 spaces and the greatest change removes 31 spaces. We want to point out that the most change actually triples the amount of green space however, compared to one-third reduction in parking. Therefore, it is important to see the other enhancements made as spaces are recommended for removal.

The Town has been proactive since the creation of the Downtown Master Plan with looking for alternatives to immediate downtown parking. In 2012, we gained 106 spaces for all day, free parking behind the Knox Mill complex. Those who

work in the downtown are strongly encouraged to use this space rather than parking along the downtown streets or on the Public Landing. We will continue to pursue shared parking arrangements with other property owners in an effort to reduce some of the congestion, particularly during the busier months, so that pedestrians will be able to comfortably enjoy all of the many unique shops, restaurants, professional services, lodging, and natural beauty of Camden Harbor that our downtown offers.

8. Will there be anything done about burying the power lines down there?

Yes, you will notice the report contains this recommendation as well as what the associated costs would be.

9. What's happening to the Harbormaster building, Chamber of Commerce building, and hot dog stand?

The Harbormaster building will be shifted slightly to the left, closer to the commercial fishermen area. Our Harbormaster has confirmed this still provides the views he needs to be effective in his job. The hot dog stand, known as Harbor Dogs, will stay where it is. Additional seating is recommended throughout the Public Landing in order to support not only this business but others who sell food in close proximity of the harbor. The Chamber of Commerce building will stay but is recommended to become a visitor center. The Chamber currently houses its professional staff in 2 locations (here and in Rockland) but is looking into consolidating their professional offices into one location. This seemed like a good time to make better use of the building by keeping its function as a visitor center but also relocating the public restrooms from where they currently are into this building.

10. Will we still be able to walk down Commercial St, between Cappy's and New England Real Estate?

Yes. In fact, the recommendations provide a clearly designated area for pedestrians to walk so they are not as likely to wander down the street itself and impede vehicles coming and going, as well as risk their personal safety. In addition, the report recommends improving the alley between Cappy's and Lily, Lupine, and Fern. We heard many requests from our community outreach efforts to make this area more inviting and appealing.

11. How is this economic development?

Economic Development is a term encompassing many functions. It can include business development, such as helping new business but also assisting with the retention of existing business. It can also include community development efforts such as assisting with programs and events in the community, building new sidewalks and improving infrastructure, and also working on projects such as the Public Landing and Riverwalk design projects. In its current form, the Public Landing itself is primarily a large parking lot that is adjacent to the natural beauty

of Camden Harbor. Having a redesigned Public Landing will provide another amenity to encourage visitors to stay longer, thus providing more activity to shops, restaurants, and lodging establishments. Providing alternatives for parking helps to mitigate any loss in spaces. Improving the aesthetics of the Public Landing also adds to the overall attractiveness of the community and becomes a draw for new business and entrepreneurs to consider locating here.

12. When do I get to vote on this?

There is not a vote scheduled for this report because it is only a series of recommendations of what could be done, what it might cost, and what the benefits would be. Many of the recommendations are stand alone recommendations. They are not contingent on other elements being completed. For example, whether or not we construct a bridge will not impact combining the restrooms with the Chamber's visitor center. A good analogy is a cookbook in that a person does not make every recipe contained in the book. The report will be presented to the Camden Select Board at their regularly scheduled meeting of Tuesday November 12th at 6:30PM. This is a public meeting and anyone is welcome to attend. Similar to the Downtown Master Plan process in 2012, the Select Board will decide whether or not to accept the report and what the next steps in the process will be.

13. Where will the delivery trucks go?

The consultants were careful to design the vehicular patterns on the Public Landing to support delivery trucks up to a certain size, such as a xx foot box truck. Larger trucks may need to park on side streets, as many currently do now, and walk their deliveries to the respective businesses. While it may have been convenient for large trucks to park on the Public Landing and make nearby deliveries, it is not uncommon in other towns and cities for drivers to walk a certain distance for their deliveries.

14. What happens to the Public Landing if sea levels rise 2 feet? 3 feet?

We are in the process of working with the Federal Emergency Management Agency (FEMA) to understand possible impacts of flood levels. This is a preliminary issue and may be a non-issue. For example, Portland originally had many areas of their downtown in a potential flood zone but through continued discussions was able to have the zones more accurately drawn. There is always a potential for Mother Nature to cause damage, even unrelated to flood zones. The report does take this into consideration but the type of changes envisioned would not be specific to concerns related to flood zone. For example, moving the Harbormaster building will not be an issue with flood zones because it could be impacted where it is now. Other design change recommendations could also be impacted by other natural damages such as ice storms, heavy rains, etc.



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

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

1. Call to Order

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

2. Communications, Presentations, and Recognitions

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

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

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

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

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

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

b) Report by School Superintendent Elaine Nutter

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

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

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

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

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

d) Report by Lake Harbormaster Justin Twitchell

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

e) Quarterly Report by the Community and Economic Development Committee

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

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

Dodge asked about the status of the dam project.

3. Citizen Comments

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

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

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

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

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

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

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

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

5. New Business

A. Establish 2014 Harbor Fees

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

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

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

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

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

C. Consideration of the following committee appointments:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

E. Consideration of bid proposals for plow equipment

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

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

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

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

G. Set the date for November Select Board Meeting

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

6. Select Board Member Reports

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

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

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

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

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

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

7. Town Manager Report

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

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

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

8. Closing Comments

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

Adjourn

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

Respectfully submitted,

Karen Brace
Recording Secretary



November 8, 2013

Pat Finnegan
Town of Camden
PO Box 1207
Camden, ME 04843

Project # 2013-319

**RE: Proposal for Civil Engineering and Permitting Services
RMRA Redevelopment, Barnestown Road, Camden, Maine**

Dear Pat,

At your request, we have prepared the following proposal for Surveying, Civil Engineering and Permitting services in connection with the proposed Ragged Mountain Recreation Area redevelopment in Camden, Maine.

PROJECT UNDERSTANDING

We understand that the Town of Camden proposes to construct a new four-season lodge facility and associated site improvements. Preliminary Plans for the new lodge have been completed and a new onsite septic system has been installed. The property is zoned Rural Recreation (RR), and the use is permitted requiring Planning Board review. Anticipated development within the project includes sufficient infrastructure for public water supply, public sewage disposal, extension of electricity and telecommunications utilities, safe and adequate vehicular & pedestrian access. The mountain improvements include, expanded and widened trails, two new lifts, expanded snow making, new lighting and mountain power supply, and a new tubing hill.

We understand that the town is negotiating with Stevens Engineering to provide engineering design for the relocation of the Shawnee Peak Riblet Triple Chairlift to the Camden Snow Bowl, and that Scott Bartold with Sno-Matic will provide the design and layout for the new snow making. Both of these firms will contract directly with the Town of Camden, though Gartley & Dorsky will provide both firms with the necessary site data and associated plans for their respective roles in the redevelopment, including coordination of the Master Site Plans and As-Built Plans.

We understand that the immediate project needs are the site design and permitting of the entire proposed redevelopment. These tasks are scheduled to occur during the winter of 2013. Mountain-area improvements, including the installation of the chair lifts and snow making equipment and the creation of the trails, will commence in the spring of 2014. The existing lodge

structure will remain for the near- to mid-term. The final design of the new lodge will be completed in the winter of 2014 with construction scheduled for the spring of 2015.

PROJECT SCOPE OF WORK: SURVEYING

We propose to provide surveying services to support the following tasks:

1. Boundary
 - Boundary survey of the southwesterly side of the snow bowl property running from Coastal Mountains Land Trust property on the south at the Rockport town line, then following the westerly boundary of the snow bowl property northwesterly then southwesterly into the town of Rockport then northwesterly continuing to follow the southwesterly limit of the snow bowl property crossing back into the town of Camden until it reaches other land of Coastal Mountains Land Trust on the north side of the snow bowl property.
2. Chair Lift Support (Stevens)
 - Topography
 - Profiles
 - Layout
 - As-Built Plans
3. Sno-Matic Support (Bartold)
 - Topographic Base Plan
 - As-Built Plans
4. New and Expanded Trails
 - Locate existing wetlands and streams.
 - Create Expansion Plan showing existing and proposed tree lines, and environmental restrictions and/or setbacks.
5. Site Layout
 - Planning Board site walk
 - Chair Lift bases
 - Lodge
6. Locate and map existing mountain bike trails (allowance of 3 days)

PROJECT SCOPE OF WORK: CIVIL ENGINEERING

We propose to provide civil engineering design and state/municipal permitting to support the proposed redevelopment of the Camden Snow Bowl. We anticipate providing plans, designs and permit applications. In addition to the new lodge, trails, parking lot, chair lifts and snow making equipment, the site plan elements will include grading, drainage, utility extension, water supply and sewer disposal to the new onsite septic system. To the extent required for regulatory review, we will coordinate and represent additional features of the overall site plan, including RR-zone compliant lighting, screening and buffering of portions of the development and landscaping.

