

1 **CAMDEN COMPREHENSIVE PLAN COMMITTEE**
2 **MINUTES OF MEETING**
3 **November 13, 2014**
4

5 **PRESENT:** Chair Lowrie Sargent; Members Richard Bernhard, Richard Householder, and John
6 Scholz; Jean Freedman-White, Comprehensive Plan Coordinator; and CEO Steve Wilson

7 **ABSENT:** Robin McIntosh
8

9 The Chair called the Meeting of the Comprehensive Plan Committee to order at 5:00 pm.
10

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

12 1) The Board discussed the upcoming workshop called by the MSAD #28 School Board with the
13 Camden and Rockport Select Boards -- the Camden Planning Board and CEDAC have been
14 invited as well. The agenda includes an overview of the proposed new middle school, a subject of
15 recent discussion by the Planning Board. Earlier in the year Mr. Sargent learned of some of the
16 problems the engineers had regarding the expense of bringing the current buildings up to code.
17 The new fire suppression standards will be especially expensive to meet since they require
18 bringing a new 8" water main to the building from Mechanic Street. The Board discussed other
19 options for solving the problem like construction cisterns to supply water or compartmentalizing
20 sections of the building so the current water supply would be sufficient to meet suppression
21 requirements.
22

23 Mr. Sargent went on to say that the reasons the School Board gives for a new building is that
24 the current school is too big by 30% which results in the students having to walk too far between
25 classes and it is inefficient. There is no State funding available to help defray the projected cost of
26 \$28M and to offset the anticipated tax increase of this project alone at \$60 or more per \$100,000.
27 In addition, there will be a doubled operating cost as students remain in the old building at the
28 same time the new one is being completed. It had been difficult to get numbers from Ms. Nutter
29 for projected student populations otherwise, but she did say that there is a waiting list for out of
30 region students who want to attend Camden Schools.
31

32 The Board discussed possibilities for re-use or retrofitting of the school and believe that it is
33 usually less expensive to upgrade and re-use a building that to demolish and build from scratch.
34 Although there has been no formal discussion with the Select Board regarding their position with
35 regard to a new school, Mr. Sargent has spoken to several members on an individual basis. Some
36 wonder why so much money had been spent in recent years on upgrades and improvements if this
37 was the end goal, and all he has spoken to believe it is too much money that .
38

39 2) Mr. Sargent attended a Downtown Network Board meeting where it was reported that the town
40 Manager had been meeting with traffic engineers regarding Route One and the Southern Gateway.
41 Mr. Sargent will let Ms. Finnigan know that the Planning Board, which has been working on this
42 very project, is interested in learning more about the scope of the work the engineer is discussing.
43

44 3) Mr. Sargent informed the Board that Robin McIntire was supposed to have been available on
45 the second Thursday of each month. She did not appear this evening as planned, but if the

46 Committee wants to meet on these Thursdays they can discuss the Chapters she has been assigned
47 for work.

48

49 **2. MINUTES:**

50 There are no Minutes from the October 23, 2014, meeting. The Recording Secretary was not
51 present and the tape recorder malfunctioned – there is no record.

52

53 **3. CHAPTER 4 DOWNTOWN:** Ms. McIntosh was expected but did not attend. Discussion of the
54 Downtown Chapter was deferred until she can be present.

55

56 **4. COMMITTEE REVIEW: Chapter 22 Regional Cooperation:** Richard Bernhard

57 The Board reviewed the changes made by Mr. Bernhard, which included completing the
58 section on Recommendations, Questions and Strategies, and set a Public Information Gathering
59 Meeting (PIGM) for December.

60

61 **5. CHAPTER 9 TRANSPORTATION:** Don White

62 Updated draft is not complete.

63

64 **6. COMMITTEE REVIEW: Chapter 13 RECREATION and OPEN SPACE:** John Scholz

65 Mr. Scholz presented the revisions made to this Chapter. With only minor changes to be made,
66 the Chapter will be ready for a PIGM in December. The Committee discussed the listing of Town
67 properties prepared for discussion regarding future value as conserved or open space. They agreed a
68 list of Town-owned undeveloped properties should be prepared for discussion.

69 ← The CEO will work with the Recording Secretary to see what information is available

70

71 **7. SCHEDULE of REVIEW:**

72 The schedule was updated and the meeting dates for the Planning Board and Comprehensive
73 Plan Committee set for the next two months:

74 December 4 and 18 – Planning Board: December 11- Comprehensive Plan

75 January 8 and 22 – Planning Board: January 15 – Comprehensive Plan

76

77 Will Gartley will be returning for Site Plan Review for the new ski lodge and parking lot, but
78 the date is not certain. The Board's review will be limited to conditions on this portion of the site
79 only.

80

81 The Board noted that the PERC facility that takes Camden's solid waste has announced it will
82 be closing sooner than originally planned. The whole solid waste picture in this area could change
83 fairly quickly if that is the case; this issue is one the Town needs to spend time discussing.

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85 There being no further business before the Committee they adjourned at 7:30 pm.

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87

88 Respectfully submitted,

89 Jeanne Hollingsworth, Recording Secretary