

1 **CAMDEN COMPREHENSIVE PLAN COMMITTEE**
2 **MINUTES OF MEETING**
3 **August 15, 2013**
4

5 **PRESENT:** Chair Lowrie Sargent; Members: Richard Householder, Jan MacKinnon, and John
6 Scholz; Alternate Member Kim Tuttle; Don White, Select Board Liaison to the Comprehensive Plan
7 Committee; Jean Freedman-White, Coordinator and Liaison to the Chapter Working Groups; and CEO
8 Steve Wilson

9 **ABSENT:** Member Chris McLean and Alternate Member Richard Bernhard

10
11 The Chair called the meeting of the Comprehensive Plan Committee to order at 8:15 pm.

12
13 **1. PUBLIC INPUT ON NON-AGENDA ITEMS:**

14 No one came forward to speak.

15
16 **2. MINUTES:**

17 The Minutes of August 1, 2013 will be reviewed at the next meeting.

18
19 **COMPREHENSIVE PLAN REVIEW PROCESS:**

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21 **3. Review of Chapter 5 – Natural Resources:**

22
23 The Board took comments from Doug Johnson, Chair of the Conservation Commission:

24
25 Lines 837 – 843, which is the Natural Lands Inventory, should be added back into the draft with the
26 addition of “water bodies” to line 839. This inventory is something the Commission did with the help
27 of a hired consultant, and is important to the history of Commission work. There was a Natural Lands
28 Map created along with a report; work that had been given as a charge to the Conservation
29 Commission within the Ordinance.

30
31 → The Commission will add language to this paragraph explaining what the Natural Lands Inventory is,
32 who conducted the survey, when it was done, and where the Overlay Map is located. The revised
33 paragraph should be inserted with the Open Space section which begins on Line 766.

34
35 Lines 908 – 912:

36
37 4. Prevention is the key to keeping non-native plants from invading local gardens, ~~and~~ open fields,
38 streams, lakes, and wooded areas. ~~Invading~~ Invasive plants can outcompete native species for
39 sunlight, nutrients and space and can change animal habitat by eliminating native foods, altering cover
40 and destroying nesting opportunities. Furthermore, inspection of boat hulls launched from other
41 locales can help prevent the introduction of ~~invasive~~ invasive milfoil and other invasive species in the lakes.
42 (Second change recommended by Ms. MacKinnon.)

43
44 Lines 746 – 758: Mr. Johnson suggested that when there is a recommendation made it should be
45 included in the Recommendations section at the end of the Chapter instead of in the body of a
46 paragraph.

1 Mr. Johnson noted that the Commission’s information on their “Tree City USA” program was
2 omitted entirely from the draft. The Commission suggested the following language is added to the
3 Community Forest section which begins at Line 746:

4
5 ‘Tree City USA:

6
7 In 2012, for the seventeenth consecutive year, Camden was named a Tree City USA, one of 18
8 in Maine. During Maine’s official Arbor Week, the third full week in May, an annual Arbor Day
9 program is organized by Camden’s Arbor Days and Tree City USA Coordinator, and the Camden
10 Conservation Commission. An official proclamation of Arbor Day by the Select Board and an Arbor
11 Day Program are part of the requirements for re-certification for the Tree City USA status, an Arbor
12 Day Foundation and Maine Forest Service Project Canopy program.’

13
14 Mr. Johnson announced the Commission has just been awarded a Project Canopy grant to do a
15 brochure to accompany a walking tour of important trees in Town. Ms. MacKinnon believes it is
16 important that Town-owned trees be maintained, and will speak to the Tree Warden to find out what
17 kind of program is in place to do so.

18
19 Mr. Sargent recommended completing the review of Chapter 5 at the September 19 meeting.

