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**CAMDEN PLANNING BOARD**  
**MINUTES OF MEETING**  
**May 20, 2015**

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

**ABSENT:** Member 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 at <http://www.camdenmaine.gov/> or at <http://www.townhallstreams.com/locations/camden-me>

**1. PUBLIC INPUT ON NON-AGENDA ITEMS:** No one came forward to speak

**2. MINUTES:**

The Minutes from April 16 (revised) and May 7 will be reviewed at the next meeting.

**3. POSSIBLE ORDINANCE AMENDMENT: Workshop with Harbor Committee**

Amendments to the Harbor Ordinance (and related amendments to the Zoning Ordinance)

Two representatives of the Harbor Committee -- Gene McKeever, Chair and member Steve Gold, were present to continue the discussion of the Harbor Committee's proposal to amend the Harbor and Waterways Ordinance. The proposal amends two sections of the Ordinance: Article II Definitions; and Article VI Regulations Concerning Construction of Piers, Wharves, Breakwaters, Bulkheads and Landfill.

The Committee's purpose in amending Article II is to clarify certain definitions and to remove the definition of "Consolidated Piers" to coincide with the proposal to do away with the provision for Consolidated Piers altogether in Article VI. Mr. Sargent offered suggestions for improving other definitions in addition to those proposed by the Committee -- the main purpose of the amendments to Article VI is to eliminate the option to build new piers within the Outer Harbor. In making this decision the Committee came to the conclusion that it would benefit *all* harbor users if the congestion and resulting safety and navigational issues resulting from piers in the Outer Harbor is reduced. They believe this change will benefit the many instead of the owners of three properties along the Outer Harbor who could file a pier permit under the current regulations. In addition, they are also proposing to revise standards for construction of structures in the Coastal Harbor; to eliminate the option to construct Consolidated Piers within the Outer and Coastal Harbor areas; and to make changes to the permitting procedure. Because Camden Harbor is a federal channel, the Army Corps sets specific rules for siting floats and moorings, and the State's Title 38 rules over many related issues. Many portions of the Ordinance cannot be changed, but these changes they are proposing can be made, and the Committee as a whole thinks it is in the best interest of the Town to do so.

Mr. Sargent asked the Committee how they can justify eliminating piers based on protection of fishing habitat and reducing congestion in the Outer Harbor when it is hard to make those arguments: There is no shellfish habitat in the area and there are relatively few piers that obstruct small watercraft. The lack of water at low tide is another self-limiting factor -- larger boats can't get into those areas and even at high tide the water is very shallow. Mr. McKeever responded that the Committee's proposal to permit a large Municipal Pier at the Steamboat Landing site is an important

50 part of the overall plan to reduce congestion in the entire harbor. The Committee imagines that both  
51 fishermen and day sailers might be interested in relocating to a less congested area, and larger boats  
52 could also use the pier instead of coming into the crowded Inner Harbor. The Board expressed  
53 concerns that the lack of parking in the area might make this proposal unrealistic, but Mr. McKeever  
54 said the Committee was not convinced that this would be a major obstacle if the pier is something the  
55 Town decides they want to do. Later on in the discussion, the Board suggested that the proposed  
56 size of this Municipal Pier negated all the concerns expressed by the Committee about conserving  
57 habitat and reducing the amount of pier surface area in the harbors. Mr. McKeever and Mr. Gold  
58 argued that Municipal Piers benefit many people instead of just one owner and need to be of a certain  
59 size to serve their purpose. They did agree with the Board's recommendation that the Ordinance did  
60 not need to contain specific language to define the size of a Municipal Pier; Municipal Piers are a  
61 permitted use in these Districts along the harbors and that alone may be sufficient. If, in the future,  
62 the Town decides they do want to construct a pier it will be up to the Voters to decide how big it will  
63 be.  
64

65 The other concern Committee members have with piers in the Outer Harbor is aesthetics –  
66 especially at low tide when the entire structure is exposed to view. They feel that too many piers  
67 takes away from what is so unique and beautiful about the Town's harbors. They also want to do  
68 everything they can to protect citizens' access to fishing and fowling along the shore.  
69

70 Mr. Sargent suggested that if the Committee wants to try to take these changes to the Voters  
71 in November they should come back to the Planning Board soon with the revisions discussed this  
72 evening. Then the Planning Board needs to decide which changes, if any, they will recommend to  
73 keep the Zoning Ordinance in sync with the Harbor Ordinance with regard to piers, wharves, etc.  
74 The next step is to hold Public Hearings - then they take the proposals to the Select Board with a  
75 request to send them forward to the Voters. Mr. McKeever and Mr. Gold were confident they could  
76 be prepared to come back with the revisions for the June 3 Meeting.  
77

#### 78 **4. DISCUSSION:**

79 1) Minor Field Adjustments: There were none  
80

81 2) Future Agenda Items:

- 82 1. District Reviews: The Board is going to wait to see what the Select Board has in mind with  
83 regard to looking at all the zoning districts. As part of their work to the Comprehensive  
84 Plan, members will go back to the Districts they have reviewed to flesh them out with  
85 regard to how each District is meeting the goals of the current Plan, but that is separate  
86 from the Select Board's request.
- 87 2. Lodging Definitions: The Board agreed to defer the discussion until the fall when B&B  
88 owners would be available to take part in any discussion. The first step will be to decide  
89 what parts of the definition need to be changed with the goal of clarification only.
- 90 3. Food Trucks: The Board is still on track to begin discussion later this summer or early fall  
91 to determine if regulations are necessary.
- 92 4. HRC – possible amendments: Mr. Householder reports there is nothing new to report.  
93

94 3) Pending Applications:

95 Jay Kislak: New residential pier – 10 Dillingham Point: Application submitted today  
96

97 4) Upcoming Meetings:  
98

- 99 June 3 Meeting:  
100 1. Harbor Committee Workshop – possible Ordinance Amendments  
101 2. Site Plan Review: Kislak Pier Application  
102 3. Possible Ordinance Amendments: Report on joint project with Select Board  
103 4. Private Way: Continued discussion of possible revisions  
104 5. Update on BOZ and 500' Warrant press coverage  
105

- 106 June 18 Meeting:  
107 1. Possible Zoning Ordinance Amendment:  
108 Site Plan: Piers and Wharves  
109 Private Way  
110 Assorted District changes  
111

112 There being no further business before the Board they adjourned at 7:45 pm.  
113

114 Respectfully submitted,  
115

116 Jeanne Hollingsworth, Recording Secretary