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**CAMDEN COMPREHENSIVE PLAN COMMITTEE**  
**MINUTES OF MEETING**  
**May 16, 2013**

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**PRESENT:** Chair Lowrie Sargent; Members: Richard Householder, and Chris MacLean; Don White, Select Board Liaison to the Comprehensive Plan Committee; Jean Freedman-White, Coordinator and Liaison to the Chapter Working Groups; and CEO Steve Wilson  
**ABSENT:** Members Jan MacKinnon and Kerry Sabanty

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The Chair called the meeting of the Comprehensive Plan Committee to order at 5:45 pm.

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**1. PUBLIC INPUT ON NON-AGENDA ITEMS:**

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Audrey Moody came forward to ask some questions on behalf of the Megunticook Watershed Association. The Association had been asked to participate in the re-write of Chapter 6 (Natural Resources), and as a result came forward asking for clarification of rules and policies regarding permitted uses on Megunticook Lake:

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1. Is commercial property outlawed on the lake? Mr. Wilson replied that he knows of no commercial activities occurring on the Lake, but Ms. Moody noted that question comes as a result of the rowing club's activities in Barrett's Cove and the resulting concerns of abutting property. Mr. Wilson replied that the club uses a piece of Town property adjacent to Barrett's Cove swimming area as their base to teach rowing to the public.
  2. Are there any rules regarding mooring in the lake with regard to how many a property owner may have or if a property owner can rent-out a mooring to a non-owner. Ms. Moody was referred to Lake Warden Justin Twitchell for an answer to this question.
  3. Are there are rules granting exclusive use of the lake – or parts of the lake -- for boat club or other private activities?
  4. Are there any restrictions regarding the size of boats allowed on the lake?

Ms. Moody said that the Association had looked in Chapter 6 for some of this kind of information on the Lake but didn't find any. Neither the Committee nor Mr. Wilson was able to provide Ms. Moody with complete answers to her questions. Mr. Wilson was asked to contact Mr. Twitchell and Paul Leeper, the Executive Director of the Watershed Association, to discuss these concerns. Ms. Moody suggested they could ask Mr. Twitchell himself because he attends the Association Board meetings. The Committee discussed whether or not some of these issues should be included in Chapter 6, and will discuss the matter when they review Chapter 6.

**2. MINUTES:**

May 2, 2013:

Page 3 Line 4: "Then ~~the work to~~ this Chapter can be wrapped up."

Page 4 Line 10: The amount of the Lupine Terrace grant was \$300,000.

1 **MOTION by Mr. Householder seconded by Mr. MacLean** to approve the Minutes of the  
2 Comprehensive Plan Committee meeting of May 2, 2013 with changes.

3 **VOTE: 3-0-0**

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5 April 11, 2013:

6 Page 1 Line 26: “Landmark status for the Library Amphitheater.”

7 Page 2 Line 30: “Is Ms. Freedman-White will check for pictures...”

8 **MOTION by Mr. Householder seconded by Mr. MacLean** to approve the Minutes of the  
9 Comprehensive Plan Committee with corrections.

10 **VOTE: 3-0-0**

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12 **3. REVIEW OF CHAPTER 14**

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14 The Committee will review Chapter 14 at their next meeting. Mr. Sargent commented to Mr.  
15 Householder that this version of the Chapter has much stronger language with regard to preservation.  
16 Mr. Householder agreed – the group took language directly from the proposed Historic Preservation  
17 Ordinance; he is sure there will be objections to some of it because there was mixed support within the  
18 group that drafted the language. The group is interested to see what comments the public will have.

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20 **4. PUBLIC INFORMATIONAL MEETING CHAPTER 6:**

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22 Although the committee and citizens involved in the re-draft of Chapter 6 had been provided a  
23 copy of Mr. Sargent’s revisions, no one had come to speak or ask questions this evening.

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25 **5. UPDATE THE COMPREHENSIVE PLAN SCHEDULE:**

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27 **Chapter 5: Natural Resources:** Bart Wood is reviewing this Chapter and will be asked to have his  
28 comments ready before 6/20. Ms. Freedman-White is having trouble getting anyone from the Parks  
29 and Rec Department to respond to her requests for information. It was suggested that Rick Knowlton,  
30 when he responds to her calls about the Water Company would be a source of information on Ragged  
31 Mountain; so would Peter Gross.

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33 **Chapter 6: Natural Constraints:** After the Board learns more about the questions Ms. Moody raised  
34 at the beginning of the meeting, they can decide whether or not this Chapter should be revised once  
35 more.

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37 **Chapter 7: Sewer and Water Utilities:** Ms. Freedman-White has received comments from Ross  
38 Parker and will speak with Rick Seibel next week; she still has not heard from Rick Knowlton.

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40 **Chapter 12: The Harbor:** Although the draft is not due until October, Ms. Freedman-White will  
41 continue to contact people throughout the summer to gather comments.

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43 **Chapter 14: Historic Resources:** Ms. Freedman-White still has not heard from Wayfarer’s Susan  
44 Howland, and no-one from the Montgomery or Smith families have responded either. Something can  
45 always be added later on if others do respond. The in-house review of the Chapter will take place 6/06  
46 with the Public Informational Meeting scheduled for 6/20.

1 **Chapter 15: Public Facilities:** Ms. Freedman-White reported that comments are in from 4 – 5  
2 contacts with more to go – there are a lot of people involved in providing information for this Chapter.

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4 **Chapter 10: Land Use:** The Planning Board has responsibility for this chapter and Mr. Sargent asked  
5 for comments by the 8/15 meeting with the draft due by 9/16.

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7 **Chapter 11: Housing:** Mr. Wilson and the Assessor will be primarily responsible for this Chapter,  
8 and Mr. Sargent is thinking that the Chapter should also include a synopsis of the changes in housing:  
9 What happened with the recession; the trend to “dark Houses”; Lupine Terrace and the funding  
10 process for low-income housing ...

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12 **Chapter 20: Planning:** The Planning Board also has responsibility for this chapter and comments are  
13 due by 9/16 with the draft due by 10/03.

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15 **Chapter 24: Government:** Ms. Freedman-White is beginning work on the chapter and will cover the  
16 following topics – some recommended by the Committee: The history of government in Town; the  
17 changing divisions of responsibility; the role of the Annual Town Meeting; the role of Committees;  
18 state and federal representatives; the relationship to Knox County government; the relationship to the  
19 school districts; volunteer groups that provide services to the Town – Rotary, Lions, American Legion,  
20 Downtown Business Group, the Chamber (with a history of the two chambers merging and how that  
21 reflects a move to regionalization, and the role of the Town Charter.

## 22 23 **6. PUBLIC INVOLVEMENT:**

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25 Revisiting the subject of the lack of public participation during the Public Information  
26 Meetings, Ms. Freedman-White suggested that she and/or the Committee’s Chapter Liaison could go  
27 back to the group(s) that offered comments to go over the revised drafts in person. Although Mr.  
28 Householder wants to hear comments and questions on the revised drafts from these people, and had  
29 asked her to request their attendance at the informational meetings, Ms. Freedman-White believes the  
30 Committee will need to be pro-active if they want to hear comments.

## 31 32 **7. OTHER:**

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34 Mr. Sargent will be appearing before the Select Board at their 6/04 meeting to provide an  
35 update and discuss the change of writing style.

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37 Mr. Sargent would like to see Committee members assigned to more chapters, and asked  
38 members to think about where they might be willing to commit some time.

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40 There being no further business before the Committee, they adjourned at 7:04 pm.

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43 Respectfully submitted,

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46 Jeanne Hollingsworth, Recording Secretary