



**Town of Camden  
Minutes of the Select Board Meeting  
February 4, 2020**

**PRESENT:** Chair Robert Falciani, Alison McKellar, Marc Ratner, Jenna Lookner, & Town Manager Audra Caler-Bell. Also present were members of the public and press.

**ABSENT:** Taylor Benzie

**Call to Order**

The Meeting was called to order at 6:30 pm.

- 1. Public Input on non-agenda items:** Dory Klein wanted to give the Select Board a paper copy of the pdf document she sent to the members last week about the exploration of wind power from The Friends of Ragged Mountain. She said if anyone wanted any information about the wind power you can download it at [friendsofraggedmountain.org](http://friendsofraggedmountain.org). Mark Haskell wanted to know if only registered voters can vote in the primary. Chair Falciani stated yes, it's a state regulation. Haskell also wanted to know who pays for the election. Chair Falciani stated that the Town has staff that supports it. Haskell then asked if the Town is reimbursed by the parties who are having private elections. Chair Falciani said no.
- 2. Select Board Reports:** Audra Caler-Bell wanted to remind everyone about the public safety pedestrian forum to raise concerns about any areas in town that are unsafe. The meeting will be on February 6th, 6:00 pm-8:30 pm at the Camden/Rockport Middle School. Marc Ratner said Rustic Overtones will be performing on Thursday at 7pm and Wednesday is the free family movie, Ice Age at 6pm. He also said there is a new bathroom on the 3<sup>rd</sup> floor and spoke about the Blue Cafés free shows once a month. Alison McKellar attended a community meeting with the Pathways committee and others that are working of pathways and trails around the midcoast. She says they are looking into the idea of developing a database or mapping system that shows all the different trails they are working on. She also said how important it is for people to go to the safety meeting. McKellar said she has been trying to work on the Facebook page for the town. The old page was created by someone else and they cannot add new editors so they started a new town page with hopes that town employees can take it over. McKellar said you can lookup Town of Camden; that will be the official Facebook page. Chair Falciani wanted to mention that this weekend is the Toboggan Nationals and there is a match between the Camden Select Board representatives and the Rockport representatives. He said the winning team will be Audra, Mark, Taylor, & the Finance Director, Jodi Hanson.
- 3. Approval of Board Minutes from January 21, 2019:** Alison McKellar asked if the direct link for the meeting could be added at the bottom of the minutes instead of the basic YouTube link. Marc Ratner said that in section 3, line 3 the word few needed to be changed to fee.

*Ratner approved the minutes from January 21<sup>st</sup> with the changes. McKellar seconded. No discussion.*  
**Motion passed 4-0-0**

**4. Consent Agenda**

- a. **March 3, 2020 Presidential Primary Election – Confirmation of Registrar Hours: *Approved***
  - b. **March 3, 2020 Presidential Primary Confirmation of Warden: *Approved***
  - c. **Approval of victulaer license for Fresh at 1 Bay View Landing: *Approved***
- 5. Opera House Committee – Work Plan Presentation:** Dave Morrison introduced and thanked the members of the board who were there as well as the ones who weren't. Beth O'Connor, Opera House Chair, spoke about items they have been working on such as: increasing their lodging partnerships, working with local restaurants to offer vouchers for performers, the community art fund appeal, promotions, the cushion appeal, Camden conference, Jazz in June, literary salon (April 5<sup>th</sup>), Blue Café, Moms tell all, and they finished the wish list of performers for 2021. Morrison spoke about the Opera House financials and how the budget works with the rentals and the opera house productions. He also

spoke about how well Opera House productions are doing so far this fiscal year. A discussion was had about how to bring more rental opportunities to the Opera House. It was also discussed about how difficult it is for booking and trying to make sure there is something for everyone when Camden is so far up the coast. Matt Brown spoke about the history of Jazz in June and how the first year they broke even. He also spoke about some of the free events. Jazz in June will be on June 11<sup>th</sup>- 14<sup>th</sup>.

