



- The Lead will also make any revisions to the Chapter following the Public Information Gathering Meeting
- At the end of the process the Committee will engage an editor to “polish” the final document and give it “one voice”.

#### **4. Review of Chapter 14 – Historic Resources:**

The draft of this Chapter has been revised again by Ms. Freedman-White and Mr. Householder based on the Committee’s comments at the previous meeting. Mr. Householder was the Chapter Lead and led the discussion as the Committee reviewed these changes and made revisions to the Recommendations and Strategies section; this revised draft is scheduled for a PIGM on August 1.

Ms. MacKinnon believes that the recommendation to develop a permit review process will be as controversial now as it was when it was proposed as part of the Historic Preservation Ordinance. Mr. Scholz believes that it is a good starting point for discussion, but agrees that it will be controversial.

#### **5. Review of Chapter 7 – Sewer and Water Utilities:**

Mr. MacLean arrived at this point in the meeting. Mr. Sargent was the Chapter Lead and led the review as the Committee made some minor editing recommendations, and had a substantive discussion about the validity using 1990 dollar estimates for projects listed in the previous Plan:

- Mr. Householder believes the figures are meaningless today and believes they should either be removed from the section or updated.
- Mr. Sargent believes it would be difficult to easily update the figures in a responsible manner. In addition to the simple fact that material costs have changed, an estimate must take into consideration whether new codes must be met and what that might mean to the design itself.
- Other members felt that in addition to being meaningless, the numbers may be confusing or misleading.
- Mr. MacLean feels that these figures still could be helpful in helping citizens evaluate different proposals, and Mr. Sargent agreed saying that they still offer a sense of scale showing, for example, that the Beaucaire Avenue project costs twice as much as the John Street project and four times as much as the Molyneaux Road project.
- Mr. Householder argued that it shouldn’t be too difficult to come up with some kind of updated figure, and Mr. Sargent agreed to check with the Wastewater Superintendent to see if he did have any updated information.
- It was also suggested that one of the Recommendations might be that the Town should update these figures.

#### **Temporarily Adjourn to Reconvene as the Planning Board:**

Don White, Select Board Liaison to the Comprehensive Plan Committee and the Planning Board, asked if the Committee could return to the Planning Board discussion of the Select Board’s Goals Meeting. He wanted to hear that discussion before he had to leave. Mr. Sargent temporarily adjourned the Committee at 7:05 pm.

1 The Committee reconvened at 7:25 pm.

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3 **5. Review of Chapter 6 Goals and Recommendations:**

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5 Mr. Scholz asked whether or not Goal #3 regarding the Hosmer Pond Associations effort to  
6 improve water quality should include implementing municipal measures as well as State approved  
7 measures. Mr. Sargent believes that there is no role for the Town to play in this regard as all  
8 regulations in this regard are under the jurisdiction of the State. The Town really has no role to play  
9 when it comes to what happens on the water. Mr. Scholz questioned this understanding of the Town's  
10 role, but Mr. Sargent stated that he was simply trying to say that the Town's only role is to support the  
11 Association's efforts, and Mr. Scholz accepted that statement.

12  
13 Mr. Bernhard asked that the activities of the Maine Farmland Trust in preserving farmland in  
14 the area be addressed. In considering the impact of development on natural resources, the importance  
15 of permanently protecting farming resources like the Rokes Farm and the Spear Farm in worthy of  
16 mention. Mr. Scholz agreed noting that the historic Howe Farm on Howe Hill is now protected as  
17 well. Together, they will write a paragraph or two to insert into this Chapter; the Board will finalize  
18 the Chapter at their meeting on August.

19  
20 Civilian Conservation Corps structures at Camden Hills State Park: Richard Bernhard

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22 Mr. Bernhard met Mr. Sargent to look at the old structures on the water side of the State Park.  
23 They saw a structure that was obviously tables with banquettes and the ruins of a summer kitchen with  
24 what had been a huge oven with five chimneys and what had been a sink. There was something that  
25 appeared to be an altar; there is a large covered picnic area still in use; and the toll house still stands as  
26 well. Mr. Sargent noted that he would have walked by many of these objects had Mr. Bernhard not  
27 pointed them out – they are made of the stone that exists everywhere on the site and blend right in.

28  
29 Mr. Bernhard had attended a lecture at the Camden Library by Jay Foster, grandson of one of  
30 the superintendents of the CCC project at Camden Hills State Park. Mr. Foster has pictures of the  
31 camp as it existed then and informed the group that Hans Heistad who designed Beech Nut on Beech  
32 Hill and the Weatherend Estate in Rockport, was the principle designer. Stubby Wheeler, a former  
33 local contractor, did much of the work. At its peak, there were 3000 people living at the camp  
34 working to develop the waterside park. All materials were natural and the normal life-span is only 20  
35 – 50 years. There is a national CCC organization to support preservation efforts, but there is less and  
36 less funding to refurbish these sites.

37  
38 He believes that this is a real asset to the Town and hopes that the decay can be stopped now  
39 before it worsens. Mr. Householder believes the preservation effort should be added to either the  
40 History Chapter or the Historic Resources Chapter as one of the goals. Mr. Bernhard is going to look  
41 at pictures from Barbara Dyer's book hoping to find some of the CCC.

42  
43 Mr. Bernhard was asked to write a paragraph and get it to Ms. Freedman-White so it can be  
44 reviewed at the next meeting.

1 **Update the Comprehensive Plan Schedule:**  
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- 3 • Chapter 5 – Natural Resources: Mr. Sargent asked where the Chapter stands. He understands  
4 that Mr. Wilson was to be involved in the drafting, and that Ms. Freedman-White was waiting  
5 for information from Bart Wood. Mr. Wilson has not yet seen what has come from Bart Wood,  
6 but will find time to review that and meet with Ms. Freedman-White. Ms. Freedman-White  
7 informed the Committee that Bart Wood’s comments have been received. She and Ms.  
8 MacKinnon will begin work, and will be ready for review by the Committee on August 15
- 9 • Chapters 11 (Housing) and 20 (Planning) will be extended out until 9/05 for Work Group  
10 Completion, 10/03 for the revised drafts and November 7 for CPC Review
- 11 • Chapter 15, Public Facilities, will be rescheduled on 8/01 once the status of the information  
12 still out is known
- 13 • Chapter 20 draft is now due on October 17

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15 Mr. Sargent noted than some of these dates may change depending on how much Planning  
16 Board time is consumed by the Fox Hill review.

17  
18 There being no further business before the Committee, they adjourned at 8:05 pm.  
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21 Respectfully submitted,

22  
23 Jeanne Hollingsworth, Recording Secretary