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CAMDEN PLANNING BOARD
MINUTES OF MEETING
January 7, 2016

PRESENT: Chair Lowrie Sargent; Members Jim Elliott and Richard Householder; Alternate Member Jeff Senders; Select Board Liaison Don White; and CEO Steve Wilson

ABSENT: Members Richard Bernhard and John Scholz

The meeting of the Planning Board convened at 5:00 pm. These minutes are a summary of the Board's discussions. A video recording of the full meeting is available from the Town's website by linking to <http://www.townhallstreams.com/locations/camden-me>

1. PUBLIC/BOARD MEMBER INPUT ON NON-AGENDA ITEMS: No one came forward.

2. MINUTES:

December 17, 2015:

Page 1 Line 10 now reads: "An audio recording of the full meeting is available by contacting the Town's Codes Office at 207-236-3353. The last half of the meeting can be seen at

(<http://www.camdenmaine.gov/>) or at <http://www.townhallstreams.com/locations/camden-me>"

Page 1 Line 47: "private homes and commercial lodging facilities..."

Page 2 Line 62: The word "run" was deleted.

MOTION by Mr. Householder seconded by Mr. Elliott that the Minutes of December 17, 2015, as amended, be approved.

VOTE: 4-0-0

3. BOARD DISCUSSION: Survey of Short-term Rentals, Lodgings, and Transient Accommodations and Commercial Lodging Survey

The Board reviewed the draft survey which had been revised based on the discussion at their December 17 meeting - they made additional changes. They also reviewed the Commercial Lodging Survey. The Chair then opened the floor to comments from the Public:

Melba Gunnison from Vacation Rental Professionals of Maine: Ms. Gunnison had submitted written comments (See Attachment 1) and reviewed those comments with the Board.

Don White: Speaking as a resident of Pearl Street: He believes this review of short-term rentals is important and a good way to consider whether or not to address the fact that people are taking shorter vacations. The short-term rental of homes is one way some people bring in income for the year to help defray the costs of repairs, improvements or property taxes. His one concern is that Homestays only have to pay a one-time fee for their permit. He doesn't understand why it is such a small fee and why it isn't due on an annual basis like the B&B licenses.

Owner of the Towne Motel: 1) The language on Page 1 seems biased in favor of short-term residential rentals; 2) Anecdotal language on that page should be removed; and 3) Why ask if

47 there is anywhere in Town where short-term rentals should *not* be permitted – respondents will
48 be biased in their answers and the information won't be useful.

49
50 Anita Zeno: Spoke to the Commercial Lodging Survey regarding the kind of information that
51 owners will be able to supply – the way the questions are asked requires specific answers and
52 they may not have specific information. She suggests the questions be worded more broadly
53 asking for opinions instead of hard facts.

54
55 Ken Kohl: Mr. Kohl knows that internet rentals have impacted his business but is not able to say
56 specifically to what degree. He is of the opinion that the ordinance as written is fine – it just
57 needs to be enforced. He asked who thought of this survey, and the Chair provided a brief
58 history beginning with the decision to look simply at lodging definitions. The Board then
59 decided to look at whether or not the issue of short-term rentals should be reviewed at the same
60 time. That led to discussions of how to gather information from the public to use in making a
61 decision – is the Ordinance working as written or is it time to look at lodging issues again.

62
63 Based on comments from the commercial lodging operators in attendance, Mr. Elliott
64 will make revisions to the introductory page of the Residential Survey; and Mr. Sargent will
65 make changes to the Commercial Lodging Survey. Both revised drafts will be reviewed at the
66 next meeting.

67
68 *Possible Schedule for Survey Distribution, Collation and Discussion of Results:*

69
70 January 21: Final review of draft surveys
71 Discussion: How to handle distribution of surveys

72
73 February 18 or 25 or March 4: Public Information Meeting when results are back

74
75 There was discussion regarding how multiple responses from one person can skew the
76 results. Some survey engines can block multiple replies from one email address and some can
77 let you know each time the same address opens the survey. The most important issue is to
78 guarantee anonymity. Mr. Wilson will work with Community Development Director Karen
79 Brace to format the survey for “Survey Monkey”. He will also contact the press to see how they
80 might help with distribution and will see that a copy of the survey is available on line as well as
81 having paper copies available in the Town Office.

82
83 **4. POSSIBLE ZONING AMENDMENTS:**

84 1) “Zontini” Amendment: The CEO has created a draft that shows where in the Ordinance
85 this change would be located. In addition, language limiting the provision to structures with
86 5000SF of net floor area was re-introduced.

87 ← A Public Information Gathering Meeting will be scheduled for January 21, 2016.

88
89 2) “Construction Entrance Standards”: Initial discussion tabled to January 21 meeting.

90
91 3) Shoreland Revisions: The CEO had prepared a draft of all the changes that would need to
92 be made to the Zoning Ordinance if the Board elects to send revisions forward that would bring

93 Camden's Ordinance into conformity with the State's Shoreland Rules. The Board will review
94 the lengthy document and discuss the changes at the next meeting.

95 ← The CEO will check with DEP to see whether all of the changes have to be adopted or if the
96 Board pick and chose which to recommend for adoption.

97

98 ← Mr. Senders stated that the revisions to the Private Way Ordinance will be ready for initial
99 review at the meeting on the 21.

100

101 **5. DISCUSSION:**

102

103 1. Minor Field Adjustments: There were none.

104

105 2. Future Agenda Items:

106

107 3. Pending Applications:

108

109 Mr. Wilson is still waiting for a Subdivision Application from the Knox Mill Mechanic
110 Street property. It is likely that the project will be ready for a Pre-application meeting at the
111 Board's February 4 meeting.

112

113

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

115

116

117 Respectfully submitted,

118 Jeanne Hollingsworth, Recording Secretary