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CAMDEN PLANNING BOARD
MINUTES OF MEETING
December 17, 2015

PRESENT: Chair Lowrie Sargent; Members Richard Bernhard, Jim Elliott, Richard Householder and John Scholz; Alternate Member Jeff Senders; Comprehensive Plan Coordinator Jean Freedman-White; and CEO Steve Wilson

The meeting of the Planning Board convened at 5:00 pm. These minutes are a summary of the Board's discussions. An audio recording of the full meeting is available by contacting the Town's Codes Office at 207-236-3353. The last half of the meeting can be seen at (<http://www.camdenmaine.gov/>) or at <http://www.townhallstreams.com/locations/camden-me>

1. PUBLIC/BOARD MEMBER INPUT ON NON-AGENDA ITEMS: No one came forward.

2. MINUTES:

December 3, 2015:

Page 1 Lines 24 – 30 now read: “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.”

Page 1 Line 35: “improving the street lighting in the Downtown.”

Page 1 Line 34 on now reads: “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 create less glare to drivers to meet the federal standards in this regard. If the project continues to move forward, the Town will be working with the manufacturer of the new lamps on a larger planned sample.

MOTION by Mr. Householder seconded by Mr. Scholz that the Minutes of December 3, 2015, as amended, be approved.

VOTE: 6-0-0

4. DISCUSSION:

4. Other: Comprehensive Plan (Incorrectly listed on Agenda as “Computer Plan”)

This item was taken out of order so CEO Steve Wilson - who was late returning from training - could be present for the discussion on Short-term Rentals. The Board spent the next half- hour discussing the next steps in the schedule to completing the Plan. Once they are finished the work assigned to members they will present the Plan, as is, to the Select Board for a decision on how to proceed to completion. The work they can do as a Committee will be finished, and they will adjourn the Committee until they receive further instructions from the Select Board and have the full and enthusiastic support of that Board and the Town to continue.

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

The Chair explained to those in the audience that the Board wants to understand people's concerns with regard to Short-term Rentals – incorrectly lumped together under the category of Airbnb's. Airbnb is only one of the on-line marketing companies that facilitate the rentals of private homes and commercial lodging establishments, and it is these on-line rentals as well as

48 other residential rentals that the Board wants to discuss. They also want to hear from the
49 commercial lodging industry in Town about any concerns they have related to lodging in
50 Camden. Public Information Gathering Meetings will be scheduled in the New Year, and
51 residents should check the Town’s website as well as the local press for more information on
52 those meetings.
53

54 The Board reviewed the draft survey based on the discussion at their December 3
55 meeting. The draft was prepared for discussion purposes only and changes were made which the
56 Board will review at their next meeting.
57

58 **4. DISCUSSION:**
59

60 1. Minor Field Adjustments: There were none.
61

62 2. Future Agenda Items:

63 12/17: Mr. Wilson had distributed the language proposed by Kristin Collins as a substitute
64 for Attorney Paul Gibbon’s draft “Zontini Amendment”. The Board reviewed her language and
65 discovered that there were no square foot limitations on multi-family dwellings that would
66 qualify for a reduced minimum lot size under this proposal.
67

68 ← Mr. Wilson will speak with Ms. Collins and bring a revised draft back to the Board.
69

70 3. Pending Applications: Mr. Wilson is still waiting for a Subdivision Application from the
71 Knox Mill Mechanic Street property.
72

73 4. Proposal for Zoning Amendment: On-lot Sediment Control:
74

75 Mr. Sargent initiated the request for an amendment to be sent forward for the June ballot
76 that would require building contractors to stabilize construction entrances; place sediment
77 controls/barriers at the street’s edge; and be responsible for repairing any damage to Town roads
78 resulting from the construction. There are two projects in Town at this time that are causing
79 problems for their neighbors by permitting mud to run off the lots into the streets: It is an
80 inconvenience to neighbors; it can create safety issues; and the mud that gets into the storm
81 drains can cause environmental damage.
82

83 Mr. Wilson noted that anything to do with new entrances would need to involve Rick
84 Seibel. He believes the requirement to stabilize entrances, etc., could be made part of Article X,
85 Performance Standards, and will see if he can find some language that addresses these concerns.
86

87 There being no further business before the Board they adjourned at 7:30pm.
88
89

90 Respectfully submitted,
91 Jeanne Hollingsworth, Recording Secretary