Gartley & Dorsky will provide support to Stevens Engineering and Sno-Matic during the design of the chair lifts and snow making system. We will also provide electrical engineering through Bartlett Design Lighting and Electrical Engineering.

As requested, we have included in this proposal the engineering and planning tasks associated with the next phase of the redevelopment, specifically the design of the new lodge and the construction of the development including.

- Architectural support services: Gartley & Dorsky will work with the architect on finalizing the design and site work relating to the new lodge building.
- Bid Administration: Once the final design has been completed, Gartley & Dorsky will assist with the bidding process by issuing final site drawings and details as well preparing the required technical specifications and furnish standard contract elements in coordination with the architect. We will answer all inquiries during bidding and will issue addenda, as necessary.
- Construction Administration: We will provide general construction assistance and guidance to the contractor during construction. This task will include Stormwater BMP Inspections that will be required in the MDEP Stormwater Permit

Specific Civil Engineering tasks in this work plan include:

1. Civil Design

- Wetland and Stream Delineation for trail expansion
- Preliminary Design and Review
- Site (Design and Grading)
- Parking (Design and Grading)
- Sanitary Peak Flow Control, Design & Expansion
- Construction access for chair lifts and snow making machines
- Final creation of plans
- Project Coordination/Site visits/Meetings
- Electrical Engineering (Bartlett Design)
 - Electrical site services from existing overhead utilities including power, telephone and cable TV
 - Coordination with the service utility companies for the provision of new underground utilities
 - Exterior site lighting, including luminaries, wiring and controls
 - Power supply for new mountain improvements

2. Other Plans and Coordination

- Bidding, coordination and inspections for tree removal for trail construction and widening
- Lift plans and profiles

- Coordination with lift and snow making contractors
 - Coordination with electrical consultant
 - Coordination with trail lighting contractor – Mountain power for lighting
 - Coordination with mountain power - Cell Tower power line
3. Planning Board (Camden and Rockport)
- Planning Board packet
 - Planning Board meetings
 - Site Walk
 - Public meeting and coordination
4. Permitting
- Stormwater Management Permit
 - NRPA Tier 1 wetland impact permit
 - Chapter 305 Permit by Rule
5. Bid Administration
- Coordination with lift and Construction specifications
 - Contract elements
 - Bid management
 - Logging contractor - Bidding
6. Construction Management
- Construction inspections
 - Update Memorandums
 - Coordination with contractors

REVIEW OF STATE AND LOCAL PERMITTING

The permit processes applicable to the project include three MDEP regulations (Stormwater Law, Natural Resource Protection Act and Chapter 305 Permit by Rule) and town ordinances.

With regard to applicable Maine DEP permitting, due to the site being located in the watershed of a water body most at risk to new development and the creation of greater than 20,000 square feet of impervious area, the project will require obtaining a stormwater management permit from DEP prior to construction. Due to the proximity of Hosmer Pond, MDEP phosphorus standards will also apply to the project. Given that the development will disturb more than one acre of soil the MDEP Erosion and Sedimentation Control Law will be applicable and an erosion control plan will be developed. In addition, the projects proximity to Hosmer Pond, a stream and associated wetlands will require an NRPA Tier 1 Wetland Impact Permit and likely a minor Chapter 305 Permit by Rule as well.

Regarding MDEP Site Location of Development Law (Site Law) permit standards, our initial evaluation indicates that the project will not exceed the 3-acre threshold for new impervious

Regarding MDEP Site Location of Development Law (Site Law) permit standards, our initial evaluation indicates that the project will not exceed the 3-acre threshold for new impervious surface. Therefore Site Law standards should not apply. We will schedule a pre-application meeting with MDEP to confirm that the project will not need to satisfy Site Law standards.

At the Town level, Site Plan Review is required before both the Camden and Rockport Planning Boards which administers local zoning and site plan ordinances applicable to this project. Gartley & Dorsky will represent the Town as their Agent at the meetings. We will include the general plan for the lodge in the Site Plan Review process. We anticipate two to three Planning Board meetings at each town and associated submission packets will be required in the Site Plan Review process. We will also screen the project area for state mapped significant wildlife habitat as required by the State as well as the Town of Camden.

Since Barnestown Road is not a state-aid road, MDOT standards should not apply. However, given the volume of the traffic associated with the redevelopment, we will engage with MDOT to confirm that MDOT standards will not apply.

PROPOSED FEES

The estimated cost for the professional fees as described in this proposal:

1. Survey:	\$39,800
2. Civil Engineering:	\$144,000

These fee estimates do not include reimbursable expenses (Town of Camden Site Plan Review application fee, MDEP Stormwater Law permit fee, MDEP NRPA wetland impact permit fee, MDEP PBR fee, travel, printing, plotting, copying, etc.). Services not described herein are not a part of this proposal.

APPROVAL

If you are in agreement with the proposed scope of work and associated cost estimate for civil engineering/permitting and surveying services, please sign your approval below and return this contract to our office. After the endorsement of this proposal, Gartley and Dorsky will begin your project immediately. We understand the schedule and will establish our deadlines to meet the defined timeline.

Thank you for contacting us to provide a proposal for this work. If you have any questions, please feel free to contact me at (207) 236-4365.

Sincerely,
Gartley & Dorsky, Engineering & Surveying Inc.



William B. Gartley, P.E.
President

Accepted:

_____ Date _____
Town of Camden

Inter-office memorandum

November 06, 2013

To: Pat Finnigan, Camden Town Manager
From: Brian S. Hodges, Camden Development Director
Landon Fake, Parks & Recreation Director
Subject: Dept of Conservation (DOC) – Recreational Trails Program (RTP) grant

The Maine DOC administers state and federal grants to provide services, resources and personnel to nonprofit groups, municipalities and other agencies. Grants totaling more than 2 million are available through the DOC's bureaus to improve and enhance programs offered in Maine. The RTP has announced availability of 2014 grant funds provided an application is submitted by November 23, 2013. This grant program was used to construct that portion of the Camden Riverwalk located at the Tannery site. One of the components needed for the grant submission is authorization by a municipality's Select Board. Maximum award from the RTP for trail construction is \$35,000 with a 20% local match committed through cash and/or in-kind contributions.

In anticipation of a positive vote to support the recently completed Camden Riverwalk design plan, we recommend a grant application be submitted to construct another phase. I (Brian) met with advisors to the RTP in August to share not only the design report effort but also the construction of the Tannery parcel's riverwalk. They were very impressed with our efforts, provided good feedback, and encouraged us to apply again. Also discussed this grant with the Pathways Committee for their input. After all these discussions it is recommended we pursue design concepts for sections 1 to 2 and 2 to 3 as indicated in the [Riverwalk plan](#) on page 53. This area begins at Shirrtail Park, flows down the new sidewalk on Washington St, cuts in through Mt Battie and follows the river along Mt Battie that eventually connects with Mill Street. Immediately across Washington Street is the Tannery section of the riverwalk.

As other funding sources become available, we will be able to focus on additional sections of the Camden Riverwalk. The cost estimate for this section is \$36,605 based on the report recently delivered by TY Lin. \$7,321 represents our share of a 20% required local match.

Recommended action: motion to authorize the submission of a grant application to the Maine Dept of Conservation's Recreational Trail Program for \$36,605 with our local match not to exceed \$7,321..

Town of Camden
WASTEWATER DEPARTMENT
P.O. BOX 1207
CAMDEN, MAINE 04843

Area Code 207
Billing Office 236-3353
Plant 236-7955
Fax 236-7960

October 12, 2013

Camden Select Board
29 Elm Street
Camden, ME 04843

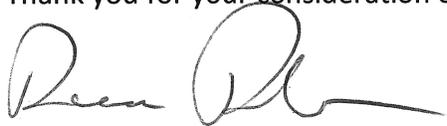
Re: Sea Street Pump Station Easement

Dear Board,

The Town of Camden owns and operates a sanitary wastewater pump station located at the northern end of the Wayfarer Marine property on Camden Harbor. In the process of planning for the upcoming upgrade of that station we discovered that the easement that the town was granted for this station in 1969 did not fully encompass the station and all of its appurtenances. Wright-Pierce Engineers have prepared the attached revised easement to correct this situation.

The upgrade itself will not necessitate any change in the scope of the easement; we are simply trying to correct a situation that has not been right since the station was originally built.

