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CAMDEN PLANNING BOARD
MINUTES OF MEETING
December 3, 2015

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

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

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1. PUBLIC/BOARD MEMBER INPUT ON NON-AGENDA ITEMS:

Richard Bernhard serves on the Downtown Network Board Design Committee. Recently the Committee has been involved with a project to secure a grant for "Project Canopy" – a source of funding to plant street trees. The Town has been successful in obtaining funding in the past and hopes to get enough money this time to start planting trees along Elm Street just south of the Village Green. The Committee met on the site and selected locations for seven trees to include Elms and Sugar Maples among others; now they are looking for letters of support to accompany the grant application.

Mr. Bernhard drafted a letter to be sent on behalf of the Planning Board over the Chair's signature. Members discussed the letter and the project. Mr. Senders is an engineer by trade and informed the Board that locating and planting trees in urban areas can be difficult; the Town should prepare their estimated costs for budgeting purposes for this project accordingly. The Board unanimously agreed that Mr. Sargent could sign the letter as written.

Mr. Bernhard also informed the Board that this same Committee has been working on improving the lighting in the Downtown – the goal is to make the lights more "Dark Sky" compliant; make the color spectrum of the lamps warmer; and to create less glare to drivers to meet the federal standards. If the project continues to move forward, the Town will be working with the manufacturer of the new lamps on a larger planned sample.

2. MINUTES:

November 19, 2015:

In addition to minor corrections the following changes were made:

Page 2 Line 82: "Accessory apartments cannot be rented short-term; and, accessory apartments cannot be rented at all unless the accessory apartment is the permanent residence of the tenant and the owner permanently resides in the primary residence.

Page 3 Line100: The partial sentence was removed.

Page 3 Line 109: "...340 internet listings for 141 different properties..."

Page 4 Line142 now reads: "Mr. Wilson and Mr. Senders both spoke to the strain on septic systems from overuse and the possibility of environmental damages incurred when a system fails – this is especially concerning when it involves shorefront properties."

48 **MOTION by Mr. Householder seconded by Mr. Senders** that the Minutes of November 19,
49 2015, as amended, be approved.

50 **VOTE: 5-0-1 with Mr. Scholz abstaining because he was not at the meeting**

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52 **3. BOARD DISCUSSION: Short-term Rentals, Lodgings, and Transient Accommodations**

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54 Board members had submitted suggestions for questions to be included in a public survey
55 that will be used to gather information and opinions regarding the lodging situation in Camden.
56 The results of the survey will help the Board determine whether or not the lodging issues need to
57 be addressed through regulation. The CEO distributed a packet of information and articles as
58 well as a compilation of questions submitted by Board members. Members discussed which
59 kinds of questions in general they would like to see included in a survey. The CEO will rework
60 the list of recommendations to reflect this discussion for consideration at the next meeting.

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62 **4. DISCUSSION:**

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64 1. Minor Field Adjustments: There were none.

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66 2. Future Agenda Items:

67 12/17: Attorney Paul Gibbons would like to update the Board on the “Zontini Amendment”
68 and discuss the possibility of sending the proposal to the voters in June. Mr. Wilson will
69 run the proposed language by Kristin Collins for an opinion prior to the meeting.

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71 3. Priority List for Future Amendments:

72 There were several items the Board had originally placed in the 1st category to be ready
73 for next June’s Town meeting. Members discussed whether or not to continue on that schedule:
74 They will still try to move forward with re-introducing eliminating the 500’ low-impact use
75 provisions; to update the Town’s Ordinance to comply with the State’s new Shoreland Zoning
76 Rules; and to redefine “Private Ways”. They will defer action on adding a “Technical Capacity”
77 requirement to Site Plan Review; to considering changes to the “Fast Food” and Restaurant”
78 definitions; and to discussing season restaurant seating requirements. Members have been
79 talking about looking at Camden’s parking requirements in general – some members think they
80 should do away with parking requirements altogether because they are unfairly applied; others
81 think they just need to be updated especially with regard to grandfathered spaces and ghost
82 parking spaces; and Mr. Wilson recommends looking at what towns like Southeast Harbor have
83 done such as eliminating any additional parking requirements for developed properties in the
84 downtown that would otherwise apply when there is a change of use.

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86 There being no further business before the Board they adjourned at 7pm.

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88 Respectfully submitted, Jeanne Hollingsworth, Recording Secretary