

1 There was discussion about how this involves State approval of these Ordinances. Mr. Scholz,
2 who owns property on Hosmer Pond, related the Pond Association's experience in trying to eliminate
3 big boats from the Pond. Pond Association members agreed to a limit on the horsepower of motors
4 allowed on the Pond, but the change required State approval which was not granted -- the State, in
5 effect, overrode the Association's Accord.
6

7 Jet skis are allowed on Hosmer Pond, and when that use has been inappropriate, the Warden
8 has been called and has resolved the matter. Ms. MacKinnon asked if the jet skis being referenced
9 were all jet engines, and Mr. Twitchell replied that these rules apply only to personal watercraft.
10

11 Q. Are there rules granting exclusive use of the lake or parts of the lake?

12 A. Mr. Twitchell was not aware of any rules governing the use of the lake for activities like a rowing
13 club.
14

15 Q. Can property owners place an unlimited number of moorings in the lake and rent them?

16 A. Mr. Twitchell would hope they could not rent them, but he did note that anyone who wants can
17 place a mooring in a lake regardless of whether or not they own property there. This fact is not
18 advertised because they do not want to see a proliferation of moorings. There are restrictions on
19 mooring placement: The moorings must be less than 200' from shore; they must be on a white
20 mooring ball with a blue stripe; they cannot impede regular boating traffic; and if it is in a cove, the
21 mooring ball can only extend one third of the distance across the cove. If the numbers of moorings do
22 become a problem, towns can enact ordinance to control the numbers just like they do in the harbor
23 now.
24

25 Mr. Sargent noted that one of the things they do in the Comp Plan is to make recommendations
26 for further considerations. If they were to recommend that Camden get together with the towns of
27 Lincolntonville and Hope in an effort to limit moorings in the area, did he think that the State would be
28 receptive to that request. Mr. Twitchell believes they would, and related that he has been approached
29 for information on the placement of moorings significantly more times this year than last. He thinks it
30 could become an issue, and might be something to look into. He mentioned that the cove at Bog
31 Bridge, which now has a couple of sail boats moored there, could, in theory, be full of sailboats as
32 long as there was still clear passage to the ramp.
33

34 Mr. Scholz asked Mr. Twitchell how he handles complaints of noise on the lakes. Mr.
35 Twitchell replied that it is no different than any other land-based complaint he receives that he handles
36 as a law-enforcement officer. He is a detective with the Knox County Sheriff's Office which is where
37 he gets his police powers to act in Camden and Hope. In Lincolntonville his power comes from his
38 Inland Harbor Master Phase II status which has the same authority as a police officer. In the case of
39 noise, he would give a courteous warning and let folks know they could be charged if the problem
40 continues. Mr. Scholz asked if he thought that it would be appropriate to add this issue to the
41 recommendations for further study. This change would have to be part of the noise ordinance which
42 now applies only to the downtown area, and members thought it would be difficult to make the
43 restrictions apply just to the lakes. Mr. Scholz believes it is an issue worth considering for inclusion in
44 the Plan.
45

1 Ms. Tuttle asked if they act to limit moorings in the Plan, would those moorings already in
2 place be grandfathered. Mr. Sargent replied that Mr. Wilson would probably have to research that
3 question, but that the Plan would only make recommendations not actual changes. Sometimes
4 recommendations for changes can come back to the Board fairly quickly however, and it may be
5 something that they would be involved with again. Mr. Wilson would work then with the Town
6 Attorney to see if there were any legal issues. Mr. Wilson added that typically ordinances don't affect
7 things already in place, but Mr. Sargent suggested because buoys are removed for the winter, it might
8 mean the Town could require permission to put buoys back in place the next spring. They could also
9 require that any mooring plan for the cove would have to be approved -- just like it is for the harbor.
10 Ms. MacKinnon noted that the State would have to give permission for any new regulation.

11
12 Mr. Twitchell apologized that Mr. Leeper never arrived. Mr. Twitchell believes it would be
13 beneficial for the Board to speak to Mr. Leeper about water quality testing for oxidation levels and
14 bacterial levels; he is very knowledgeable about the lakes and if the Board has questions about water
15 quality he could answer them. Mr. Wilson noted how helpful Mr. Twitchell has been in helping keep
16 track of Shoreland activities that are of interest to Mr. Wilson; it makes his job easier. Mr. Sargent
17 asked Mr. Twitchell to check with Mr. Leeper to see if his schedule would allow him to appear before
18 the Board in the near future.