Thank you for your consideration of this matter,



Ross Parker
Superintendent

Cc: Patricia Finnigan, Camden Town Manager

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

that WAYFARER PARTNERS, LLC, a limited liability company organized under the laws of the State of Maine, having a mailing address of: 59 Sea Street, Camden, ME 04843, hereinafter referred to as "GRANTOR", in consideration of One Dollar, (\$1.00) and other valuable consideration, paid by the INHABITANTS OF THE TOWN OF CAMDEN, with a mailing address of P.O. Box 1207, Camden, Maine, a body politic and municipal corporation organized and existing under the Laws of the State of Maine, hereinafter referred to as "GRANTEE", the receipt of which is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the GRANTEE, its successors and assigns forever, a permanent and perpetual EASEMENT for the purposes of constructing, installing, laying, re-laying, repairing, and maintaining, a sanitary sewer system consisting of sewer pipes, a sewer pump station, and sewer manholes together with all necessary fixtures and appurtenances necessary for the proper operation of said sanitary sewer system, which said sanitary sewer system and fixtures and appurtenances shall be and remain the property of GRANTEE, under, over and across the following described parcel of land of the GRANTOR situated on the westerly side of Sea Street and on the southeasterly side of Camden Harbor, in the Town of Camden, Knox County, State of Maine, hereinafter referred to as "SEWER EASEMENT AREA", said SEWER EASEMENT AREA being more particularly described as follows:

BEGINNING in the waters of Camden Harbor at a point on the southwesterly line of land now or formerly of Bellmore House LLC, reference deeds recorded in Knox County Registry of Deeds (KCRD) in Book 3900, Page 245 and in Book 3576, Page 70, ("3576/70") ("Bellmore House land"), said point being located between the high water line and low water line of Camden Harbor, said point also being N 59°51'24" W and 37.00 feet as measured along the southwesterly line of said Bellmore House land from a 5/8-inch iron rod, all as shown on the plan attached hereto entitled "Figure: E-1, Easement Exhibit, Town of Camden & Wayfarer Partners, LLC, Sea Street – Camden Harbor, Camden, Maine", dated August 2013, by Wright-Pierce ("Town of Camden plan");

Thence S 59°51'24" E feet along the southwesterly line of said Bellmore House land, a distance of 37.00 feet to said 5/8-inch iron rod;

Thence continuing S 59°51'24" E feet along the southwesterly line of said Bellmore House land, a distance of 28.00 feet;

Thence N 83°03'22" E feet along the southerly line of said Bellmore House land, a distance of 89.25 feet to the westerly right-of-way line of Sea Street;

Thence S 7°07'02" E feet along the westerly right-of-way line of Sea Street a distance of 43.29 feet to the northeasterly corner of land now or formerly of Elizabeth L. Henry, Trustee of the Elizabeth L. Henry Revocable Living Trust U/A, reference deed recorded in KCRD in 2440/134 ("Henry Trust land");

Thence S 81° 07' 54" W along the northerly line of said Henry Trust land, a distance of 45.52 feet to the northwesterly corner of said Henry Trust land;

Thence S 73° 28' 01" W, crossing land of the GRANTOR herein, reference deeds recorded in KCRD in 3576/70, 3102/155 and 1220/291 ("Wayfarer Partners land"), and passing 15 feet, more or less, southerly

of the center of the rim of a sewer manhole located in the paved driveway of said GRANTOR, a distance of 42.07 feet;
Thence N 51° 48' 08" W, crossing said Wayfarer Partners land, and extending into the waters of Camden Harbor, a distance of 99.15 feet;

Thence N 30°08'36" E, crossing said Wayfarer Partners land, a distance of 26.00 feet, to the POINT OF BEGINNING, containing 6,641 square feet, more or less.

The parcel hereinabove described is shown as "PROPOSED SEWER EASEMENT AREA OF TOWN OF CAMDEN, 6,641 S.F.±" on said Town of Camden plan.

The hereinabove description of the SEWER EASEMENT AREA and the Town of Camden plan are based in part on a plan entitled "Wayfarer Partners, LLC, Magro Agreement, 27 Sea Street, Town of Camden, Knox County, State of Maine", dated February 6, 2006, recorded in Knox County Registry of Deeds in Book 3576, Page 70, and are not based on a current boundary survey.

Meaning and intending to convey a SEWER EASEMENT over a portion of land of the GRANTOR as described in a deed of Branta Foundation, dated October 17, 2003, recorded in Knox County Registry of Deeds (KCRD) in Book 3102, Page 155. Reference is also made to a Deed and Agreement by and between Wayfarer Marine Corporation and J. Tracy Kropp, dated October 9, 1987, recorded in KCRD in Book 1220, Page 291, and to Amendment One to Deed & Agreement by and between Wayfarer Marine Corporation and Benjamin Magro, dated February 9, 2006, recorded in KCRD in Book 3576, Page 70.

WITNESS my hand and seal this ____ day of _____, 2013, in my said capacity.

WAYFARER PARTNERS, LLC

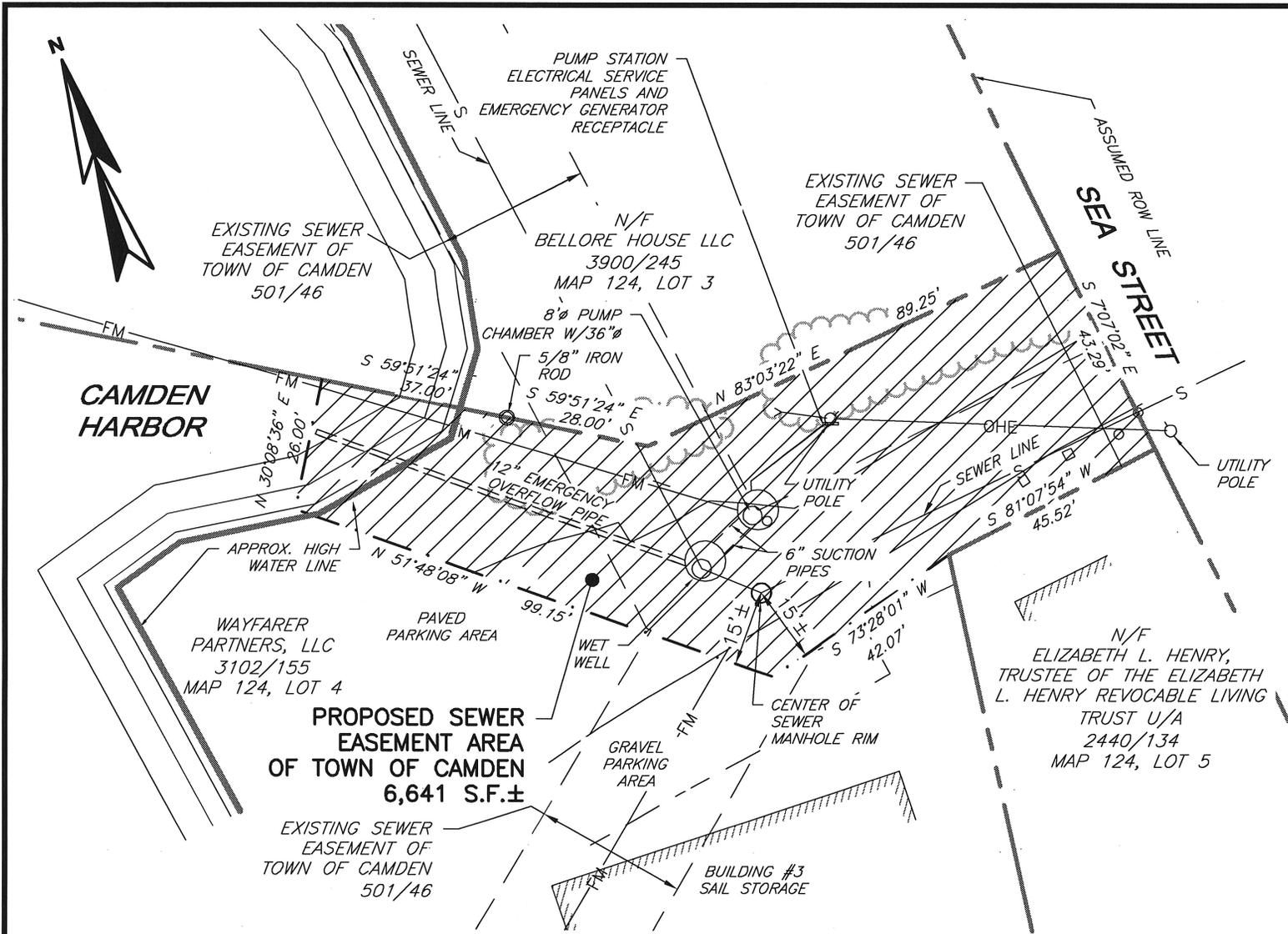
BY:
TITLE:

STATE OF MAINE
COUNTY OF KNOX

DATED: _____

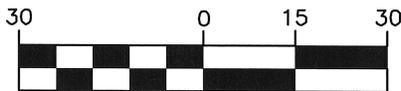
Personally appeared the above _____ in his/her capacity of _____,
and acknowledged the foregoing instrument to be signed as his/her free act and deed.

