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CAMDEN PLANNING BOARD
MINUTES OF MEETING
July 23, 2015

PRESENT: Chair Lowrie Sargent; Members Richard Bernhard, Jim Elliott, Richard Householder and John Scholz; Alternate Member Jan MacKinnon; and CEO Steve Wilson

Jim Elliott had been appointed by the Select Board to serve as a Regular member with a term of five years.

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:

Mr. Householder suggested that the Board might want to reconsider looking at the issue of food trucks given the proliferation of these businesses in both Rockland and Rockport. Mr. Sargent will check with Select Board Chair John French to see whether or not that Board wants to move the item forward in priority.

Mr. Scholz referenced a *Bangor Daily News* article regarding changes to Belfast's Zoning Ordinance to allow small houses and apartments – it falls in line with the presentation to be made by Paul Gibbons later in the meeting. Mr. Sargent will include the subject on the agenda of the August 6 meeting.

2. MINUTES:

July 9, 2015:

The following substantial changes were made:

Page 1: Jim Elliott, recently appointed member of the Board, was also present.

Page 3 Line 137 now reads: "...will have its opponents. Standards for construction..."

Page 5 Line 189: Mr. Scholz had made this Motion; it had been seconded by Ms. MacKinnon.

3. POSSIBLE ORDINANCE AMENDMENTS:

2) Request for an amendment to Article VIII: Section 7 Traditional Village District: Paul Gibbons

Mr. Gibbons is representing the Zontinis who own a large property on Mountain Street that they have renovated and turned into a two family home. They are requesting that the Board consider the following change to the Ordinance:

"A structure built prior to the enactment of this Ordinance, which contains more than 5,000 square feet of living area, may contain multiple residential units within the structure provided that the minimum lot area per dwelling unit is 4,000 square feet. The footprint of the structure may not be expanded, and the height of the structure may not be expanded. The

48 structure, as it exists, may exceed the maximum lot coverage and the front yard, side and rear
49 setback requirements and the height requirements of the district.”

50
51 Mr. Gibbon’s arguments in support of this request are outlined in Attachment 1.
52

53 The Board was unanimous in agreeing that the concept was worthy of further discussion, and
54 noted that the first option to get the amendment on the Town Warrant would be in June of 2016.
55

56 They asked Mr. Gibbons to provide them with more information for their meeting on August 20
57 including a map showing the location of the four other properties that would be impacted by this
58 change
59

60 3) Schedule of joint public hearings:
61

62 The Board reviewed the most recent version of the amendments that include
63 recommendations for changes made at the last meeting. The Select Board will meet on August 4
64 and consider whether or not to: 1) Send the Harbor Committee’s proposed Ordinance changes to
65 Public Hearing; and 2) Send the Planning Board’s proposed amendments to a Public Hearing.
66 The Joint Hearing of the Planning Board and Select Board will be held on August 18, and Mr.
67 Sargent asked members to attend the meeting so they can guarantee a quorum for a hearing.
68

69 Mr. Sargent noted that the Clarification Amendments are intended to meet the intent of the
70 current Comprehensive Plan and the current Zoning Ordinance. It does not reflect the kinds of
71 changes that look to the goals of the future Plan for guidance – that Plan is being drafted now.
72

73 4. DISCUSSION: The CEO informed the Board that P.A.W.S. may be coming back in August with
74 a request for a Site Plan Amendment; they are working on a proposal.
75

76 There being no further business before the Board they adjourned at 7:00 pm. and convened as the
77 Comprehensive Plan Committee.
78

79 Respectfully submitted,
80

81
82 Jeanne Hollingsworth, Recording Secretary