6. **Presentation and update from the Planning and Development Director regarding proposed Zoning Ordinance amendments:** Jeremy Martin spoke about the 4 different ordinance amendments to get ready for the June ballot. Only the site plan review/administration amendment needs to have a date set for the public hearing at tonight's meeting.
  - a) Site Plan Review/Administration - Amend Article XII, Section 8, Site Plan Review. Action Required at meeting - Select Board to schedule a Public Hearing for February 18<sup>th</sup>:  
***Ratner motioned to schedule a public hearing for February 18<sup>th</sup> for the site plan review amending article XII, section 8, site plan review. McKellar seconded. No discussion. Motion passed 4-0-0.***
  - b) Accessory Apartments - Amend Article III Definition and Article VIII Sections 2, 3 and 4. Select Board to schedule a Public Hearing at a later meeting: Will be discussed this Thursday at the planning board public hearing, Martin said. This amendment has unanimous support from the planning board.
  - c) BTR to B1 – Amend numerous articles in the Zoning Ordinance and amend the Town's Zoning Map to eliminate the BTR zoning district and replace it with the B1. Select Board to schedule a Public Hearing at a later meeting: Martin explained where the BTR zones are and that those areas would change to B1 zone if approved. It will be discussed this Thursday at the planning board public hearing, Martin said. This also has unanimous support from the planning board.
  - d) Demolition Delay - Amend Article V. Section 2. Permits Required and amend Article XIII Historic Resources Committee, Section 3, Duties SB to schedule a Public Hearing at later date pending: The planning board is having another work session on this on Thursday. A discussion was had about historic preservation.
  
7. **Update on Global Covenant of Mayors:** Janet McMahon who teaches global climate change at the Watershed School spoke about the Global Covenant of Mayors for Climate & Energy and what it is and what they have been working on. She showed the Camden municipal energy use (Snow Bowl & buses are the biggest users), spoke about sea level rise (4" rise each decade) and the areas that are affected. McMahon spoke about the first commitment of the covenant in 2018 being the inventory of greenhouse gas emissions and the vulnerability assessment in 2019 was the second commitment. She spoke about the projected rainfall amounts going up. McMahon said they are going with the state's commitments for renewable energy and emissions reduction as their goals. The action plan is the next step. McMahon and the students will be spending four months working on the action plan. What they have planned so far is to review existing plans from other towns that are similar to Camden, do data collections and math, timing from emerging technology, and dovetail with Maine's climate counsels work, McMahon says. A discussion was had about some of the things the town can be doing with infrastructure, ordinances, and other things to help with climate change. They also discussed having all the climate reports in one area and to list all the projects they are working on related to climate change and sustainability. Ratner said that the school has applied for a grant for an electric school bus.
  
8. Public Hearing of application of Black Sea, Inc., d/b/a Fresh Restaurant at 1 Bay View Landing for a renewal Class I Restaurant Liquor License: ***Ratner motioned to approve the application of Black Sea, Inc., d/b/a Fresh Restaurant at 1 Bay View Landing for a renewal Class I Restaurant Liquor License. McKellar seconded. No discussion. Motion passed 4-0-0.***

9. Public Hearing on application of Black Sea, Inc., d/b/a Fresh Restaurant at 1 Bay View Landing for a Special Amusement Permit: ***Ratner motioned to approve the application of Black Sea, Inc., d/b/a Fresh Restaurant at 1 Bay View Landing for a Special Amusement Permit. McKellar seconded. No discussion. Motion passed 4-0-0.***
10. **Approval of Revocable License with MSAD 28 for installation of a sewer-thermal service system which is partially located on town property at 20 Lion's Lane:** Dave Bolstridge spoke about the license agreement. A discussion was had about what the sewer-thermal service system is and how it's an efficient way to use the energy that would normally just go to waste. ***Ratner motioned to approve the revocable license with MSAD 28 for a sewer-thermal service system. Lookner seconded. No discussion. Motion passed 4-0-0.***
11. **Scheduling Select Board Workshop Dates:**
  - a. **Camden Parking Strategy:** A discussion was had about the different days they could meet and decided that they could wait until March. ***The Select Board decided to meet March 5<sup>th</sup> at 10:30 a.m.***
  - b. **Capital Planning for 2021:** ***The Select Board decided to meet February 11<sup>th</sup> at 10:30 am.***

A discussion was had about whether or not they should schedule Select Board meetings during school vacations; some members were against it.

Go to <https://www.youtube.com/watch?v=efNGqnF7weA> to view the whole select board meeting.

## ADJOURN

***There being no further business before the Select Board Chair Falciani entertained a motion to adjourn. A motion was made and seconded to adjourn the meeting at 8:34 p.m. No Discussion. Motion passed 4-0-0.***

Respectfully Submitted,

Kendall Espinosa  
Recording Secretary