19
20 → Mr. Sargent will add language about the moorings to Chapter 6.

21 → Mr. Twitchell will try to clarify whether or not property owners can lease out mooring space.

22 23 **4. COMPREHENSIVE PLAN REVIEW PROCESS:**

24
25 For the benefit of the new members, Mr. Sargent explained the process to approval for
26 Comprehensive Plans – from the Comp Plan Committee to the Select Board to the State for review
27 and back to the Town for a vote at Town Meeting. The State review process has changed since there
28 is no longer a State Planning Office. There is a small staff at the Department of Conservation that will
29 offer comments on whether or not the Plan complies with State standards, but any recommendations
30 for changes are voluntary. The fact that the State review process has changed so much should mean
31 that the timeframe to Town adoption is much shorter than it was for the current Plan.

32
33 There are many reasons to keep a Comp Plan compliant, and one of the most important is the
34 requirement by grantors that a Town have a Comp Plan that is current. This revision of the Plan began
35 in September of 2012 and is scheduled for completion in late 2014. It will then be sent to Public
36 Hearings by the Committee and the Select Board and finally to the Town for a vote in June of 2015.

37
38 There were not enough citizen volunteers to staff a Comp Plan Committee, and the Planning
39 Board was asked to sit in that capacity. Jean Freedman-White volunteered to co-ordinate and to
40 distribute materials for comments; to revise drafts prepared by various committees and groups; and to
41 edit the final draft after hearing Committee comments.

42
43 They have divided the chapters into three groups – easy, hard and those that are really hard to
44 write or may be controversial. They have done the easy ones first to test the process of working with
45 Chapter Working Groups. After Jean has retrieved the drafts from these groups she inserts the various
46 groups' comments into the draft using a multi-colored system to indicate existing and proposed

1 language, and to identify the source of comments. After the Committee has finished their work, the
2 final draft is sent to a Public Information Gathering Meeting (PIGM); and when it is finalized, the
3 draft sits until the entire Plan is revised and ready for Public Hearings to begin. The Plan should be
4 ready by February 2015 for the Select Board’s vote on whether or not to send it forward to the Town
5 in June.
6

7 The revised Plan is intended to be easier to read: Many charts and tables will be pulled from
8 the Plan altogether or inserted into an Appendix. Other important planning documents will be
9 included here as well – like the Lachman Group’s Downtown Master Plan. There will be a new
10 chapter on Government including information on the relationship of Town staff to committees and
11 Town government and to civic groups who play important roles in the community.
12

13 A schedule has been prepared and is updated when changes are made. Committee members
14 have volunteered to serve as Comp Plan Committee leads and there happens to be three empty slots to
15 fill. In addition to helping track the chapter draft, CPC leads will be responsible for writing the Issues
16 and Implications sections of each chapter. This chapter section, which the Committee believes needs a
17 new name, is intended to express what the Committee believes is worthy of further consideration by
18 the Town, and to assign the issue to some of the different groups that do this work. After adoption of
19 the revised Plan, a new committee will be formed to follow and track these recommendations.
20

21 **5. Review of Chapter 14:**

22
23 The draft of this Chapter was first reviewed by the Committee in early June. It has been
24 revised by Jean based on the Committee’s work.
25

26 John Scholz referenced a memo dated July 10, 2013 from Meg Barclay, Chair of the Historic
27 Resources Committee regarding the changes made to the draft since the HRC’s work this past spring.
28 The memo expresses concerns with regard to content accuracy and grammar, as well as with changes
29 made to the Issues and Implications section of the Chapter. Mr. Scholz asked why these changes had
30 been made without the involvement of the HRC. Mr. Householder, who is the Committee lead on this
31 Chapter, explained that along with the HRC, eight different organizations had been involved in
32 offering comments regarding revisions to this Chapter. Families who own historic properties in the
33 downtown also participated. The Committee received pages and pages of comments, all of which
34 were incorporated into one draft packet by Jean Freedman-White. The Comp Plan Committee edited
35 out duplicate comments and information they considered irrelevant; they rearranged sections and
36 generally attempted to make the chapter flow better for readers. Much of what the HRC
37 recommended in their letter and comments was incorporated, but some was deleted.
38

