

MORATORIUM ORDINANCE

REGARDING RESIDENTIAL PIERS, DOCKS, FLOATS, RAMPS AND OTHER STRUCTURES IN CAMDEN'S OUTER AND COASTAL HARBORS

The TOWN OF CAMDEN, MAINE hereby adopts a Moratorium Ordinance as follows:

Whereas, Camden's Outer and Coastal Harbors are valuable and unique natural, but limited, resources which are subject to increasing demands on the limited water area; and

Whereas, the Outer Harbor and Coastal Harbor are unexpectedly under threat of increased development pressure from structures, such as piers, docks, floats and ramps serving residential properties; and

Whereas, structures such as piers, docks, floats or ramps may have adverse impacts on the intertidal zone and ecosystem, and

Whereas, structures such as piers, docks, floats and ramps may adversely affect small recreational boating and access to a substantial degree, and

Whereas, structures such as piers, docks, float and floats may interfere with public access to and the use of the intertidal zone and harbor waters, and

Whereas, sea level rise is a significant threat to the Outer Harbor, Coastal Harbor, the shoreline, and structures such as piers, docks, floats and ramps; and

Whereas, as the Town's Harbor Committee and Planning Board previously recommended changes to the Harbor and Waterways Ordinance; and

Whereas, the development of additional structures such as piers, docks and floats serving residential properties in the Outer Harbor and Coastal Harbor, pursuant to existing Zoning and Harbor and Waterways ordinance requirements, could pose serious harm to the public, the natural environment, abutting properties, mooring placement, recreational boaters and public access; and

Whereas, the development of additional residential structures such as piers, docks, floats and ramps floats in the Outer Harbor and Coastal Harbor may overburden public services, such as mooring placement and public access; and

Whereas, Town Ordinances do not adequately address the impacts and significance of sea level rise on these structures and the environment; and

Whereas the Town will need at least 180 days to develop and implement the necessary amendments to the Zoning and Harbor and Waterways Ordinances of the Town to adequately address this development pressure: and

Whereas, in the judgement of the Town, these facts create an emergency within the meaning of 30-A M.R.S section 4356 and require this Moratorium Ordinance as immediately necessary to prevent overburdening the Outer Harbor and Coastal Harbor, and to prevent serious harm; and

Now, therefore, it is hereby Resolved to adopt a Moratorium Ordinance to prohibit installation, construction or modification of structures such as, piers, docks, floats, or ramps serving residential properties within the bounds of the Outer Harbor and Coastal Harbor, as defined in the Camden Harbor and Waterways Ordinance. The term of this ordinance shall be for 180 days from the Effective Date. The Effective Date and date of applicability for the Outer Harbor shall be March 15, 2022, the date of introduction of the Moratorium Ordinance discussion by the Camden Select Board. The Effective Date and date of applicability for Coastal Harbor shall be March 21, 2022. This Moratorium Ordinance shall not apply to any permit for a pier and float system issued by the Select Board on or before March 15, 2022. This Moratorium Ordinance shall not apply to routine repairs or maintenance of existing piers, docks, floats or ramps located within the Outer Harbor or Coastal Harbor.