

CAMDEN PLANNING BOARD

Thursday December 5, 2019 5pm: French Meeting Room

Meetings are broadcast live on Spectrum Cable TV channel 1303 and web streamed at www.youtube.com/TownofCamdenMaine.

Written or emailed comments on agenda items must be submitted prior to the meeting.

See below for contact information or go to: www.CamdenMaine.gov

AGENDA

1. PUBLIC COMMENTS ON NON-AGENDA ITEMS:

2. SITE PLAN: Pre-Application Meeting: Modification to Approved Plan

Applicant: Camden Health Care Center & Quarry Hill Association
Location: Quarry Hill Retirement Community
30 Community Drive
Applicant's Agent: Gartley and Dorsky

The Applicant is asking to construct additional parking for the Anderson Inn at Quarry Hill and to construct a 572SF storage building.

3. Convene Workshop on Proposed Zoning Ordinance Amendments: Jeremy Martin

Discussion of draft proposed amendments for June 2020 vote:

1) Accessory Apartment: Amend Article III Definition and Article VIII Sections 2, 3 and 4 to provide property owners with options regarding the long-term rental of an Accessory Apartment; and, to add Accessory Apartments as a permitted use in the Rural Residential and Coastal Residential Districts.

2) Site Plan Review: Amend Article XII to expand upon, and to define, what constitutes a variety of modifications to an Approved Site Plan

4. OTHER:

December 17, 2019 Meeting:

Site Plan: Quarry Hill (T)

Site Plan Pre-Application Meeting:

1) Private Pier (T)*

2) Camden-Rockport Middle School: Proposed Amendments to Approved Plan (T)*

*Applications are due by 12/10/2019 to be placed on this Agenda

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10
11 **MINUTES of MEETING**

12
13 **PRESENT and VOTING:** Rosie Curtis, Chair; Jeff Senders, Vice-Chair; Members Ethan
14 Shaw and Mark Siegenthaler; Alternate Member Richard Bernhard; and Director of Planning
15 and Development, Jeremy Martin

16 **ABSENT:** Matt Siegal (Excused)

17
18 Matt Siegal will be absent for meetings until June 2020. The Motion to appoint Richard
19 Bernhard as a voting member for the duration of Mr. Siegal’s absence was approved 4-0-1 with
20 Mr. Bernhard abstaining.

21
22 **1. PUBLIC COMMENTS ON NON-AGENDA ITEMS:** No one came forward

23
24 **2. SITE PLAN: AMENDMENT to APPROVED PLAN: PREAPPLICATION MEETING**

25 Applicant: Camden Health Care Center & Quarry Hill Association

26 Location: Quarry Hill Retirement Community
27 30 Community Drive

28 Applicant’s Agent: Bill Lane, Gartley and Dorsky
29 Lauren Looke, Coastal Health Care Alliance Site Director
30 Rick Mitchell, Facilities Manager

31
32 Jeremy Martin explained that the Applicant is here to discuss their plan to construct
33 7800+ of additional parking for the Anderson Inn at Quarry Hill and to construct a 572SF
34 replacement equipment storage building: Neither change alone trips a requirement for Site
35 Plan Review and Mr. Martin believes that the Application can be heard as an Amendment to
36 an Approved Plan. He also discussed the option requirement for a Site Walk and
37 recommended that the Board not convene a Site Walk for this application since it is a
38 combination of minor changes to the plan as it exists on the face of the earth. The original
39 Site Plan was approved in 2000 with an amended plan approved in 2003 for modifications to
40 parking.

41
42 All three representatives came forward to discuss the proposal and answer questions: Mr.
43 Looke explained that this is a very active facility offering a spectrum of care: There are 207
44 beds and lots of employees working three shifts. In addition to visitors who come to see
45 patients and residents on a very regular basis – often at mealtimes which is the same time
46 that shifts are overlapping prior to changing. There are many public activities where
47 members of the community come on a regular basis as well as members of the general
48 public: There is simply not enough parking for these busy times.

49 Mr. Lane explained the storm water situation. The facility has a Site Development
50 Permit from the DEP and they are tracking all changes to the property to ensure that they do
51 not exceed the limit that would trigger review under the Site Development Law; these
52 changes do not reach that trigger.

53
54 Members questioned the location of the parking spaces that will, they believe, have a
55 negative result on the open and nicely landscaped character of the property. Mr. Bernhard
56 felt that the loss of residential character of two wings of the nursing home portion of the Inn
57 just to add ten parking spaces. Other members agreed that they wish the Applicants could
58 find alternative options to making this particular change to the site. The Applicant agreed to
59 add landscaping to this area to the Plan – none is shown. Members also agreed they see no
60 other options on the site for increased parking and realize there is a need.

61
62 After lengthy discussion, Mr. Martin asked for the following to be added to the Plan that will
63 be reviewed on December 19:

- 64 • Add a statement on stormwater to the Plan indicating that: i) The Site can handle what the
65 Application is proposing; and ii) The changes will not cause any unreasonable impacts;
- 66 • Lighting: i) Locations shown on the Plan; ii) Fixtures be full cut-off design; and iii) Cut
67 sheet be provided;
- 68 • Buffering parking areas where possible, but especially in the area out behind the building;
- 69 • A second crosswalk be added to the Plan at the top of the new parking area closest to the
70 building;
- 71 • That “as built” conditions showing current parking layout and other changes made to
72 originally approved Plan be added; and
- 73 • A Plan Note stating that the changes comply with the Maine Site Development Law

74
75
76 **3. WORKSHOP ON PROPOSED ZONING ORDINANCE AMENDMENTS:**

77 Jeremy Martin

78 Discussion of draft proposed amendments for June 2020 vote (Please see video for details of
79 discussion):

- 80 (1) Accessory Apartment Definition and Applicability;
- 81 and;
- 82 (2) Move lots in the B-TR to B-1

83
84 **4. OTHER:**

85 **NOTE: Both January meetings will be shifted forward a week:**

86 January 9, 2020 Meeting:

87 Site Plan: Camden-Rockport Middle School: Proposed Amendments to Approved Plan (T)*

88 Public Hearing: Zoning Amendments

89 January 23, 2020 Meeting:

90 Public Hearing Zoning Amendments (T)

91
92 Respectfully Submitted,

93
94 Jeanne Hollingsworth, Recording Secretary