BEFORE ME: _____
NOTARY PUBLIC
PRINT NAME HERE _____



**PROPOSED SEWER
EASEMENT AREA
OF TOWN OF CAMDEN
6,641 S.F.±**

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

NOTES:

- BOUNDARIES OF WAYFARER PARTNERS, LLC SHOWN ALONG LAND OF BELLORE HOUSE LLC, SEA STREET AND THE NORTHERLY LINE OF LAND OF HENRY ARE BASED ON A PLAN ENTITLED "WAYFARER PARTNERS, LLC, MAGRO AGREEMENT, 27 SEA STREET, CAMDEN, KNOX COUNTY, MAINE", DATED FEB. 6, 2006, RECORDED IN KNOX COUNTY REGISTRY OF DEEDS IN BOOK 3576, PAGE 70, AND HAVE NOT BEEN VERIFIED BY WRIGHT-PIERCE.
- EXISTING CONDITIONS SHOWN ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY WRIGHT-PIERCE IN JULY OF 2012.

TOWN OF CAMDEN SEA STREET - CAMDEN HARBOR CAMDEN, MAINE	APP'D		FIGURE: E-1	
	REVISIONS			
	NO.	<table border="1"> <tr><td>1</td></tr> <tr><td>2</td></tr> <tr><td>3</td></tr> </table>		1
1				
2				
3				
PROJ NO: 12539A	DATE: AUGUST 2013	EASEMENT EXHIBIT TOWN OF CAMDEN & WAYFARER PARTNERS, LLC		

Ross Parker

From: William Kelly [bkelly11@bluestreakme.com]
Sent: Thursday, August 15, 2013 3:47 PM
To: Ross Parker
Cc: Patricia Finnigan
Subject: RE: Sewer Easement
Attachments: 8-15-13 Sea Street PS Sewer Easement.docx

Ross

Hope all is well.

I have read the deed, edited it a header on it to identify the draft. I have reviewed the Wright-Pierce survey sketch. The address of Wayfarer needs to be filled in the first paragraph.

Process: Add a warrant article as drafted below to the next Warrant. If the article is approved, get the deed signed and then record the deed.

Warrant Article: " Shall the Town vote to accept a sewer easement deed from Wayfarer Partners, LLC over and under certain property adjacent to the Sea Street right of way, substantially as described in a certain proposed draft deed dated August 15, 2013." And add below the article itself: " Note: The proposed sewer easement is depicted on a Survey Sketch prepared by Wright-Pierce dated "August, 2013" as figure E-1, and the proposed deed and sketch are available for inspection in the Town Clerk's office during regular business hours."

Thanks. Let me know if you have any questions.

Bill

From: Ross Parker [mailto:rparker@camdenmaine.gov]
Sent: Thursday, August 15, 2013 2:25 PM
To: bkelly11@bluestreakme.com
Subject: Sewer Easement

Bill,

Attached to this e-mail you should find a draft copy of an easement prepared for us by Wright-Pierce Engineers. The Easement is for our Sea Street Pump Station, this pump station is scheduled for an upgrade within the next six months or so. The pump station is located at the extreme northern end of the Wayfarer Marine property on Camden's inner harbor and as it turns out the right of way that was granted to the Town when this pump station was first constructed in 1969 did not quite encompass the entire project.

I have met with the CEO at Wayfarer to discuss this matter and she appears to be amenable to resolving this situation.

How would you recommend that we proceed with this?

Ross Parker
Camden Wastewater Department

FOR TOWN OFFICE USE

\$20 Fee Paid on 10-29-13 New Application: _____ Renewal Application:

Present License Exp. Date: 12-31-13

NEW LICENSE EXPIRATION DATE AFTER SELECT BOARD APPROVAL: 12-31-14

TOWN OF CAMDEN
VICTUALERS LICENSE APPLICATION FORM

Applicant's Name: Brian C Hill

Business Name: Francine Bistro

Business Location: _____

Business Mailing Address: 55 Chestnut Street

Telephone Number: 230 0083

Describe briefly the food and drink services offered: higher end food w/ cocktails and wine

1) On-premises meals served? Yes No _____ Seating capacity 44

2) Take-out service? Yes _____ No Fast Food? Yes _____ No
Sit Down? Yes No _____

3) Number of parking spaces provided:
a) On-site 2 c) Leased off-site _____
b) Owned off-site 6 d) NA; Lawful nonconforming use 3
("grandfathered")

4) Has the number of seats in your eating establishment changed since the Town's last Victualer's License approval?
Yes _____ No If Yes, please explain: _____

5) Have there been any changes in the operation of your eating establishment since the Town's last Victualer's License approval? (i.e. fast food to sit-down; sit-down to fast food, etc.) Yes _____ No
If Yes, please explain: _____

6) Date of expiration of current State of Maine Human Services Eating License: 1/20/2014
(Please attach a copy to this application; this certificate is issued from the State not the town)

7) Is your premises connected to an approved septic disposal system or the town's public sewer system?
Yes No _____

8) Has adequate provision been made for the storage and disposal of waste and garbage?
Yes No _____

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

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

[Signature]
Signature of Camden Fire Department Inspector

10-29-13
Date

X [Signature]
Signature of Applicant

10/3/13
Date

Please return the completed application to the Town Manager's Office on or before: _____ along with the \$20.00 license fee.

(Questions #9 - #15 pertain to Victualers Ordinance requirements. A copy of the full text of the Ordinance is available at the Town Clerk's Office.)

Approved by the Camden Select Board on _____, 201____.

=====

FOR CODE ENFORCEMENT OFFICE USE ONLY

- 1) Zone B-1 2) Tax Map 119 Lot 131 3) Lot Size .4AC
- 4) Planning Board or Zoning Board approved restrictions or conditions: _____

- 5) Fire Chief's inspection of establishment (new applications) _____
Date of Fire Chief's Inspection (if applicable) _____
- 6) Code Officer's review of application (renewal applications) *[Signature]* 11/5/13
Code Officer's inspection of establishment (new applications) _____
Date of Code Officer's Inspection (if applicable) _____

State of Maine

DEPARTMENT OF HEALTH AND HUMAN SERVICES

EST ID: 10119

EATING PLACE 30-75 SEATS

44 Seats (in)

FRANCINE BISTRO
55 CHESTNUT ST
CAMDEN ME 04843

EXPIRES: 01/20/2014

FEE: \$185.00

LINZ LLC
FRANCINE BISTRO
55 CHESTNUT ST
CAMDEN ME 04843-2211

Mary C. Mayhew
COMMISSIONER

09616

NON-TRANSFERABLE

November 1, 2013

To: Chief Randy Gagne
Camden Police Department

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

The following establishment: Francine Bistro at 55 Chestnut Street 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 November 2012 regarding this establishment? _____
Yes No. If yes, please explain. _____

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



Chief Randy Gagne
Camden Police Department

11/05/13
Date

**Department of Public Safety
Division**



Liquor Licensing & Inspection

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

<u>BUREAU USE ONLY</u>	
License No. Assigned:	
Class:	
Deposit Date:	
Amt. Deposited:	

PRESENT LICENSE EXPIRES 12/3/2013

INDICATE TYPE OF PRIVILEGE: MALT SPIRITUOUS VINOUS

INDICATE TYPE OF LICENSE:

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

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

1. APPLICANT(S) –(Sole Proprietor, Corporation, Limited Liability Co., etc.) <u>BRIAN C. HILL</u> DOB: <u>10/26/65</u>	2. Business Name (D/B/A) <u>FRANCINE BISTRO</u>
DOB:	
DOB:	Location (Street Address) <u>55 CHESTNUT ST.</u>
Address <u>2 SEA VIEW ST</u>	City/Town <u>CAMDEN</u> State <u>ME</u> Zip Code <u>04843</u>
	Mailing Address <u>55 CHESTNUT ST</u>
City/Town <u>CAMDEN</u> State <u>ME</u> Zip Code <u>04843</u>	City/Town <u>CAMDEN</u> State <u>ME</u> Zip Code <u>04843</u>
Telephone Number <u>207 230 0083</u> Fax Number	Business Telephone Number <u>207 230 0083</u> Fax Number
Federal I.D. # <u>WX 56 2418623</u>	Seller Certificate # <u>1074048</u>

