

CAMDEN COMPREHENSIVE PLAN COMMITTEE
MINUTES OF MEETING
August 28, 2014

PRESENT: Chair Lowrie Sargent; Members Richard Bernhard, Richard Householder, Jan MacKinnon, Robin McIntosh and John Scholz; and Jean Freedman-White, Comprehensive Plan Coordinator

ABSENT: CEO Steve Wilson

The Chair called the Meeting of the Comprehensive Plan Committee to order at 5:00 pm.

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

2. MINUTES:

July 24, 2014:

The date of the meeting was incorrect

Page 2 Line 53: "...everyday activities ~~found~~ if it is to survive..."

MOTION by Mr. Scholz seconded by Ms. MacKinnon that the Minutes of the Comprehensive Plan Committee meeting of July 28, 2104 are approved as amended.

VOTE: 5-0-1 with Ms. McIntosh abstaining because she had been absent

5. COMMITTEE REVIEW: Chapter 9 Transportation

Select Board Liaison Don White was assigned this Chapter and he was present for the initial review of the draft. Mr. White included a brief history of transportation in the area noting that there was once a trolley used for public transportation; today only private companies provide transit. He also informed the Committee that the report of the Mid-Coast Public Transit Study Group has not been finalized; it will be available to include with the Plan when it is published.

Mr. White worked with Public Works Director Rick Seibel to ensure the figures used in the Chapter are correct. Regarding the current state of train service to the region, Ms. McIntosh informed the Board that there is a new service being marketed by Amtrak to begin this summer. Eastern Maine Railroad and Amtrak are already offering train service from Rockland to Boston. This summer, working with local hotels Amtrak is offering a week-end package for visitors to the Mid-coast. If the project is successful, it could lead to more services connecting Eastern Maine Railroad and Amtrak.

← Ms. McIntosh will draft language to include in the Chapter regarding Amtrak's proposal.

← Mr. White will check on the process for prioritizing work to roads and the opportunity for public input and information

← Mr. White will check to see if the engineering to improve sight lines was ever completed for the Cobb Road Mechanic Street intersection

← Ms. McIntosh will draft language about "walkability" for the Recommendations section

← Traffic counts are old – Mr. White will see if there is any new information available

← Accident information is also old – if the State has updated this information it should be included

← The Riverwalk should be moved to Chapter 13 Parks and Recreation nor is the Mountain Bike Trail

- 47 ← The “Wayfinding Signs” and “Directional Signs” projects should be included here
- 48 ← Parking information should be updated and complete
- 49 ← Information on the Parking Trust Fund should be updated
- 50 ← The Pathways Committee “wish list” should be consolidated and assigned to representatives
- 51 from both Camden and Rockport
- 52 ← Revising the Parking Standards should be added as a recommendation to address the concerns
- 53 already identified by the Planning Board
- 54 ← Information on the airports and bus service should be added
- 55 ← Continue effort to work with island communities and boat access and other waterborne traffic

56

57 **4. PUBLIC INFORMATION GATHERING MEETING: Chapter 24 Government**

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59 Members made recommendations for changes. There was a lengthy discussion regarding how
60 or if to address the role that the various groups/non-profits in Town that contribute to the quality of
61 life. An introductory sentence will be drafted. The Chapter will be in Final Draft format once these
62 changes are made.

63

64 **6. COMMITTEE REVIEW: Chapter 20 Planning**

65

66 Mr. Scholz wrote the draft and explained that most of the Chapter is new and consists mainly
67 of Recommendations, Questions and Strategies which address the numerous comments that were
68 received in this regard. He asked the Committee’s opinion on whether or not this was an appropriate
69 way to organize this.

70

71 Ms. McIntosh asked if a more appropriate title for the Chapter should be Planning and
72 Community Development instead to include issues like smart planning, strengthening neighborhoods
73 and other items CEDAC addresses. Mr. Sargent does not know if the title can be changed, but agrees
74 that it is the appropriate place to include a discussion on the subject.

75 ← Ms. McIntosh will draft a subsection on the issue of Community Development

76

77 The Committee asked to see some language added about the level of public interest and
78 participation in the development of the reports that have been used to develop planning strategies.

79

80 Reference will be made within each section to the Chapter where there is more detailed
81 information.

82

83 Mr. Householder recommends including the discussion on Planning itself within the Executive
84 Summary. Ms. McIntosh argued that there was a place within the Plan to talk about how to reach and
85 implement decisions regarding planning and development in order to create a vibrant community. Mr.
86 Sargent believes there is room to include a discussion of the basic components of planning as well.
87 There needs to be sufficient infrastructure – roads, sewer, water, etc, to address the needs of a healthy
88 community. Ms. Freedman-White recommended that Ms. McIntosh be given this chapter to re-write
89 since planning is her expertise.

90

91 ← Ms. McIntosh and Mr. Scholz will work together to rewrite the Chapter. They will review the
92 Recommendations, Questions and Strategies sections of already completed chapters to ensure that the

93 Planning and Community Development discussion does not repeat the Recommendations, etc, in other
94 chapters.

95

96 **OTHER:**

- 97 1) Matt Orne will attend the next Planning Board meeting to answer any questions the Board
98 might have since he is unable to attend the Public Hearing later in the month. Board members
99 should familiarize themselves with the site in case they have any questions.
- 100 2) Kristi Buifulco's first Citizen's Petition – with nearly 300 signatures – was found to have been
101 incorrectly worded by the Town. One of the Select Board members who originally voted
102 against the Amendment agreed to change his vote in fairness to Kristi because this had been a
103 Town error. The meeting to reconsider that vote had to be properly advertised, and in the
104 meantime Kristi gathered over 600 signatures. That petition will be considered by the Select
105 Board at their next meeting – everyone assumes that given the number of citizens expressing
106 support the Board will send it on to the voters.
- 107 3) Don White and Mr. Sargent agreed at their last meeting that the Select Board should give the
108 Planning Board five things they would like to work with them to accomplish in the following
109 year; and, the Planning Board should do the same for the Select Board. The next time the
110 Comp Plan Committee gets together, he and Mr. White will bring those five requests to the
111 table to begin discussions. In between now and then the Planning Board needs to come up
112 with those five things they would like to work on with the Select Board.
- 113 4) The Comp Plan Schedule was updated.

114

115 Ms. McIntosh left the meeting:

116

117 **3. WORKSESSION as PLANNING BOARD: Business Opportunity Zone (BOZ) Draft**

118

119 The Board reviewed the changes made during the last worksession on the draft. They then
120 discussed the pros and cons of the FAR they have chosen on a one acre lot and how that might play
121 out in the BTH District. Whether or not the concept is useable in this District is a question in and of
122 itself; the politics of changes to this district and the opposition that might jeopardize the entire
123 proposal v. taking the BTH out of the mix was the subject of a long discussion. (The recording ends
124 here – the discussion was still going on.)

125 Work on the final draft will continue at the next Planning Board meeting.

126

127 There being no further business before the Committee they adjourned at 8:00pm.

128

129 Respectfully submitted as transcribed from a recording,

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131 Jeanne Hollingsworth, Recording Secretary