20
21 **4 - 6: PUBLIC INFORMATION GATHERING MEETINGS:**

22 Chapter 6: Natural Constraints; Chapter 7: Water and Sewer; and Chapter 14: Historic Resources

23
24 The Board has invited those who participated in the drafting of these chapters to review and
25 comment on the changes before the chapters are set aside until the Plan is readied for completion in
26 the winter of 2014/2015. At that time everything will be reviewed for last minute updates and changes
27 one last time.

28
29 Chapter 14:

30 Mr. Householder, the Committee Lead on Chapter 14, led this review: The Historic Resources
31 Committee offered a variety of comments regarding word changes, etc.; they have not yet been
32 incorporated into the draft. There were no public comments on the draft, and Mr. Sargent
33 recommended that Mr. Householder incorporate the changes made at the last Committee review and
34 the recommendations from the Historic Resources Committee. The Committee will not review the
35 Chapter again: The edited version will be sent to Board members and interested committees with a
36 request to review for errors only. Once those changes have been made, the draft is ready to be set aside
37 until the final review.

38
39 Mr. Householder expressed his continuing disappointment that after all the work that has been
40 done no one has come to comment. Ms. Freedman-White replied that all groups have seen the final
41 draft; she thinks they are satisfied with the final draft and they simply have no further comments to
42 offer.

43
44 Chapters 6 and 7: There were no further comments, and Mr. Sargent asked that Committee Leads
45 finalize the drafts and send all black versions to Mr. Wilson and Ms. Freedman-White with a notation
46 that this is a finished draft.

1 Chapter 11: Housing

2
3 Mr. Sargent updated the Committee on the status of the Camden Affordable Housing
4 Organization (CAHO) who reported to the Select Board at the last meeting: Three of those members
5 have been on board for 17 years; they are going to complete Lupine Terrace and then they are done -
6 the Town will need to reformulate another committee. The Select Board wants to do a housing
7 assessment of the Town – find out how many units there are, how many we need, and how many
8 might be suitable buildings exist that would be eligible for rehab into affordable units as opposed to
9 constructing new units for affordable housing. This information can aim a new affordable housing
10 group in a new direction that is tailored to the Town’s actual needs. The Select Board has just
11 approved issuing a Request for Proposals looking for someone to conduct this assessment.
12

13 Mr. Scholz reported that Select Board member Jim Heard is very interested in keeping the
14 Select Board focused on looking for and creating opportunities for Work Force Housing in Town. The
15 concept for organizing and charging the new committee is in its infancy, and no details are available.
16 Mr. Sargent and Mr. Cates agree it is premature to do anything on the Housing Chapter until this
17 assessment is completed, so this Chapter will be postponed until the end of the year at least. Ms.
18 Tuttle offered to work with Mr. Householder on the Chapter.
19

20 **UPDATE THE COMPREHENSIVE PLAN SCHEDULE:**

21
22 No Comp Plan meeting on 8/29.

23
24 Chapter 5: Finish review on 9/15.

25
26 Chapter 15: Public Facilities is re-scheduled for 9/15.

27
28 Chapter 10: Still on track to review draft 10/03.
29

30 There was a discussion about the role of the Board during this re-drafting of the Comp Plan
31 For 2015 as compared to the 2005 version: Mr. Nims, whose job at that time involved much more
32 planning than code enforcement, had time to write the draft of that Plan. The Board’s reviewed his
33 drafts and, although they went through line-by-line, they made few changes. Only four of the chapters
34 in that 2005 Plan were re-written – all the others had only minor changes. Mr. Sargent believes that
35 because of the heavy hand of the State Planning Office in controlling content of Plan, Camden was
36 wary of making too many changes and having to go through the process of re-writing to comply with
37 the State’s requirements. After the draft was completed, it still took 1 ½ years of redrafting to get State
38 approval in 2005. Now that State oversight is minimal, the Board’s approach to looking at the whole
39 Plan as open to changes is healthier and will produce better results.
40

41 There being no further business before the Committee, they adjourned at 8:05 pm.

42
43 Respectfully submitted,

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45 Jeanne Hollingsworth, Recording Secretary