3. If premises are a hotel, indicate number of rooms available for transient guests: _____
4. State amount of gross income from period of last license: ROOMS \$ N/A FOOD \$ 485230 LIQUOR \$ 239280
5. Is applicant a corporation, limited liability company or limited partnership? YES NO

complete Supplementary Questionnaire ,If YES

6. Do you permit dancing or entertainment on the licensed premises? YES NO
7. If manager is to be employed, give name: James Haines
8. If business is NEW or under new ownership, indicate starting date: _____
Requested inspection date: _____ Business hours: Tues - Saturday 5:30-10:00
9. Business records are located at: 55 Chestnut 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
BRIAN HILL	10/26/65	NEW BRUNSWICK, NJ
JAMES M HAINES	12/25/73	Rumford, ME

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

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

Name: _____ Date of Conviction: _____
Offense: _____ Location: _____
Disposition: _____

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

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

16. Does/do applicant(s) own the premises? Yes No If No give name and address of owner: LAST WALTZ, LLC
~~NORTHWINDS REACTY TRUST~~ CAMDEN, ME

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required) BISTRO WHICH SERVES HIGH END FOOD AND DRINK

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? 100 FT Which of the above is nearest? CHURCH

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

If YES, give details: _____

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

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

Dated at: Camden, ME on 10/3/13, 2013
Town/City, State Date

Please sign in blue ink

Signature of Applicant or Corporate Officer(s)
Brian C Hill

Signature of Applicant or Corporate Officer(s)

STATE OF MAINE
Liquor Licensing & Inspection Unit
 164 State House Station
 Augusta, Maine 04333-0164
 Tel: (207) 624-7220 Fax: (207) 287-3424

SUPPLEMENTARY QUESTIONNAIRE FOR CORPORATE APPLICANTS, LIMITED LIABILITY COMPANIES AND LIMITED PARTNERSHIPS

1. Exact Corporate Name: LINZ, LLC
 Business D/B/A Name: FRANCINE BISTRO
2. Date of Incorporation: 2003
3. State in which you are incorporated: MAINE
4. If not a Maine Corporation, date corporation was authorized to transact business within the State of Maine:

5. List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list percent of stock owned:

Name	Address Previous 5 Years	Birth Date	% of Stock	Title
Brian C. Hill		10/26/		chef/owner

6. What is the amount of authorized stock? _____ Outstanding Stock? 0%
7. Is any principal officer of the corporation a law enforcement official? () YES (X) NO
8. Has applicant(s) or manager ever been convicted of any violation of the law, other than a minor traffic violation(s), of the United States? () YES (X) NO.
9. If yes, please complete the following: Name: _____
 Date of Conviction: _____ Offense: _____

Location: _____ Disposition: _____

Dated at: Orono On: 10/3/13
City/Town Date

X Brian C. Hill Date: 10/3/13
 Signature of Duly Authorized Officer

Brian C. Hill
 Print Name of Duly Authorized Officer

STATE OF MAINE

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

On: _____
Date

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

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

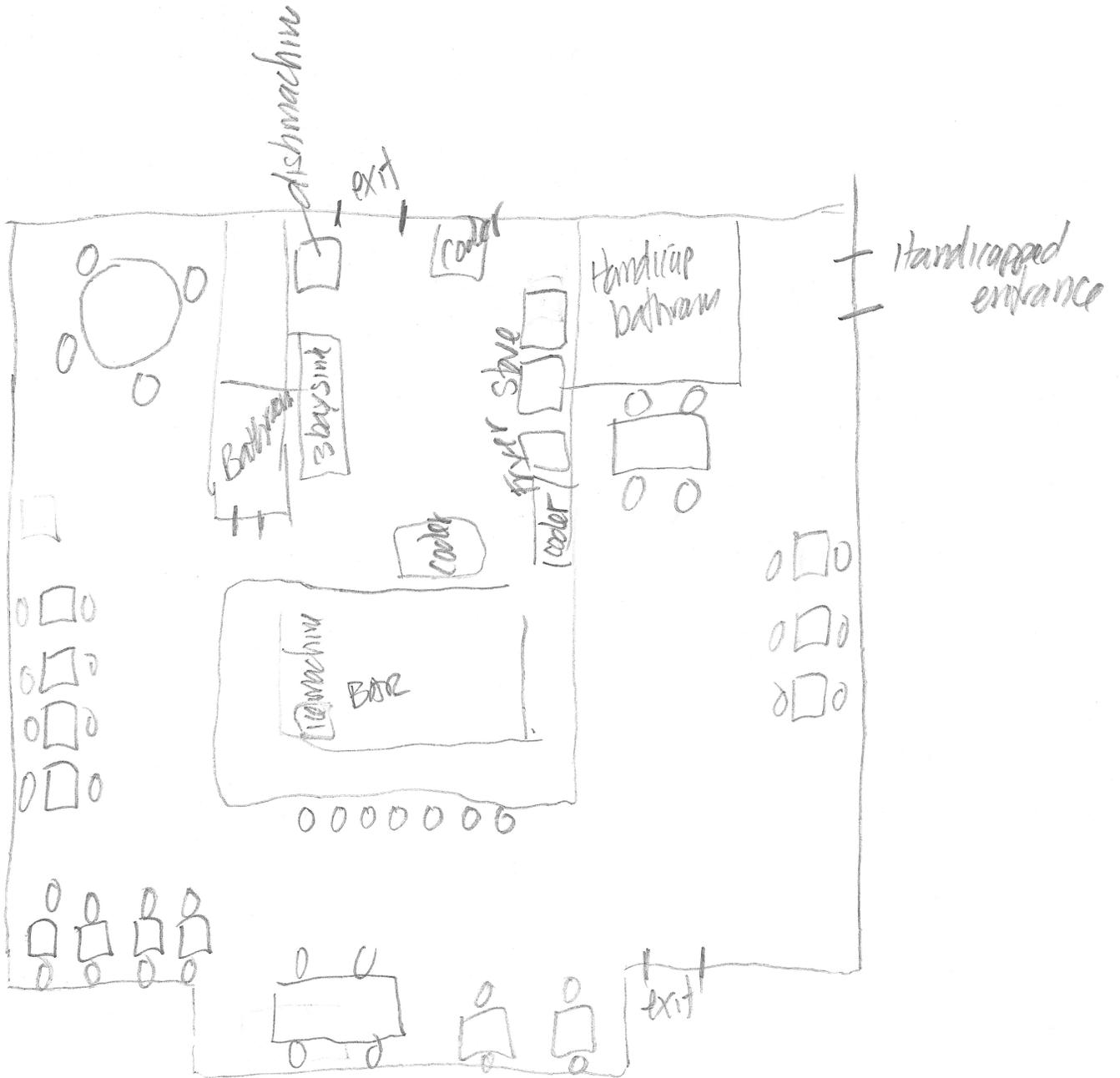
THIS APPROVAL EXPIRES IN 60 DAYS

NOTICE – SPECIAL ATTENTION

§ 653. Hearings; bureau review; appeal

1. **Hearing.** The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, shall hold a public hearing for the consideration of applications for new on-premise licenses and applications for transfer of location of existing on-premise licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time, the applicant may request a waiver of the hearing.
 - A. The bureau shall prepare and supply application forms. [1993, c.730, §27(amd).]
 - B. The municipal officers or the county commissioners, as the case may be, shall provide public notice of any hearing held under this section by causing a notice, at the applicant’s prepaid expense, stating the name and place of hearing, to appear on at least 3 consecutive days before the date of hearing in a daily newspaper having general circulation in the municipality where the premises are located or one week before the date of the hearing in a weekly newspaper having general circulation in the municipality where the premises are located. [1995, c.140, §4 (amd).]
 - C. If the municipal officers or the county commissioners, as the case may be, fail to take final action on an application for a new on-premise license, for transfer of the location of an existing on-premise license or for renewal of an on-premise license within 60 days of the filing of an application, the application is deemed approved and ready for action by the bureau. For purposes of this paragraph, the date of filing of the application is the date the application is received by the municipal officers or county commissioners. This paragraph applies to all applications pending before municipal officers or county commissioners as of the effective date of this paragraph as well as all applications filed on or after the effective date of this paragraph. This paragraph applies to an existing on-premise license that has been extended pending renewal. The municipal officers or the county commissioners shall take final action on an on-premise license that has been extended pending renewal with 120 days of the filing of the application. [1999, c589, §1 (amd).]
 2. **Findings.** In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. A license may be denied on one or more of the following grounds:
 - A. Conviction of the applicant of any Class A, Class B or Class c crime: [1987, c45, Pt.A§4 (new).]
 - B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control; [1987, c.45, Pt.A§4(new).]
 - C. Conditions of record such as waste disposal violations, health or safety violation or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner; [1993, c.730, §27 (amd).]
 - D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises; [1989, c.592,§3 (amd).]
 - E. A violation of any provision of this Title; and [1989, c.592, §3 (amd).]
 - F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601. [1989, c.592, §4 (new).]
- [1993, c730, §27 (amd).]
3. **Appeal to bureau.** Any applicant aggrieved by the decision of the municipal officers or county commissioners under this section may appeal to the bureau within 15 days of the receipt of the written decision of the municipal officers or county commissioners. The bureau shall hold a public hearing in the city, town or unincorporated place where the premises are situated. In acting on such an appeal, the bureau may consider all licensure requirements and findings referred to in subsection 2.
 - A. [1993, c.730, §27 (rp).]
 4. **No license to person who moved to obtain a license. (REPEALED)**
 5. **(TEXT EFFECTIVE 3/15/01) Appeal to District Court.** Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the District Court within 30 days of receipt. Upon resolution of the appeal, if an applicant’s license renewal is denied, the bureau shall refund the applicant the prorated amount of the unused license fee.

