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CAMDEN PLANNING BOARD
MINUTES OF MEETING
January 21, 2016

PRESENT: Chair Lowrie Sargent; Members Richard Bernhard and Richard Householder;
Alternate Member Jeff Senders; and CEO Steve Wilson

ABSENT: Members Jim Elliott 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.

4. POSSIBLE ZONING AMENDMENTS:

1. "Zontini Amendment" was taken out of order to accommodate Attorney Gibbon's schedule.

Public Information Gathering Meeting

Mr. Gibbons gave a brief summary of the proposed zoning amendment. No one from the public came forward to speak and no one on the Board had any comments or concerns. Mr. Wilson will prepare a draft of the actual Ordinance changes that would be required to affect the change. A Public Hearing will be advertised for February 4.

2. MINUTES:

January 07, 2016:

Page 1 Line 26: The vote on the Motion to approve the Minutes was 4-0-0.

MOTION by Mr. Householder seconded by Mr. Senders that the Minutes of January 7, 2016, as amended, be approved.

VOTE: 3-0-1 with Mr. Bernhard abstaining because he had been absent

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 January 7 meeting. The Board also reviewed the new introductory page. Mr. Wilson believed the technical nature of the language might be off-putting to potential survey respondents and the Board agreed to move this portion of the introduction to the last page instead.

The Board also reviewed the Commercial Lodging Survey and the changes made based on the discussion with commercial lodging operators at the previous meeting. The Chair then opened the floor to comments from the Public:

The bulk of the discussion centered on the impact that using a web-based survey accessible to anyone would have on the accuracy of the results as they applied to Camden. There

48 would be no control over who responded or how many times the same person responded and the
49 results of the survey would be suspect and the recommendations that could be drawn from the
50 results would be worthless. Lodging owners agreed as a whole that the best way to collect
51 opinions of Camden residents would be to hold a “Town Meeting” style public meeting to gather
52 opinions. Mr. Householder suggested handing out questionnaires at that time and having people
53 complete them and turn them in at that time. That would eliminate duplicate responses and limit
54 the respondents to those attending only. The Board will continue the discussion at their next
55 meeting.

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57 **4. POSSIBLE ZONING AMENDMENTS:**

58 2) “Construction Entrance Standards”: There is not a draft ready for discussion. Mr. Wilson
59 has found a model that would address new residential construction, but not all the situations that
60 would benefit from a construction entrance would be covered. In addition, if there is already a
61 finished entrance to a lot a construction entrance standard would require tearing that entrance out
62 and that makes no sense. If the Board can tell Mr. Wilson exactly what situations they want
63 covered by the rules he can put something together.

64

65 3) Shoreland Revisions: The Board will review the changes at the next meeting.

66

67 4) Private Way: Mr. Senders explained that he, Will Gartley and Jim Dorsky reviewed the
68 current Private Way Ordinance and prepared general recommendations for the Board to consider
69 when reviewing the Ordinance more closely: Among other changes they recommend looking at
70 the standards and amending them as necessary and changing the responsibility for review based
71 on the number of dwellings being served. The Board will take on the project later this winter.

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73 **5. DISCUSSION:**

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75 1. Minor Field Adjustments: There were none.

76

77 2. Future Agenda Items:

78 Zoning Amendments

79 Shoreland Ordinance Amendments

80 Flood Plain Ordinance Amendments

81 Lodging Surveys

82

83 3. Future Meetings:

84 2/18: Knox Senior Living Center (Major Subdivision Pre-Application Meeting *and* Public
85 Information Meeting)

86 Zontini Amendment: Public Hearing

87 Farmstand Sign Amendment

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

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91 Respectfully submitted,

92 Jeanne Hollingsworth, Recording Secretary