

1 **4. Public Input on Non-agenda Items:**

2 Ms. MacKinnon mentioned that three businesses had posted their signs on the back of the
3 Mechanic Street sign board.
4

5 Mr. MacLean asked the Board to schedule a workshop to discuss, among other things, the
6 role of the Planning Board, how they differ from the Select Board, attendance policy and what is
7 expected of members, and the Freedom of Access Act and how it applies. The Board decided to
8 hold this workshop on August 8.
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10 **7. Workshop on Future Zoning Amendment Business River District – Paul Cartwright:**

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12 This item was taken out of order to accommodate Mr. Cartwright.
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14 The chair asked Mr. Cartwright to explain his request in some detail to the new members.
15 Mr. Cartwright described his proposal and said, in summary, that this proposal will provide more
16 flexibility and will encourage the kind of development that the zone is intended to attract.
17

18 One of the changes he suggests does away with the requirement for multi-family
19 dwellings if there is to be residential use. This use now requires a sprinkler system and an ADA
20 elevator – things that are just too expensive to a small developer. Mr. Sargent noted that about
21 two years ago the Board looked at a proposal that Paul brought to them to develop this lot and
22 meeting all the ordinance requirements meant that the residential units would be on the third
23 floor on this lot because of the topography, and it also meant there would have to be two floors
24 of commercial space below. None of this fit in with the small scale business development that
25 Paul was trying to accomplish, so he has come back with this proposal.
26

27 The Board went through the proposed language and made two changes:
28

29 Section 13.

30 B. Permitted Uses:

- 31 (3) Single family, Two-family, & Multifamily dwellings...without an ~~equivalent~~
32 equivalent area of allowed commercial, professional, and industrial uses as
33 defined below,..."

34
35 E. Standards:

- 36 (3) Screening
37 Multifamily and nonresidential uses abutting a residential use or district on a
38 separate lot of record shall provide screening..."

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40 They also accepted a recommendation from the CEO for a change to the standard (E. (2))
41 for the minimum distance between principal buildings on the same lot from "None" to 15 feet.
42 They discussed the setbacks and square footage requirements and asked Paul if those figures
43 worked for him. Mr. Cartwright replied that it was most important to keep development away
44 from the residential abutters in the rear, so the setbacks will accomplish what he wants here.
45

46 The Public Hearings for the proposed amendment were set for July 25 and August 18.
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1 **5. Minutes:**

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3 There were many changes made to the Draft Minutes of June 20, 2013, a summary of
4 those changes is attached here.

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6 **MOTION by Ms. MacKinnon seconded by Mr. Householder** to approve the Minutes of
7 the Camden Planning Board of June 20, 2013, with the aforementioned changes.

8 **VOTE: 4-0-3** with the three new members abstaining
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10 **6. Workshop on Future Zoning Amendment – Storage Vaults:**

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12 The Chair asked the CEO to give a brief history and a summary of this proposal for the
13 benefit of the new members. Mr. Wilson explained that the issue of storage trailers came up
14 when the Board was looking at a request for an Ordinance change regarding non-conformity.
15 They developed that proposal with the goal of encouraging those non-conforming uses in Town
16 to improve their properties by allowing a limited expansion in exchange of getting rid of any
17 storage trailers. The Board wanted to be able to control the expanded use of these units within
18 the Town, and asked the CEO to develop regulations. He went to various cities and towns which
19 had regulations, and the Board picked and chose from these models taking what seemed best for
20 Camden as a way to control the expansion, and to address the needs of the business owners. The
21 Board made a few minor changes to Mr. Wilson’s draft and scheduled the amendment for Public
22 Hearing on July 25.

23
24 → Mr. Wilson was asked to invite those business owners who will be impacted by this change to
25 the hearing.

26
27 **5. DISCUSSION:**

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29 1. Minor field adjustments: There were none.
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31 2. Future agenda items:
32 June 25: Zoning Amendments Public Hearings
33
34 3. Pending Applications: There are none
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37 There being no further business before the Board they adjourned at 8:25 pm.

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39 Respectfully submitted,

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41
42 Jeanne Hollingsworth, Recording Secretary