PREMISE DIAGRAM



Recommended FY 13 Carry-forward Funds

Department	Amount
General Fund:	
Administration (Comprehensive Plan)	\$ 1,927.
Fire Department	\$ 14,300.
Police Department	\$ 26,236
Public Safety Building	\$ 4,500
Public Works	\$103,278
Contingency	
<hr/>	
Total:	\$150,241
 Wastewater Department	
Inflow & Infiltration	\$ 25,000
Treatment Plant Sludge Pumps	\$ 20,000
<hr/>	
Total:	\$ 45,000

Note: Carry Forward funds are requested from accounts that were budgeted in the prior fiscal year (FY13), and the purpose or project was not completed and needs to be completed in the current budget year (FY14).

Tax Abatement

Name: WILLIAM WHITMIRE (requested by William Eaton)

Address: 9 POWDERMILL PARK

Comments: Assesed owner vacated the premises and Willaim Eaton has taken passession of the propetry.

<u>Year</u>	<u>Real</u>	<u>Interest</u>	<u>Costs</u>	<u>Total</u>	<u>Account</u>	<u>Map & Lot</u>
2012	\$ 265.16	\$ 32.75	\$ 52.25	\$ 350.16	595	113-082-009
2013	\$ 269.50	\$ 14.39	\$ 53.33	\$ 337.22		

Totals: \$ 534.66 \$ 47.14 \$ 105.58 **\$ 687.38**

Approved by Select Board/Board of Assessors :

Date: Nov. 12, 2013

COMMITMENT 2013 - 2014 TAX YEAR

Committed to Tax Collector by Warrant dated 9/26/2013:

\$15,454,184.61

Abatements:

<u>Abatement #</u>	<u>Date:</u>	<u>Account #</u>	<u>Amount:</u>
--------------------	--------------	------------------	----------------

Total Abatements: \$0.00

Supplements:

<u>Supplement #</u>	<u>Date:</u>	<u>Account #</u>	<u>Amount:</u>
---------------------	--------------	------------------	----------------

Total Supplements: \$0.00

Commitment Balance: **\$15,454,184.61**

As of 11/11/2013

Net Change in Commitment:

\$0.00

Proposed Abatements:

<u>Abatement #</u>	<u>Date:</u>	<u>Account #</u>	<u>Amount:</u>
A01	11/12/2013	777RE	\$84.24
A02	11/12/2013	2295RE	\$676.73
A03	11/12/2013	238PP	\$1,082.48
A04	11/12/2013	738RE	\$102.49

Total Proposed Abatements: \$1,945.94

Proposed Supplements:

<u>Supplement #</u>	<u>Date:</u>	<u>Account #</u>	<u>Amount:</u>
S01	11/12/2013	2295RE	\$676.73
S02	11/12/2013	238PP	\$1,082.48

Total Proposed Supplements: \$1,759.21

Proposed Commitment Balance: **\$15,453,997.88**

Proposed Net Change in Commitment: **(\$186.73)**

2013 - 2014 Overlay: \$29,880.80

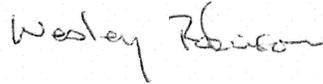
Remaining overlay if proposed abatements are approved: \$29,694.07

Memorandum

Date : October 24, 2013

To : Camden Board of Assessors

From : Wesley Robinson, Assessors' Agent



Subject : Request for Abatement – 10 Sand St

I request that the Board consider and approve the following abatement for Account #777RE, Douglas J Kindell & Karen I Kindell, 10 Sand St, Map 114-161-000-000. The 2013 – 2014 assessment for this property is \$96,900 and the taxes for this year are \$1,360.48. I request that an abatement be granted in the amount of \$84.24.

The requested abatement amount is for the amount of the veteran's exemption. The Kindells submitted a complete application on April 19, 2012. Initially there was a question about the application and it was set aside; unfortunately it was not included with the other approved applications. The Kindells are entitled to a \$6,000 veteran's exemption.

I have attached Tax Abatement form A01 for Account #777RE and have also attached a copy of the tax bill for Account #777RE. I have also attached a commitment summary for the 2013 – 2014 tax year for your information.



TOWN OF CAMDEN
PO Box 1207
Camden, ME 04843
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(207) 236-7956 fax

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KINDELL, DOUGLAS J.
KINDELL, KAREN I.
10 SAND ST
CAMDEN ME 04843

**THIS IS THE ONLY BILL
 YOU WILL RECEIVE**

2014 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$50,600.00
BUILDING VALUE	\$46,300.00
TOTAL: LAND & BLDG	\$96,900.00
Machinery & Equipment	\$0.00
Furniture & Fixtures	\$0.00
Computer	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROP.	\$0.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$96,900.00
TOTAL TAX	\$1,360.48
LESS PAID TO DATE	\$0.00
TOTAL DUE ->	\$1,360.48

MAP/LOT: 114-161-000-000
 LOCATION: 10 SAND ST
 ACREAGE: 0.19
 ACCOUNT: 000777 RE

MIL RATE: 14.04
 BOOK/PAGE: B4475P120 01/11/2012 B4460P205 12/19/2011 B4288P219 09/22/2010
 B2122P157

FIRST HALF DUE: 11/01/2013 \$680.24
 SECOND HALF DUE: 05/01/2014 \$680.24

TAXPAYER'S NOTICE

FOR THE FISCAL YEAR JULY 1, 2013 TO JUNE 30, 2014

Notice is here by given that your payment of school, county and municipal tax is due by 11/01/2013 and 05/01/2014.

Interest will be charged on unpaid taxes at an annual rate of 7% beginning 11/02/2013 and 05/02/2014.

As per State Statute, the ownership and taxable valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st of each year.

PLEASE NOTE: If you sell this property before the taxes are paid in full, it is your responsibility to forward this bill to the "new" owner.

If your taxes are held in escrow by a third party it is necessary to forward this bill to them for payment.

INFORMATION

As of June 30, 2013 the Town of Camden has outstanding bonded indebtedness in the amount of \$2,483,808.

For questions regarding your tax bill please call the Town Office at 207-236-3353. Business hours are 8:00 a.m to 3:30 p.m. Monday through Friday.
 WITHOUT STATE AID FOR EDUCATION, HOMESTEAD EXEMPTION REIMBURSEMENT AND STATE REVENUE SHARING, YOUR TAX BILL WOULD
 HAVE BEEN 3.07% HIGHER.

CURRENT BILLING DISTRIBUTION

MUNICIPAL & TIF	\$384.47	28.260%
SCHOOL	\$859.42	63.170%
COUNTY	\$96.46	7.090%
MID COAST SOLID WASTE	\$17.55	1.290%
OVERLAY	<u>\$2.58</u>	<u>0.190%</u>
TOTAL	\$1,360.48	100.000%

REMITTANCE INSTRUCTIONS

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 Please make check or money order payable to
TOWN OF CAMDEN and mail to:

TOWN OF CAMDEN
PO BOX 1207
CAMDEN, ME 04843

TOWN OF CAMDEN, PO BOX 1207, CAMDEN, ME 04843



ACCOUNT: 000777 RE
 NAME: KINDELL, DOUGLAS J.
 MAP/LOT: 114-161-000-000
 LOCATION: 10 SAND ST
 ACREAGE: 0.19

INTEREST BEGINS ON 05/02/2014

DUE DATE AMOUNT DUE AMOUNT PAID

05/01/2014 \$680.24

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

TOWN OF CAMDEN, PO BOX 1207, CAMDEN, ME 04843



ACCOUNT: 000777 RE
 NAME: KINDELL, DOUGLAS J.
 MAP/LOT: 114-161-000-000
 LOCATION: 10 SAND ST
 ACREAGE: 0.19

INTEREST BEGINS ON 11/02/2013

DUE DATE AMOUNT DUE AMOUNT PAID

11/01/2013 \$680.24

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

Memorandum

Date : October 24, 2013

To : Camden Board of Assessors

From : Wesley Robinson, Assessors' Agent *Wesley Robinson*

Subject : Request for Abatement/Supplement – Beacon Ave

I request that the Board consider and approve the following abatement for Account #2295RE, *Joseph A Magner & Joann Magner*, 11 Beacon Ave, Map 126-059-000-000. The 2013 – 2014 assessment for this property is \$48,200 and the taxes for this year are \$676.73. I request that an abatement be granted for the entire amount of \$676.73.