39 Mr. Scholz reported that the HRC met recently and was at a loss to understand why this
40 version was so different from what they proposed. “Feathers were ruffled” because it did not appear,
41 after a great deal of hard work, that their comments were give consideration. In addition, they are not
42 thrilled about this re-write. Mr. White, who is also the liaison to the HRC, was at that meeting and
43 agrees that Mr. Scholz provided a fair assessment of their response to the draft.
44

45 The Chair responded that this revision is a “stew” – a mix of comments from all the groups and
46 various people asked to comment. At the PIGM they will invite all interested parties to comment and

1 make their arguments for any further revisions. But, the Comp Plan Committee reserves the right to
2 edit the final version. Mr. Bernhard hopes that the final Plan will be put together by someone who can
3 take the draft chapters and edit them so the Plan have a single “voice” and be enjoyable to read. He
4 believes there are several great editors in Town who may take on that challenge. Mr. Sargent agrees
5 that a readable plan is the goal, but they must be careful that an editor doesn’t take too much license
6 with factual information. Mr. MacLean suggested they look to Lincolnville’s Comp Plan as a model of
7 a readable plan. Mr. Sargent will contact people who worked on that Plan to see what they might be
8 able to offer the Committee by way of help.

9
10 Mr. Barnhard recommended that mention be made somewhere in the Chapter of the several
11 Civilian Conservation Corps (CCC) projects that still exist in various stages of repair at Camden Hills
12 State Park. There are the ruins of a kitchen with four fireplaces and two sinks in the lower park; there
13 is a fine set of stone steps on the Table Lands Trails; and other structures still exist elsewhere in the
14 Park as well. It would seem appropriate to refer to this work in this Chapter. Other members agreed,
15 and Mr. Sargent asked if Mr. Bernhard would write something for inclusion in the draft. Ms.
16 MacKinnon suggested it might be good to include some pictures of the structures for interest.

17
18 → Mr. Householder suggested that the term “Recommendations and Strategies” replace the current
19 “Issues and Implications” section in each chapter; members agreed with that recommendation.

20
21 The Committee proceeded to make many changes to the Chapter 14 draft; most of them were
22 minor changes to wording and punctuation. There were questions about the listings of Significant
23 Buildings, Landscapes and Vessels and why some were listed twice; the Committee will ask the HRC
24 for the answer. There was substantive discussion regarding the newly titled Recommendations and
25 Strategies section regarding the order of the recommendations to develop a Historic Preservation
26 Ordinance and to create a Camden Historic Commission; if the goal is to preserve historic resources,
27 then creating an Ordinance to do that should lead the recommendations. The Comp Plan Committee
28 believes that it would be appropriate to recommend that the HRC work with the Planning Board to
29 develop future ordinance language since writing ordinances is the purview of that Board. It could be
30 that it is within that Ordinance that a Commission would be created and given their charge.

31
32 Mr. Householder will take the many recommendations for changes and re-write the Section;
33 Ms. Freedman-White will make the other recommended changes, and the Chapter will come back to
34 the Committee at their next meeting for further review.

35 36 **6. Other Business:**

37
38 Mr. Sargent reported that as Planning Board liaison to the Downtown Network Group, he
39 attended a presentation by the State regarding grants totaling \$1.3M that are being made available over
40 the next five years under the Active Community Environment program to make residents and visitors
41 more aware of local recreational facilities. The State has a tool called “The Rural Active Living
42 Assessment” that allows towns to score the numbers and types of recreational resources available in
43 varying distances from the downtown. The representatives will meet with the Parks and Recreation
44 Department to explain the process. They also offered to do a Peer-to-Peer review of the Comp Plan
45 chapters involving recreational resources.

1 **Update the Comprehensive Plan Schedule:**

2
3 The three new members each volunteered to take the lead on a Comp Plan Chapter, and Don
4 White agreed to serve as the lead on the Transportation Chapter since he has been involved with this
5 issue for many years with Gateway One and now the Mid-Coast Transit Study Group. Other changes
6 were made to adjust due dates.

7
8 There being no further business before the Committee, they adjourned at 7:10 pm.

9
10 Respectfully submitted, Jeanne Hollingsworth, Recording Secretary