I also request that the Board consider and approve the following Supplemental Tax Warrant for the same Account #2295RE, *Alexandra L Degenhardt & John Blystone*, 11 Beacon Ave, Map 126-059-000-000 in the amount of \$676.73.

Account #2295RE was assessed to the wrong owner. Ms. Degenhardt and Mr. Blystone purchased this property and the ownership record was not changed to reflect the new owner.

I have attached Tax Abatement form A02 for Account #2295RE in the name of *Joseph A Magner & Joann Magner* and Supplemental Tax Warrant S01 for the same Account #2295RE in the name of *Alexandra L Degenhardt and John Blystone*.

I have also attached a copy of the tax bill for Account #2295RE and a commitment summary for the 2013 – 2014 tax year for your information.



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(207) 236-7956 fax

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MAGNER, JOSEPH A
MAGNER, JOANN
11 BEACON AVE
CAMDEN ME 04843

**THIS IS THE ONLY BILL
 YOU WILL RECEIVE**

2014 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$48,200.00
BUILDING VALUE	\$0.00
TOTAL: LAND & BLDG	\$48,200.00
Machinery & Equipment	\$0.00
Furniture & Fixtures	\$0.00
Computer	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROP.	\$0.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$48,200.00
TOTAL TAX	\$676.73
LESS PAID TO DATE	\$0.00
TOTAL DUE ->	\$676.73

MAP/LOT: 126-059-000-000
 LOCATION: BEACON AVE
 ACREAGE: 0.52
 ACCOUNT: 002295 RE

MIL RATE: 14.04
 BOOK/PAGE: B3116P294

FIRST HALF DUE: 11/01/2013 \$338.37
 SECOND HALF DUE: 05/01/2014 \$338.36

TAXPAYER'S NOTICE

FOR THE FISCAL YEAR JULY 1, 2013 TO JUNE 30, 2014

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Interest will be charged on unpaid taxes at an annual rate of 7% beginning 11/02/2013 and 05/02/2014.

As per State Statute, the ownership and taxable valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st of each year.

PLEASE NOTE: If you sell this property before the taxes are paid in full, it is your responsibility to forward this bill to the "new" owner.

If your taxes are held in escrow by a third party it is necessary to forward this bill to them for payment.

INFORMATION

As of June 30, 2013 the Town of Camden has outstanding bonded indebtedness in the amount of \$2,483,808.

For questions regarding your tax bill please call the Town Office at 207-236-3353. Business hours are 8:00 a.m to 3:30 p.m. Monday through Friday.
 WITHOUT STATE AID FOR EDUCATION, HOMESTEAD EXEMPTION REIMBURSEMENT AND STATE REVENUE SHARING, YOUR TAX BILL WOULD HAVE BEEN 3.07% HIGHER.

CURRENT BILLING DISTRIBUTION

MUNICIPAL & TIF	\$191.24	28.260%
SCHOOL	\$427.49	63.170%
COUNTY	\$47.98	7.090%
MID COAST SOLID WASTE	\$8.73	1.290%
OVERLAY	\$1.29	0.190%
TOTAL	\$676.73	100.000%

REMITTANCE INSTRUCTIONS

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TOWN OF CAMDEN and mail to:

TOWN OF CAMDEN
PO BOX 1207
CAMDEN, ME 04843

TOWN OF CAMDEN, PO BOX 1207, CAMDEN, ME 04843



ACCOUNT: 002295 RE
 NAME: MAGNER, JOSEPH A
 MAP/LOT: 126-059-000-000
 LOCATION: BEACON AVE
 ACREAGE: 0.52

INTEREST BEGINS ON 05/02/2014

DUE DATE AMOUNT DUE AMOUNT PAID

05/01/2014 \$338.36

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

TOWN OF CAMDEN, PO BOX 1207, CAMDEN, ME 04843



ACCOUNT: 002295 RE
 NAME: MAGNER, JOSEPH A
 MAP/LOT: 126-059-000-000
 LOCATION: BEACON AVE
 ACREAGE: 0.52

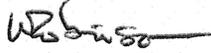
INTEREST BEGINS ON 11/02/2013

DUE DATE AMOUNT DUE AMOUNT PAID

11/01/2013 \$338.37

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

Memorandum

Date : November 4, 2013
To : Camden Board of Assessors
From : Wesley Robinson, Assessors' Agent 
Subject : Abatement Request – 15 Mt Battie St

Mr. David Johnson has applied for an abatement of property taxes for property that he owns at 15 Mt Battie St (Map 114-120-000-000, Account #738RE). Mr. Johnson requests that his assessment be reduced from \$108,600 to \$101,300, a reduction of \$7,300. Approval of this abatement request would result in an abatement in taxes of \$102.49, from \$1,384.34 to \$1,281.85. In support of his application he refers to an inspection that I made. I have attached a copy of his application for your consideration.

I visited and subsequently updated the Town's property records for Mr. Johnson's property on October 16th; I have attached a copy of my letter to him dated October 29, 2013. I found that Mr. Johnson's house was not correctly classified and did not match other similar houses on Mt. Battie St. I also found that an attached shed had been demolished a number of years ago and that the Assessing Office had not been informed. Finally, an advanced physical depreciation factor had been applied and this factor required updating. Please note that Mr. Johnson's house is still considered to be a below average house in a below average condition, and that an advanced physical depreciation factor is still applicable. I updated the Town's records after my visit and determined that a valuation of \$101,300 better represented the valuation of Mr. Johnson's house.

In my opinion the conditions I found existed prior to April 1st and that \$101,300 represents the correct valuation as of April 1, 2013.

Recommendation: I recommend that Mr. Johnson's request for an abatement in taxes of \$102.49 for property located at 15 Mt Battie St, Account #738RE, be approved. This represents a reduction of in \$7,300 in valuation, from \$108,600 to \$101,300.

I have attached Tax Abatement form A04 for Account #738RE and have also attached a copy of the tax bill for this account. I have also attached a commitment summary for the 2013 – 2014 tax year for your information.



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JOHNSON, DAVID A
15 MT BATTIE ST
CAMDEN ME 04843

**THIS IS THE ONLY BILL
 YOU WILL RECEIVE**

2014 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$42,700.00
BUILDING VALUE	\$65,900.00
TOTAL: LAND & BLDG	\$108,600.00
Machinery & Equipment	\$0.00
Furniture & Fixtures	\$0.00
Computer	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROP.	\$0.00
HOMESTEAD EXEMPTION	\$10,000.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$98,600.00
TOTAL TAX	\$1,384.34
LESS PAID TO DATE	\$0.00

TOTAL DUE -> \$1,384.34

MAP/LOT: 114-120-000-000
 LOCATION: 15 MT BATTIE ST
 ACREAGE: 0.34
 ACCOUNT: 000738 RE

MIL RATE: 14.04
 BOOK/PAGE: B2931 P336 02/25/2003

FIRST HALF DUE: 11/01/2013 \$692.17
 SECOND HALF DUE: 05/01/2014 \$692.17

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CURRENT BILLING DISTRIBUTION

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SCHOOL	\$874.49	63.170%
COUNTY	\$98.15	7.090%
MID COAST SOLID WASTE	\$17.86	1.290%
OVERLAY	\$2.63	0.190%
TOTAL	\$1,384.34	100.000%

REMITTANCE INSTRUCTIONS

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TOWN OF CAMDEN
PO BOX 1207
CAMDEN, ME 04843

TOWN OF CAMDEN, PO BOX 1207, CAMDEN, ME 04843



ACCOUNT: 000738 RE
 NAME: JOHNSON, DAVID A
 MAP/LOT: 114-120-000-000
 LOCATION: 15 MT BATTIE ST
 ACREAGE: 0.34

INTEREST BEGINS ON 05/02/2014

DUE DATE AMOUNT DUE AMOUNT PAID

05/01/2014 \$692.17

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

TOWN OF CAMDEN, PO BOX 1207, CAMDEN, ME 04843

ACCOUNT: 000738 RE
 NAME: JOHNSON, DAVID A
 MAP/LOT: 114-120-000-000
 LOCATION: 15 MT BATTIE ST
 ACREAGE: 0.34



INTEREST BEGINS ON 11/02/2013

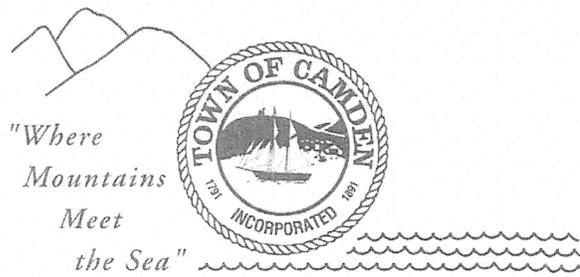
DUE DATE AMOUNT DUE AMOUNT PAID

11/01/2013 \$692.17

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

Office of:

Town Manager
Tax Assessor
Tax Collector
Town Clerk
Treasurer
Code Officer
Finance Director
Harbor Clerk



Town Office

P.O. Box 1207
29 Elm Street
Camden, Maine 04843
Phone (207)236-3353
Fax (207)236-7956
<http://www.camdenmaine.gov>

October 29, 2013

Mr. David Johnson
15 Mt Battie St
Camden, ME 04843

Dear Mr. Johnson,

Thank you for allowing me to visit your property at 15 Battie St on October 16, 2013 to review its valuation. I have reviewed the Town's records and have updated the information that we have on file for your property after my visit.

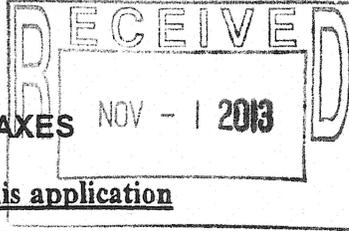
I made a number of changes to your property record. The most obvious was the attached storage space that had been removed, and only the portion of the storage space that contained the table saw remained. In addition, I now show that the house has both asbestos siding and wood shingles and also that some walls are plaster. I noted that the house has no heat upstairs, is only partially insulated, has cracked plaster in places, needs to have some walls & trim painted, has a low ceiling, has an earth basement floor, and has an electrical system that needs updating. I also noted the qualities of the kitchen and bath. Each of these conditions contributes either to the quality of the construction or to its maintenance, repair or improvement needs.

Overall, your house is subject to advanced physical deterioration and that \$101,300 would be a better valuation to incorporate the present condition of your property. I have enclosed two copies of an application for abatement of property taxes if you wish to apply for a reduction, otherwise this value will be used for next year's assessment.

Please contact me if you have any questions and thank you again for inviting me to visit your home.

Yours Truly,

Wesley Robinson, CMA
Assessors' Agent
Town of Camden
WRobinson@CamdenMaine.gov



APPLICATION FOR ABATEMENT OF PROPERTY TAXES

(Under M.R.S. Title 36, Sec 841)

Please read the instructions on the other side before filling out this application

- 1. Name of Applicant DAVID A. JOHNSON
- 2. Mailing Address 15 MT. BATTLE ST., CAMDEN
- 3. Tax year for which abatement is requested 2014
- 4. Assessed valuation of real estate \$ 108,600.00
- 5. Assessed valuation of personal property _____
- 6. Abatement requested in real estate valuation \$ 7,300.00
- 7. Abatement requested in personal property _____

8. Reasons for requesting the abatement (please be specific, stating grounds for belief that the property is overvalued for tax purposes; use additional paper if needed)

Wesley Robinson, assessor's agent for Camden,
has inspected my property and determined
that \$101,300 would be a better
valuation.

To the Board of Assessors of the Municipality of CAMDEN, MAINE

In accordance with the provisions of M.R.S. Title 36, Sec. 841, I hereby make written application for abatement of property taxes as noted above. The above statements are correct to the best of my knowledge and belief.

Date NOV. 1, 2013 Applicant Signature David Johnson

(OFFICE USE ONLY): Map: 114 Lot 120 Sub _____ Account# 738 RE

This application must be signed and filed in duplicate. A separate application is necessary for each separately assessed parcel of real estate claimed to be overvalued.

Memorandum

Date : November 4, 2013
To : Camden Board of Assessors
From : Wesley Robinson, Assessors' Agent *Wesley Robinson*
Subject : Request for Abatement/Supplement – 63 High St Personal Property

I request that the Board consider and approve the following abatement for Account #238PP to *Norumbega Bed & Breakfast LLC* for business personal property located at 63 High St, Map 123-022-000-000. The 2013 – 2014 assessment for the personal property is \$77,100 and the taxes for this year are \$1,082.48. I request that an abatement be granted for the entire amount of \$1,082.48.

I also request that the Board consider and approve the following Supplemental Tax Warrant for the same Account #238PP to *63 High St LLC*, for business personal property located at 63 High St, Map 123-022-000-000 in the amount of \$1,082.48.

Account #238PP was assessed to the wrong owner. 63 High St LLC purchased this property on March 15, 2013 and the ownership record for the business personal property located at 63 High St was not changed to reflect the new owner.

I have attached Tax Abatement form A03 for Account #238PP in the name of *Norumbega Bed & Breakfast* and Supplemental Tax Warrant S02 for the same Account #238PP in the name of *63 High St LLC*.

I have also attached a copy of the tax bill for Account #238PP and a new commitment summary for the 2013 – 2014 tax year for your information.



TOWN OF CAMDEN
PO Box 1207
Camden, ME 04843
(207) 236-3353
(207) 236-7956 fax

Sign up for our newsletter
 at WWW.CAMDENMAINE.GOV
 or text "CAMDEN" to 22828

NORUMBEGA BED & BREAKFAST, LLC
BRUCE ANDERSON
63 HIGH ST
CAMDEN ME 04843

**THIS IS THE ONLY BILL
 YOU WILL RECEIVE**

2014 PERSONAL PROPERTY TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$0.00
BUILDING VALUE	\$0.00
TOTAL: LAND & BLDG	\$0.00
Machinery & Equipment	\$77,100.00
Furniture & Fixtures	\$0.00
Computer	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROP.	\$77,100.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$77,100.00
TOTAL TAX	\$1,082.48
LESS PAID TO DATE	\$0.00

TOTAL DUE -> \$1,082.48

MAP/LOT:
 LOCATION: 63 HIGH ST
 ACREAGE:
 ACCOUNT: 000238 PP

MIL RATE: 14.04
 BOOK/PAGE:

FIRST HALF DUE: 11/01/2013 \$541.24
 SECOND HALF DUE: 05/01/2014 \$541.24

TAXPAYER'S NOTICE

FOR THE FISCAL YEAR JULY 1, 2013 TO JUNE 30, 2014

Notice is here by given that your payment of school, county and municipal tax is due by 11/01/2013 and 05/01/2014.

Interest will be charged on unpaid taxes at an annual rate of 7% beginning 11/02/2013 and 05/02/2014.

As per State Statute, the ownership and taxable valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st of each year.

PLEASE NOTE: If you sell this property before the taxes are paid in full, it is your responsibility to forward this bill to the "new" owner.

If your taxes are held in escrow by a third party it is necessary to forward this bill to them for payment.

INFORMATION

As of June 30, 2013 the Town of Camden has outstanding bonded indebtedness in the amount of \$2,483,808.

For questions regarding your tax bill please call the Town Office at 207-236-3353. Business hours are 8:00 a.m to 3:30 p.m. Monday through Friday.
 WITHOUT STATE AID FOR EDUCATION, HOMESTEAD EXEMPTION REIMBURSEMENT AND STATE REVENUE SHARING, YOUR TAX BILL WOULD HAVE BEEN 3.07% HIGHER.

CURRENT BILLING DISTRIBUTION

MUNICIPAL & TIF	\$305.91	28.260%
SCHOOL	\$683.80	63.170%
COUNTY	\$76.75	7.090%
MID COAST SOLID WASTE	\$13.96	1.290%
OVERLAY	\$2.06	0.190%
TOTAL	\$1,082.48	100.000%

REMITTANCE INSTRUCTIONS

To avoid standing in line, taxes may be paid by mail.

Please make check or money order payable to

TOWN OF CAMDEN and mail to:

TOWN OF CAMDEN
PO BOX 1207
CAMDEN, ME 04843

TOWN OF CAMDEN, PO BOX 1207, CAMDEN, ME 04843



ACCOUNT: 000238 PP
 NAME: NORUMBEGA BED & BREAKFAST, LLC
 MAP/LOT:
 LOCATION: 63 HIGH ST
 ACREAGE:

INTEREST BEGINS ON 05/02/2014

DUE DATE AMOUNT DUE AMOUNT PAID

05/01/2014 \$541.24

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

TOWN OF CAMDEN, PO BOX 1207, CAMDEN, ME 04843

ACCOUNT: 000238 PP
 NAME: NORUMBEGA BED & BREAKFAST, LLC
 MAP/LOT:
 LOCATION: 63 HIGH ST
 ACREAGE:



INTEREST BEGINS ON 11/02/2013

DUE DATE AMOUNT DUE AMOUNT PAID

11/01/2013 \$541.24

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT