

ANNUAL TOWN MEETING WARRANT
June 14, 2022

County of Knox

To: Randy Gagne, Constable of the Town of Camden, Maine

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the Inhabitants of the Town of Camden, required by law to vote in town affairs, to meet at Camden Public Safety Building, 31 Washington Street on Tuesday, June 14, 2022 at 8:00 a.m. in the forenoon to 8:00 p.m. in the afternoon to vote on Articles 1 through 21 at which time the meeting will adjourn. All said Articles being set out below, to wit:

ARTICLE 1

To elect a moderator to preside at said meeting.

ARTICLE 2

One Select Board Member for a two-year term (Select Board member shall serve as Overseers of the Poor, and Wastewater Commissioner);

One Select Board Member for a three-year term (Select Board member shall serve as Overseers of the Poor, and Wastewater Commissioner); and

Two Directors of Maine School Administrative District #28/CSD #19 for three-year terms

ARTICLE 3

Shall the Town of Camden, amend the Town Charter to provide for using Secret Ballot voting pursuant to 30-A MRS § 2528 for adoption of the annual budget?

A copy of the proposed related Amendments is available for review in the Town Clerk's office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov

Select Board Recommends: 4-0-0

ARTICLE 4

Shall the Town of Camden, amend ARTICLE X Part II: Section 1. Environmental. (2) Soils and Earth-Moving. (a.) Erosion Control of the Camden Zoning Ordinance?

Note: The amendment would require the installation of erosion control measures and the use of the Maine Department of Environmental Protection's Erosion and Sedimentation Control Best Management Practices manuals to avoid unreasonable erosion and sedimentation into the town's water resources. A copy of the proposed Amendment is available for review in the Town Clerk's office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov

Planning Board Recommends: 5-0-0

Select Board Recommends: 4-0-0

ARTICLE 5

Shall the Town of Camden, amend ARTICLE III: DEFINITIONS of the Camden Zoning Ordinance by removing the Definition of COTTAGE and deleting the four references to the use within the Ordinance?

Note: A Cottage is a Dwelling Unit limited to seasonal occupancy. Seasonal Dwelling Units are already allowed, as a DWELLING UNIT as defined in the Ordinance, and retaining this duplicative and redundant definition and use creates confusion. A copy of the proposed Amendment is available for review in the Town Clerk's office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov

Planning Board Recommends: 5-0-0

Select Board Recommends: 4-0-0

ARTICLE 6

Shall the Town of Camden, amend ARTICLE V, Administration & Enforcement by adding a (NEW) Section 5 Photographic Record in the Shoreland Overlay Zone and renumber the remaining sections of Article V of the Camden Zoning Ordinance?

Note: The proposed amendment ensures that the Town is in compliance with 38 M.R.S. Section 439-A (10) and the Maine Department of Environmental Protection's mandatory Shoreland Zoning requirements contained in Chapter 1000 to require a Photographic Record of certain work done within the Shoreland Zone. A copy of the proposed Amendment is available for review in the Town Clerk's office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov

Planning Board Recommends: 5-0-0

Select Board Recommends: 4-0-0

ARTICLE 7

Shall the Town of Camden, amend ARTICLE VI, NONCONFORMANCE, SECTION 2. NONCONFORMING LOTS (2.) (e) of the Camden Zoning Ordinance regarding existing non-conformities in the Traditional Village and Village Extension Districts.

Note: This amendment would allow the conversion of existing single-family dwellings on existing non-conforming lots of record to be converted into two-family dwelling units in the Traditional Village District and in the Village Extension District on lots with sewer without being considered an expansion of a nonconformity. A copy of the proposed Amendment is available for review in the Town Clerk's office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov

Planning Board Recommends: 5-0-0

Select Board Recommends: 4-0-0

ARTICLE 8

Shall the Town of Camden, amend ARTICLE VIII, SECTION 6. VILLAGE EXTENSION (VE) Subsection B., Permitted Uses and Subsection E., Standards, of the Camden Zoning Ordinance which would allow multi-family dwellings in the Village Extension District and would amend other development standards including minimum lot size and lot coverage requirements?

Note: These amendments will: 1.) Allow multi-family dwellings on lots in the Village Extension District served by public sewer, and reduce the lot size per dwelling unit for these multi-family dwellings from 7,500 sq. ft. per dwelling unit to 5,000 sq. ft.; 2) Allow two-family dwellings on lots served by public sewer without an increase in lot size per dwelling unit; 3) Reduce the minimum lot size for lots without public sewer from 40,000 square feet to 20,000 feet, which is consistent with the State's minimum lot size regulations; and 4) The amendment would also increase the maximum building coverage for those lots from 10% to 25%. A copy of the proposed Amendment is available for review in the Town Clerk's office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov

Planning Board Recommends: 5-0-0

Select Board Recommends: 3-1-0

ARTICLE 9

Shall the Town of Camden, amend ARTICLE VIII SECTION 7 TRADITIONAL VILLAGE (V) E. Standards of the Camden Zoning Ordinance, which would reduce the lot size requirements?

Note: This amendment will allow two-family dwellings without the need for additional lot area, and will reduce the minimum lot size for multi-family dwellings from 7,500 sq. ft. per dwelling unit up to 5,000 sq. ft. A copy of the proposed Amendment is available for review in the Town Clerk's office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov

ARTICLE 10

Shall the Town of Camden, amend ARTICLE X PART 1 SECTION 1: Standards in the Shoreland Area Overlay (9) LOTS and STRUCTURES, Subsection (e) Multiple Structures, of the Camden Zoning Ordinance?

Note: This amendment will ensure that the Town's Zoning Ordinance is consistent with the Maine Department of Environmental Protection's Mandatory Shoreland Zoning requirements contained in Chapter 1000, clarifying that only the land within the Shoreland Zone shall be considered when determining if dimensional requirements are met. A copy of the proposed Amendment is available for review in the Town Clerk's office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov

Planning Board Recommends: 5-0-0

Select Board Recommends: 4-0-0

ARTICLE 11

Shall the Town of Camden adopt a Moratorium Ordinance to prohibit installation, construction or modification of piers, docks, floats, or ramps serving residential properties within the bounds of the Coastal and Outer Harbors, as defined in the Camden Harbor and Waterways Ordinance. The term of the ordinance shall be for 180 days from the Effective Date. The Effective Date and date of applicability for the Outer and Coastal Harbor shall be March 15, 2022, the date of introduction of the Moratorium Ordinance discussion by the Camden Select Board. 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 or Coastal Harbor.

Note: A copy of the proposed Moratorium is available for review in the Town Clerk's office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov

Select Board Recommends: 4-0-0

ARTICLE 12

Shall the Town vote to set October 15 or the next regular business day thereafter, and April 15 or the next regular business day thereafter, as due dates for taxes and to fix the rate of interest on unpaid taxes at 6% per year; subject to suspension of interest for a period not to exceed six months, as the Select Board deems appropriate, to the extent allowed by law?

Select Board Recommends: 4-0-0

ARTICLE 13

Shall the Town vote to authorize the Tax Collector to accept pre-payment of property taxes, with no interest to be paid on same?

Select Board Recommends: 4-0-0

ARTICLE 14

Shall the Town vote to authorize the Select Board and Treasurer, on behalf of the Town, to apply for and accept grants, gifts, real estate and other funds, including trust funds, that may be given or left to the Town?

Select Board Recommends: 4-0-0

ARTICLE 15

Shall the Town vote to authorize the Select Board to dispose of tax acquired property in any manner which the Select Board deems in the best interest of the Town of Camden, except that the Select Board shall use the special sale process required by 36 M.R.S. § 943-C for qualifying homestead property if they choose to sell it to anyone other than the former owner(s)?

Select Board Recommends: 3-1-0

ARTICLE 16

Shall the Town authorize the Select Board in its best judgment to enter into a Purchase and Sale Agreement to sell the Apollo Tannery Property as described in Book 3148 Page 278 and 280 and as depicted on Tax Map 114 Lot 18 ("Premises"), excluding the fee interest in the land burdened by the Coastal Mountains Land Trust Declaration recorded in Book 4083 Page 81, subject to the following criteria:

1. The Premises to be developed consistent with the general principles of a central pavilion and gathering center, and flexible incubator workshop spaces, as provided in the Tannery Park Proposal from Cranesport, LLC, dated October 20, 2020.
2. The purchase price of the Premises will be no less than \$250,000.
3. The Premises to have continued availability for a farmers' market.
4. The Town to retain ownership of the Premises until completion of Brownfields remediation through the filing of an amended Certificate of Completion of a Voluntary Response Action Program from the Maine Department of Environmental Protection.

Select Board Recommends: 3-1-0

ARTICLE 17

In the event that Article 16 immediately above should fail to be adopted and approved by the voters, shall the Town require the Select Board not to sell the Apollo Property as described in Book 3148 Pages 278 and 280, excluding the fee interest in the land burdened by the Coastal Mountains Land Trust Declaration recorded in Book 4093 Page 81, unless the property shall be disposed of subject to the requirements of Article 10 of the Town Warrant from the Annual Town Meeting held on June 10, 2008, and also that the Apollo Tannery property can only be disposed of by a vote of a Town Meeting?

Select Board Recommends: 3-1-0

ARTICLE 18

Shall the Town vote to authorize the Select Board to dispose of personal property pursuant to the Town's Purchasing Regulations, as amended; and further authorize the Town Manager to dispose of personal property pursuant to the Town's Purchasing Regulations, as amended, which has a market value of less than three thousand dollars?

Select Board Recommends: 4-0-0

ARTICLE 19

Shall the Town vote to authorize the Select Board, following a public hearing, to transfer an amount not to exceed ten percent (10%) of the unexpended balances from any budgetary category to another budgetary category of the annual budget, subject to the limitations contained in this ARTICLE, during the period from April 1 to the date of the annual town meeting in June? The transfer of unexpended balances from various budgetary categories shall not increase the expenditure in any budgetary category by an amount which exceeds two-twelfths (2/12) of the budgeted amount approved for that budgetary category by the annual town meeting?

Select Board Recommends: 4-0-0

ARTICLE 20

Shall the Town vote to appropriate \$4,192,812 from non-property tax revenue sources to be used in reducing the property tax commitment for the expenditures in the following Article for the 2022-2023 fiscal year?

Note: The Budget Committee unanimously recommended \$4,099,427, and the Select Board recommended unanimously \$4,192,812

ARTICLE 21

Shall the Town vote to appropriate the Select Board's recommendation of \$10,481,653, with some but not all of that to be raised by taxation, as follows:

	<u>Budget Committee Recommendations</u>	<u>Select Board Recommendations</u>
A. GENERAL GOVERNMENT	\$2,420,936	\$2,512,853
B. PUBLIC SAFETY	\$2,829,540	\$2,829,540
C. HIGHWAYS, STREETS & BRIDGES	\$1,818,797	\$1,818,797
D. HEALTH & WELFARE	\$ 18,500	\$ 18,500
E. LEISURE SERVICES	\$1,332,898	\$1,341,298
F. CEMETERIES	\$ 51,100	\$ 51,100
G. DEBT/CAPITAL/CONTINGENCY	<u>\$1,946,739</u>	<u>\$1,909,565</u>
Total Proposed Expenditures A through G:	\$10,418,510	\$10,481,653

Note: The Select Board recommended acceptance of this article by a 4-0-0 vote, while the Budget Committee recommends an amount of \$10,418,510 by a vote of 9-0-0 which is a difference of \$63,143. The Select Board's recommendation represents a net increase in expenditures of 5.29% from the prior financial year.

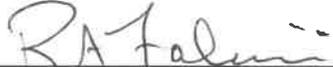
A copy of the proposed budget in full is available for review in the Town Manager's Office during regular business hours and on the Town of Camden website at www.camdenmaine.gov.

The Select Board gives notice that the Registrar of Voters will be in session at the Camden Town Office for the purpose of accepting and correcting the voting list during regular business hours Monday through Friday 8:00 a.m. – 3:30 p.m. and at the polls Tuesday, June 14, 2022 from 8:00 a.m. – 8:00 p.m.

You must be a Camden registered voter to vote in any election.

Given under our hands this 5th day of April 2022.

CAMDEN SELECT BOARD



Robert Falciani, Chairperson



Alison McKellar, Vice-Chairperson



Marc Ratner



Sophie Romana

A True Attest Copy: _____
Katrina Oakes, Town Clerk

RETURN

I certify that I have notified the Voters of Camden of the time and place of the Town of Camden Annual Town Meeting, June 14, 2022, by posting an attested copy of the Notice of Warrants at the Camden Public Safety Building, Camden Town Office, Camden Public Library, and the Camden Post Office on _____, _____, 2022.

Randy Gagne, Constable

**MUNICIPAL OFFICERS' CERTIFICATION OF OFFICIAL TEXT OF A PROPOSED
ORDINANCE
[30-A M.R.S.A. § 3002(2)]**

To Katrina Oakes, Clerk:

ARTICLE 3

I, hereby certify to you that the document to which we have affixed this certificate is a true copy of the official text of an ordinance amendment entitled Shall the Town of Camden, amend the Town Charter to provide for using Secret Ballot voting pursuant to 30-A MRS § 2528 for adoption of the annual budget?

A copy of the proposed related Amendments is available for review in the Town Clerk's office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov

Select Board Recommends: 4-0-0

This is being presented to the voters for their consideration at secret ballot voting on Tuesday, June 14, 2022

Pursuant to 30-A M.R.S.A. § 3002(2), you will retain this copy of the complete text of the ordinance as a public record and make other copies available for distribution to the voters, and you will ensure that copies are available at the town meeting/polling places on the day of the vote.

Dated: April 5, 2022.



Robert Falciani, Select Board Chair

Article 3- Charter Amendment

Office of:
Town Manager
Tax Assessor
Tax Collector
Town Clerk
Treasurer
Code Officer
Finance Director
Harbor Clerk



Town Office
P.O. Box 1207
29 Elm Street
Camden, Maine 04943
Phone (207) 236-3353
Fax (207) 236-7956
<http://www.camdenmaine.gov>

ORDER OF CAMDEN SELECT BOARD

Whereas, the Voters of Town of Camden have, by straw poll, endorsed a Charter Amendment to provide for using Secret Ballot voting pursuant to 30-A MRS § 2528 for adoption of the annual budget;

Whereas, the Select Board has prepared draft language, published Notice, and conducted a hearing in compliance with the Charter Amendment Statute as found in 30-A MRS § 2104; and,

BE IT RESOLVED, the Select Board hereby Orders that the final form of the proposed Amendment to the Camden Charter, as attached hereto in Schedule A, shall be placed as a Warrant Article before the Voters for approval at the June 14, 2022 Annual Town Meeting.

DATED: March 21, 2022.

Robert Falciani, Chair

Allison McKellar, Vice Chair

Marc Ratner

Sophie Romana

Proposed Charter amendments:

Article/Section	Subsection	Proposed change	Explanation
Article I Powers of the Town Section 1.02 Town Meetings and Warrants	(1) (d)	Addition: "Pursuant to Title 30-A MRS §2528, the warrant shall present the Annual Budget, Capital Plan and supplemental appropriations, including any from the Surplus Account. (Refer to Article 6 Financial Procedures §§6.01-6.06 for the Budget Process.)"	Requires the budget section of the Town Warrant to be approved by voting by secret ballot on day one of the Town Meeting at the polling location for far greater voter participation, consistent with the straw poll at the November, 2021 Town Meeting in which 80 % of the voters approved this form of voting on the budget
	(1) (e)	Addition: "Action necessary to comply with the property tax levy limit override provisions under State law."	This references the special article required in the event that budget increases year over year by more than a state established growth factor (Camden has never exceeded the tax levy limit)
	(1)(f)	Addition: "Any other business deemed appropriate by the Select Board for the welfare of the municipality and the administration of the Town's finances (Refer to Article 6)"	Legal requirement - provides Select Board needed flexibility to place particular budget items on the warrant.
		Deletion: "For the purpose of the conduct and completion of all other business, the Town Meeting shall occur within seven (7) days of the date of elections and secret ballot voting".	Unnecessary provision considering the change of voting format by secret ballot.
	(2)(b)	Deletion: "Articles for the warrant. The Select Board, on their own initiative and by an affirmative vote of three (3) of its members or a majority of those remaining in office, may place on the Warrant any Article relating to the welfare of the municipality."	Unnecessary provision – see Addition 1.02 (1)(f) above
Article VI Financial Procedures Section 6.02 Submission of Budget Schedule, Message and Format	(1)	Addition: "The schedule for preparation and submission of the proposed Annual Budget for the ensuing fiscal year shall be established annually by the Town Manager and Select Board. The schedule shall include proposed dates for the public meetings required in §6.05 (1)"	This provision ensures that the voters of Camden are invited to public meetings where they can ask questions and make comments on the budget, in the same manner they would have been able to do at the Town Meeting. (See Article VI, Section 6.05 (1))
	(2)	Deletion: "Not later the third week in April."	The budget process is changing with time constraints that are less predictable: for instance, the submission date for ADA compliant ballots is

			not a firm one and other dates outside the control of the Town Manager & Select Board.
Section 6.04 Budget Committee Action on the Proposed Budget	(1)	<p>Addition: ... "All Budget Committee meeting shall be open to the public"</p> <p>Deletion: ... "for consideration by the voters at the annual Town Meeting"</p>	<p>Although, Budget Committee Meetings, like any other Town Meetings, have always been opened to the public, this provision makes it explicit and gives voters other options to inform themselves about the Town budget.</p> <p>The annual budget will be voted on by secret ballot by the voters, no longer during the floor portion (day two) of Town Meeting. This clause is no longer relevant/applicable.</p>
Section 6.05 Select Board Action on the Proposed Budget	(1)	<p>Addition: "Public meetings. The Select Board shall hold at least two public meetings on the proposed budget. The first meeting shall be noticed and conducted as a public hearing in order to take into account comments received during the public hearing before the Select Board finalizes the Annual Town Warrant. Both the Budget Committee's recommendations and the Town Manager's proposed budget shall be presented at the public hearing.</p> <p>The second meeting shall be an informational meeting and held no less than seven (7) days before the Annual Town Meeting."</p>	<p>Public meetings are necessary to inform the public of the proposed budget, give them the opportunity to ask questions and make comments for proposed changes to be made before the Select Board finalizes the budget.</p> <p>The second meeting is purely informational, as the budget will have been finalized and the ballots printed. The public will be able to ask clarifying questions and gather detailed updated information prior to voting on the budget.</p>
	(2)	<p>Addition: ... "comments received from the public"</p> <p>Addition: "then"</p> <p>Deletion: "their"</p>	<p>This addition addresses comments received by the public during the first meeting.</p> <p>This provision clarifies the sequence of steps in the new budget finalization process.</p> <p>Sentence clarification.</p>
Section 6.06 Town Vote on the Budget	(1)	<p>Addition: ... "Annual"</p> <p>Addition: ... "as outlined in Article 1 §1.02"</p>	<p>Sentence clarification.</p> <p>Reference to new provision.</p> <p>This provision is no longer required with a secret ballot</p>

		Deletion: "The qualified voters of the Town shall have power under this article to require consideration or reconsideration of any budget item prior to adjournment of the annual Town Meeting."	vote on the budget. Qualified voters will be able to comment on the budget during the public hearing prior to the Select Board's final budget proposal for the ballot.
	(2)	<p>The recommendations of both the Select Board and Budget Committee shall be included in budget Warrant Articles. There shall be separate budget line item Warrant Articles, each of which shall identify the amount recommended by the Select Board as the amount subject to voter approval. Each budget line item Warrant Article shall include the recommendations of the Select Board and the Budget Committee and shall be limited to a single typical expense category as approved by the Select Board which, by way of example, may include the following:</p> <ul style="list-style-type: none"> (a) General Government (b) Public Safety (c) Highways, Streets & Bridges (d) Health & Welfare (e) Leisure Services (f) Cemeteries (g) Debt/Capital/Contingency 	<p>This article proposes the format of the separate line item budget articles to be placed on the secret ballot.</p> <p>Voters will vote on the amount recommended by the Select Board (yes or no). If the Budget article fails, the prior year's budget shall be deemed adopted per subsection 3, below.</p>
	(3)	Addition: "Each budget article shall state that in the event the article fails to pass, it will be funded at the previous year's amount and shall state last year's amount".	This Article provides for a solution in case the voters reject a budget article.

**MUNICIPAL OFFICERS' CERTIFICATION OF OFFICIAL TEXT OF A PROPOSED
ORDINANCE
[30-A M.R.S.A. § 3002(2)]**

To Katrina Oakes, Clerk:

ARTICLE 4

I, hereby certify to you that the document to which we have affixed this certificate is a true copy of the official text of an ordinance amendment entitled "Shall the Town of Camden, amend ARTICLE X Part II: Section 1. Environmental. (2) Soils and Earth-Moving. (a.) Erosion Control of the Camden Zoning Ordinance?"

Note: The amendment would require the installation of erosion control measures and the use of the Maine Department of Environmental Protection's Erosion and Sedimentation Control Best Management Practices manuals to avoid unreasonable erosion and sedimentation into the town's water resources. A copy of the proposed Amendment is available for review in the Town Clerk's office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov

Planning Board Recommends: 5-0-0 Select Board Recommends: 4-0-0

This is being presented to the voters for their consideration at secret ballot voting on Tuesday, June 14, 2022

Pursuant to 30-A M.R.S.A. § 3002(2), you will retain this copy of the complete text of the ordinance as a public record and make other copies available for distribution to the voters, and you will ensure that copies are available at the town meeting/polling places on the day of the vote.

Dated: April 5, 2022.



Robert Falciani, Select Board Chair

ARTICLE 4 - Erosion Control Measures

AMEND ARTICLE X PART II: Environmental Standards Generally: SECTION 1. Environmental: (2) Soils and Earth-Moving. (a.) Erosion Control. (Ordinance Page X-28)

Existing Ordinance Section

(a) Erosion Control

No person shall perform any act or use of the Land in a manner which could cause substantial or avoidable erosion or significantly alter existing patterns of natural water flow in the Town.

Proposed Ordinance Amendment

(a) Erosion Control

- i. No person shall perform any act or use of the land in a manner which could cause substantial or avoidable erosion or significantly alter existing patterns of natural water flow in the Town.
- ii. Any person who conducts, or causes to be conducted, an activity, whether or not a building permit or other permit is required, that involves filling, displacing, or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into any portion of a stormwater conveyance system or into a protected natural resource as defined in § 38 M.R.S. § 480-B.
- iii. Erosion control measures must be in place before the activity begins. Adequate and timely temporary or permanent stabilization measures must be taken, and the site must be maintained to prevent unreasonable erosion and sedimentation. If a project requires a permit, an inspection of the erosion control measures must be completed prior to commencement on the project. The failure to call for an inspection will constitute a land use violation and is subject to all penalties as described in Article V. A fee for the erosion control inspection shall be assessed as part of the required permit fees due for permit issuance.
- iv. The Maine Department of Environmental Protection published Maine Erosion and Sediment Control Best Management Practices Manuals: Maine Erosion and Sediment Control Practices Field Guide for Contractors (2014); and, Maine Erosion and Sediment Control Best Management Practices – Manual for Designers and Engineers (2016), as the same may be amended from time to time, are hereby adopted and incorporated by reference herein as the minimum standards for erosion and sedimentation control to be utilized in conjunction with all soil disturbances.
- v. This section does not apply to agriculture, as defined under the Maine Agriculture Protection Act, MRS Title 7 Chapter 6. (Section revised 6/14/2022)

Any use which relies on the soils for treatment of wastewater shall comply with the requirements of the Maine State Plumbing Code. The discharge of wastewater other than to soils shall be to the public sewer system in compliance with the Town Sewer Ordinance or to another system in compliance with the regulations of the Maine Department of Environmental Protection.

(2) Soils and Earth-Moving

(a) Erosion Control

~~No person shall perform any act or use of the land in a manner which could cause substantial or avoidable erosion or significantly alter existing patterns of natural water flow in the Town.~~

Purpose: The Town of Camden seeks to ensure the protection of the town's unique water resources. The proposed amendment codifies into the town's zoning ordinance the state law that applies to all soil disturbances. The amendment requires the installation of erosion control measures and the use of the Maine Department of Environmental Protection's Erosion and Sedimentation Control Best Management Practices to avoid unreasonable erosion and sedimentation into the town's water resources.

i. No person shall perform any act or use of the land in a manner which could cause substantial or avoidable erosion or significantly alter existing patterns of natural water flow in the Town.

ii. Any person who conducts, or causes to be conducted, an activity, whether or not a building permit or other local permit is required that involves filling, displacing, or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into any portion of a stormwater conveyance system or into a protected natural resource as defined in § 38 M.R.S. § 480-B.

iii. Erosion control measures must be in place before the activity begins. Adequate and timely temporary or permanent stabilization measures must be taken and the site must be maintained to prevent unreasonable erosion and sedimentation.

iv. The Maine Department of Environmental Protection published Maine Erosion and Sediment Control Best Management Practices Manuals: *Maine Erosion and Sediment Control Practices Field Guide for Contractors (2014)*; and, *Maine Erosion and Sediment Control Best Management Practices – Manual for Designers and Engineers (2016)*, as the same may be amended from time to time, are hereby adopted and incorporated by reference herein as the minimum standards for erosion and sedimentation control to be utilized in conjunction with all soil disturbances.

WARRANT ARTICLE 5

AMEND ARTICLE III: DEFINITIONS (Ordinance Page III-4 – requires deletion of the use in the RU-1, RU-2, CR and the VE as well as numbering changes.)

This amendment removes the Definition of COTTAGE (and deletes the four references to the use within the Ordinance): A Cottage is a Dwelling Unit limited to seasonal occupancy. However, seasonal Dwelling Units are already permitted within the Definition of DWELLING UNIT, and retaining this redundant definition creates confusion.

COMMERCIAL: The use of lands, buildings, or structures, the intent and result of which activity is the production of income from the buying and selling of goods and/or services or the support of such activity, exclusive of residential buildings and/or dwelling units that are offered for rent. *(Added 11/3/2015)*

COMMERCIAL OUTDOOR RECREATION: Outdoor recreation activities that are operated by an entity other than a unit of government and which are available for use for a fee, including but not limited to standard golf courses, ice skating rinks, tennis courts, cross-country ski trails, and alpine ski trails and the rental of non-motorized sports equipment, but excluding games and activities common to amusement parks. Private outdoor recreation facilities serving exclusively a residential use shall be considered accessory to the residential use.

COMMERCIAL SCHOOL: See **SCHOOL, COMMERCIAL** *(Added 11/15/2005)*

COMMUNITY BUILDING: A private building used by a fraternal, philanthropic or other civic organization and which may be made available from time to time for community functions.

COMMUNITY LIVING USE: A state-approved, authorized, certified or licensed group home, or intermediate care facility for eight or fewer mentally handicapped or developmentally disabled persons.

CONGREGATE HOUSING: A type of dwelling in which each individual has a private or semi-private bedroom or living quarters accommodating no more than two residents but shares with other residents a common dining room and other common elements. Congregate Housing may include services such as a recreation area, housekeeping, personal care and assistance, transportation assistance or specialized services such as medical support that are offered for the use of residents. Incidental use of facilities by the general public shall be permitted, but shall not cause such facilities to be treated as separate uses. *(Added 11/5/2015; Amended 6/13/2018)*

CONSOLIDATED PIER: A shared pier that meets the standards of Article X, part 1, section 1, (8A).

CORNER LOT: Lot located at the intersection of two streets.

~~**COTTAGE:** A dwelling unit designed to be used as a residence during less than six (6) months out of the year which does not qualify as a dwelling as defined herein.~~

DAY CARE CENTER (or NURSERY SCHOOL): A facility licensed by the State of Maine for the care or instruction of more than three (3) preschool aged children, exclusive of children who may be living in the home which is serving as the day care or nursery school facility.

DAYS: For purposes of computation of the time period for any action or appeal within this Ordinance, days shall mean consecutive calendar days; provided, however, that in the event that the last day of any such time period falls on a Saturday, Sunday, or a holiday in which the Town Office for Camden is closed, then the time period shall be deemed to expire on the next succeeding calendar day that the Town Offices are open for business.

Section 2. Rural 1 District (RU-1)

A. Purpose

The Rural 1 District includes lands with multiple natural resource constraints; and/or that are especially important for their recreational, scenic, or other resource-based opportunities, including farming and woodlands; and/or that are especially important for long-term protection of water quality. The purpose of this district is to allow a level of development and activity consistent with the protection of the natural features of these lands.

B. Permitted Uses

The following uses are permitted in the Rural 1 District:

The following resource protection uses:

- (1) Uses listed in Section 1 of this Article, Natural Resource Protection District, paragraph B

The following resource production uses:

- (2) Agriculture
- (3) Timber harvesting

The following residential uses:

- (4) Single family dwellings
- (5) Open space residential developments that meet the standards of Article IX
- (6) Cottages
- ~~(7)~~ (6) Accessory Apartment *(Use added 7/14/2020)*

The following municipal and institutional uses:

- ~~(8)~~ (7) Family cemeteries, as defined by state law (13 M.R.S.A. §1142), covering no more than one-quarter of an acre of land, a description of which is recorded with the Town Clerk or with the Knox County Registry of Deeds

The following commercial uses:

- ~~(9)~~ (8) Outdoor storage of boats, provided the screening standards of Article X, Part II, Section 3(5) are met.
- ~~(10)~~ (9) Storage within barns or similar accessory structures existing as of the date of adoption of this Ordinance.

Section 3. Rural 2 District (RU-2)

A. Purpose

The Rural 2 District includes lands that are distant from the village area, and/or to which public water and sewer lines are not expected to be extended within the next ten years, and/or that have large tracts of land intact, suitable for woodland production, farming, and unbroken wildlife habitat. The purpose of this district is to allow residential development that is compatible with the character and traditional use of rural lands, including extensive areas of field and woodland, and that does not impose an undue burden on the provision of municipal services.

B. Permitted Uses

The following uses are permitted in the Rural 2 District:

The following resource protection uses:

- (1) Uses listed in Section 1 of this Article, Natural Resource Protection District, paragraph B

The following resource production uses:

- (2) Agriculture
- (3) Timber harvesting

The following residential uses:

- (4) Single family dwellings
- (5) Open space residential developments that meet the standards of Article IX
- (6) Cottages
- ~~(7)~~ (6) Accessory Apartment *(Use added 7/14/2020)*

The following municipal and institutional uses:

- ~~(8)~~ (7) Family cemeteries, as defined by state law (13 M.R.S.A. §1142), covering no more than one-quarter of an acre of land, a description of which is recorded with the Town Clerk or with the Knox County Registry of Deeds

The following commercial uses:

- ~~(9)~~ (8) Outdoor storage of boats, provided the screening standards of Article X, Part II, Section 3(5) are met.
- ~~(10)~~ (9) Storage within barns or similar accessory structures existing as of the date of adoption of this Ordinance.

Section 5. Coastal Residential District (CR)

A. Purpose

The Coastal Residential District includes lands along scenic coastal corridors north and south of the village area. The purpose of the district is to allow for a moderate level of residential and other development while assuring that these corridors retain their scenic landscapes and vistas and continue to serve as attractive gateways to Camden. The intention is that development be designed to fit into the existing character that includes rolling terrain and interspersed woods, fields, structures, and views of the water.

B. Permitted Uses

The following uses are permitted in the Coastal Residential District:

The following resource protection uses:

- (1) Uses listed in Section 1 of this Article, Natural Resource Protection District, paragraph B

The following resource production uses:

- (2) Agriculture
- (3) Timber harvesting

The following residential uses:

- (4) Single family dwellings
- (5) Two-family dwellings
- (6) Open space residential developments that meet the standards of Article IX
- ~~(7)~~ Cottages
- ~~(8)~~ (7) Accessory Apartment *(Added 7/14/2020)*

The following municipal and institutional uses:

- ~~(9)~~ (8) Family cemeteries, as defined by state law (13 M.R.S.A. §1142), covering no more than one-quarter of an acre of land, a description of which is recorded with the Town Clerk or with the Knox County Registry of Deeds

The following commercial uses:

- ~~(10)~~ (9) Outdoor storage of boats, provided the screening standards of Article X, Part II, Section 3(5) are met; tradesman's shops, and indoor storage, maintenance, and construction of boats in existing commercial buildings on lots of 5 or more acres in size provided that the storage facility was in existence on January 1, 2003, and is located at least 125 feet from any residential lot boundary or a

Section 6. Village Extension District (VE)

A. Purpose

The Village Extension District lies outside of the traditional village but includes lands that have, or can reasonably be expected to receive within the next ten years, public water and sewer; can be readily provided with other municipal services; and can support a significant share of the new development anticipated in the Town during the next ten to fifteen years. The purpose of the district is to provide a range of housing opportunities and of compatible, small-scale economic opportunities. The intent is to do so within a setting that emulates the character of villages: with streets designed for safe and convenient use by both pedestrians and motor vehicles and at a scale appropriate for walkable neighborhoods; a mix of activities that serve some of the routine needs of neighborhood residents; and a sense of security and protected investments.

B. Permitted Uses

The following uses are permitted in the Village Extension District:

The following resource protection uses:

- (1) Uses listed in Section 1 of this Article, Natural Resource Protection District, Paragraph B

The following resource production uses:

- (2) Agriculture
- (3) Timber harvesting

The following residential uses:

- (4) Single family dwellings
- (5) Two-family dwellings
- (6) Open space residential developments that meet the standards of Article IX
- ~~(7) Cottages~~
- ~~(8)~~ (7) Mobile home parks
- ~~(9)~~ (8) Accessory Apartments
- (9) Multi-family Dwellings

The following municipal and institutional uses:

- (10) Cemeteries
- (11) Churches

**MUNICIPAL OFFICERS' CERTIFICATION OF OFFICIAL TEXT OF A PROPOSED
ORDINANCE
[30-A M.R.S.A. § 3002(2)]**

To Katrina Oakes, Clerk:

ARTICLE 6

I, hereby certify to you that the document to which we have affixed this certificate is a true copy of the official text of an ordinance amendment entitled "Shall the Town of Camden, amend ARTICLE V, ADMINISTRATION AND ENFORCEMENT (NEW) SECTION 5 AND RENUMBER of the Camden Zoning Ordinance?"

Note: The proposed amendment ensures that the Town is in compliance with 38 M.R.S. Section 439-A (10) and the Maine Department of Environmental Protection's mandatory Shoreland Zoning requirements contained in Chapter 1000 to require a Photographic Record of certain work done within the Shoreland Zone. A copy of the proposed Amendment is available for review in the Town Clerk's office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov

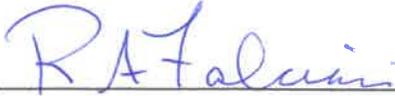
Planning Board Recommends: 5-0-0

Select Board Recommends: 4-0-0

This is being presented to the voters for their consideration at secret ballot voting on Tuesday, June 14, 2022

Pursuant to 30-A M.R.S.A. § 3002(2), you will retain this copy of the complete text of the ordinance as a public record and make other copies available for distribution to the voters, and you will ensure that copies are available at the town meeting/polling places on the day of the vote.

Dated: April 5, 2022.



Robert Falciani, Select Board Chair

WARRANT ARTICLE 6

AMEND ARTICLE V, ADMINISTRATION AND ENFORCEMENT (NEW) SECTION 5 AND RENUMBER. (Ordinance Page V-5)

This amendment will ensure that Town Shoreland Zoning Overlay requirements are consistent with 38 M.R.S. Section 439-A (10) and with the most current version of Maine Department of Environmental Protection's Mandatory Shoreland Zoning Ordinance requirements contained in Chapter 1000.

Section 5. Photographic Record in the Shoreland Overlay Zone.

Photographic record required: All applicants for a permit or for any applicable development within the Shoreland Zone must submit to the Code Enforcement Officer pre-construction photographs along with any required applicable permit application(s) and supporting materials along with requisite fees, as may be determined by the Select Board, and shall submit no later than 20 days after completion of the permitted project or development, post-construction photographs of the shoreline vegetation and development site.

(Section added 6/14/2022)

- (4) One conditional Certificate of Occupancy, valid for no more than six (6) months from the date of issuance may be granted by the Code Enforcement Officer based on a showing of reasonable need by the applicant. Once the project is completed, the CEO shall issue a Certificate of Occupancy. *(Amended 6/12/2012)*

Section 5. Photographic Record in the Shoreland Overlay Zone.

Photographic record required: All applicants for a permit for any applicable development within the Shoreland Zone must submit to the Code Enforcement Officer pre-construction photographs and, no later than 20 days after completion of the permitted project or development, post-construction photographs of the shoreline vegetation and development site.

(Section added 6/15/2022)

Section 5.6. Fee and Time Limits

- (1) Application shall be in writing on forms provided by the Code Enforcement Officer and account for all aspects to which this Ordinance applies. Building permits are valid for six (6) months for the beginning of construction or use and for two (2) years for the completion of construction, including finish grading, landscaping, proper backfill, proper drainage, and all other things to cause the construction, renovation, or change to look presentable. An extension of time for six months to commence or to complete may be granted upon application to and approval by the Code Enforcement Officer, upon a showing by the applicant of reasonable need, unless the zoning ordinance requirements had been changed after the issuance and receipt of the original permit, in which case the request for extension may be granted only upon application to and approval by the Zoning Board of Appeals. A fee schedule for building or use permits shall be established by the Selectmen annually and the Selectmen shall annually establish a fee for applications for building and/or use permits that are filed by the applicant after the commencement of the activity for which the permit is required, such fee to be greater than the fee for an application that was filed in a timely manner.
- (2) Administrative appeals to the Zoning Board of Appeals from an action of the Code Enforcement Officer in issuing or denying building permits or Certificates of Occupancy shall be made within sixty (60) days of the date of such action or non-action by the Code Enforcement Officer. Failure of the Code Enforcement Officer to act upon a request for action, except for an application for a Certificate of Occupancy, or upon an application for a building permit and/or use permit within sixty (60) days of the date of receipt of such application by the Code Enforcement Officer shall constitute denial of that request or application. The Zoning Board of Appeals shall have no authority to decide an appeal or to accept any appeal which has not been made within such sixty-day (60-day) period.

(Amended 6/12/2012)

Section 6.7. Penalties

The monetary penalties for violations of this Ordinance shall be as follows:

- (1) The minimum penalty for starting construction or undertaking land use activity without a required permit shall be \$100, and the maximum penalty shall be \$2,500 per day.

**MUNICIPAL OFFICERS' CERTIFICATION OF OFFICIAL TEXT OF A PROPOSED
ORDINANCE
[30-A M.R.S.A. § 3002(2)]**

To Katrina Oakes, Clerk:

ARTICLE 7

I, hereby certify to you that the document to which we have affixed this certificate is a true copy of the official text of an ordinance amendment entitled "Shall the Town of Camden, amend ARTICLE VI, NONCONFORMANCE, SECTION 2. NONCONFORMING LOTS (2.) (e) of the Camden Zoning Ordinance regarding existing non-conformities in the Traditional Village and Village Extension Districts.

Note: This amendment would allow the conversion of existing single-family dwellings on existing non-conforming lots of record to be converted into two-family dwelling units in the Traditional Village District and in the Village Extension District on lots with sewer without being considered an expansion of a nonconformity. A copy of the proposed Amendment is available for review in the Town Clerk's office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov

Planning Board Recommends: 5-0-0

Select Board Recommends: 4-0-0

This is being presented to the voters for their consideration at secret ballot voting on Tuesday, June 14, 2022

Pursuant to 30-A M.R.S.A. § 3002(2), you will retain this copy of the complete text of the ordinance as a public record and make other copies available for distribution to the voters, and you will ensure that copies are available at the town meeting/polling places on the day of the vote.

Dated: April 5, 2022.



Robert Falciani, Select Board Chair

WARRANT ARTICLE 7

AMEND VI, NONCONFORMANCE, SECTION 2. NONCONFORMING LOTS (2.) (e) (Ordinance Page VI-3)

This amendment would allow the conversion of existing single-family dwellings on existing non-conforming lots of record to be converted into two-family dwelling units in the Traditional Village District and in the Village Extension District on lots with sewer without being considered an expansion of a nonconformity.

(e) For the purposes of nonconforming lots with structures, the conversion and/or expansion of a single-family dwelling to a two-family dwelling shall not be considered an increase in a nonconformity on nonconforming sewered lots in the Traditional Village and Village Extension Districts.

- (e) For the purpose of nonconforming lots with structures, the conversion and/or expansion of a single-family dwelling to a two-family dwelling shall not be considered an increase in a nonconformity on nonconforming sewered lots in the Traditional Village and Village Extension Districts. *(Added 6/6/2012)*

Section 3. Nonconforming Uses

(1) Continuance

- (a) The use of land, building or structure, lawful at the time of adoption of this Ordinance, or of subsequent amendments of this Ordinance, may continue although such use does not conform to the provisions of this Ordinance, except as provided in paragraph 2, Discontinuance, below.

(2) Discontinuance

- (a) A nonconforming use which is discontinued for a period of 24 consecutive months may not be resumed. The uses of the land, building or structure shall thereafter conform to the provisions of this Ordinance, except for legally existing space and bulk nonconformities, which may continue. *(Amended 11/15/2005)*
- (b) In the shoreland zone, a nonconforming use which is discontinued for a period of 12 consecutive months may not be resumed, except that the Zoning Board of Appeals, for good cause shown by the applicant, may grant up to a one-year extension to that time period. This provision shall not apply to the resumption of a use of a residential structure provided that the structure has been used or maintained for residential purposes during the preceding (5) year period. *(Added 11/10/2009)*
- (c) Whenever a nonconforming use is changed to a permitted use, such structure and/or land shall thereafter conform to the provisions of this Ordinance, and the nonconforming use may not thereafter be resumed.

(3) Expansions

A nonconforming use, including a nonconforming outdoor use of land, shall not be extended or expanded in building area or building volume, expanse of area of use, or hours of operation except as defined below. *(Amended 11/6/2012)*

- (a) Within the Shoreland Zone, nonconforming residential uses may be expanded within existing residential structures or within expansions of such structures as allowed in Section 4. *(Added 11/10/2009)*
- (b) In the RP, RR, B-H, B-R and B-TH districts no expansion of a nonconforming use is allowed. *(Added 11/6/2012; Amended 7/14/2020)*
- (c) In the RU-1, RU-2, B-3, V, VE, and CR districts which are more residential in character but contain some commercial uses, existing nonconforming uses not in the

**MUNICIPAL OFFICERS' CERTIFICATION OF OFFICIAL TEXT OF A PROPOSED
ORDINANCE
[30-A M.R.S.A. § 3002(2)]**

To Katrina Oakes, Clerk:

ARTICLE 8

I, hereby certify to you that the document to which we have affixed this certificate is a true copy of the official text of an ordinance amendment entitled "Shall the Town of Camden, amend ARTICLE VIII, SECTION 6. VILLAGE EXTENSION (VE) Subsection B., Permitted Uses and Subsection E., Standards, of the Camden Zoning Ordinance which would allow multi-family dwellings in the Village Extension District and would amend other development standards including minimum lot size and lot coverage requirements?"

Note: These amendments will: 1.) Allow multi-family dwellings on lots in the Village Extension District served by public sewer, and reduce the lot size per dwelling unit for these multi-family dwellings from 7,500 sq. ft. per dwelling unit to 5,000 sq. ft.; 2) Allow two-family dwellings on lots served by public sewer without an increase in lot size per dwelling unit; 3) Reduce the minimum lot size for lots without public sewer from 40,000 square feet to 20,000, which is consistent with the State's minimum lot size regulations; and 4) The amendment would also increase the maximum building coverage for those lots from 10% to 25%. A copy of the proposed Amendment is available for review in the Town Clerk's office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov

Planning Board Recommends: 5-0-0

Select Board Recommends: 3-1-0

This is being presented to the voters for their consideration at secret ballot voting on Tuesday, June 14, 2022

Pursuant to 30-A M.R.S.A. § 3002(2), you will retain this copy of the complete text of the ordinance as a public record and make other copies available for distribution to the voters, and you will ensure that copies are available at the town meeting/polling places on the day of the vote.

Dated: April 5, 2022.



Robert Falciani, Select Board Chair

WARRANT ARTICLE 8

AMEND ARTICLE VIII SECTION 7 VILLAGE EXTENSION (VE)

4.#1) B. Permitted Uses (Ordinance Page VIII-20) The following uses are permitted in the Village Extension District:

- The following residential uses:
- (4) Single family dwellings
 - (5) Two-family dwellings
 - (6) Open space residential developments that meet the standards of Article IX
 - (7) Cottages
 - (8) Mobile home parks
 - (9) Accessory Apartments
 - (10) Multi-family Dwellings (Replace exiting #10 and re-number as needed)

4.#2) E. Standards (Ordinance Page VIII-21)

- (1) The standards of performance of Article X, Parts I and II, shall be observed.
- (2) The following space and bulk standards shall apply:

	SEWER	NO SEWER
MINIMUM LOT AREA		
Residential	10,000 sq. ft.	<u>20,000</u> sq. ft.
Nonresidential	10,000 sq. ft.	40,000 sq. ft.
MINIMUM LOT AREA PER DWELLING UNIT		
Single Family	10,000 sq. ft.	<u>20,000</u> sq. ft.
Accessory Apartments	No increase in lot area required (See definition.)	20,000 sq. ft.
Two-Family Dwellings	No increase in lot area required	20,000 sq. ft.
Multi-Family Dwellings	<u>5,000 sq. ft.</u>	Not permitted

4.#3) E. Standards Continued: (Ordinance Page VIII-24)

	SEWER	NO SEWER
MAXIMUM BUILDING COVERAGE	25%	25%

Section 6. Village Extension District (VE)

A. Purpose

The Village Extension District lies outside of the traditional village but includes lands that have, or can reasonably be expected to receive within the next ten years, public water and sewer; can be readily provided with other municipal services; and can support a significant share of the new development anticipated in the Town during the next ten to fifteen years. The purpose of the district is to provide a range of housing opportunities and of compatible, small-scale economic opportunities. The intent is to do so within a setting that emulates the character of villages: with streets designed for safe and convenient use by both pedestrians and motor vehicles and at a scale appropriate for walkable neighborhoods; a mix of activities that serve some of the routine needs of neighborhood residents; and a sense of security and protected investments.

B. Permitted Uses

The following uses are permitted in the Village Extension District:

The following resource protection uses:

- (1) Uses listed in Section 1 of this Article, Natural Resource Protection District, Paragraph B

The following resource production uses:

- (2) Agriculture
- (3) Timber harvesting

The following residential uses:

- (4) Single family dwellings
- (5) Two-family dwellings
- (6) Open space residential developments that meet the standards of Article IX
- ~~(7) Cottages~~
- ~~(8)~~ (7) Mobile home parks
- ~~(9)~~ ~~(8)~~ Accessory Apartments
- ~~(9)~~ Multi-family Dwellings

The following municipal and institutional uses:

- (10) Cemeteries
- (11) Churches

The following commercial uses:

- (8) Inns located on lots of 2 or more acres ¹
- (9) Low impact uses, as defined in this Ordinance and not otherwise allowed in this district, on lots that are located wholly or in part within 500 feet of a business or industrial district (B-1, B-2, B-3, B-H, B-R or I), and that meet the terms of Article VII, Section 4(9).
- (10) Parking facilities, provided there is no demolition of buildings existing as of the date of adoption of this ordinance.
- (11) Tier 1 and 2 Indoor Marijuana Cultivation Facilities on lots of 1.5 acres or more
- (12) Tier 1 and 2 Outdoor Marijuana Cultivation Facilities on lots of 5 acres or more
(Section Amended 11/11/2003; 11/18/2016; 6/12/2019; & 7/14/2020)

The following residential uses:

- (13) Community living uses
- (14) Congregate housing served by public sewer
- (15) Nursing and convalescent homes

D. Prohibited Uses

Uses not allowed as permitted uses or special exceptions are prohibited within this district.

E. Standards

- (1) The standards of performance of Article X, Parts I and II, shall be observed.
- (2) The following space and bulk standards shall apply:

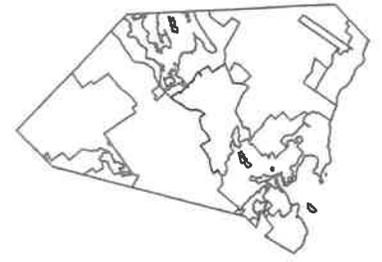
	SEWER	NO SEWER
MINIMUM LOT AREA		
Residential	10,000 sq. ft.	40,000 20,000 sq. ft.
Nonresidential	10,000 sq. ft.	40,000 sq. ft.
MINIMUM LOT AREA PER DWELLING UNIT		
Single Family	10,000 sq. ft.	40,000 20,000 sq. ft.
Accessory Apartments	No increase in lot area required (See definition.)	No increase in lot area required 20,000 sq. ft.
Two-Family Dwellings	7,500 sq. ft. No increase in lot area required	40,000 20,000 sq. ft.
Multi-Family Dwellings	7,500 5,000 sq. ft.	Not permitted
Congregate Housing	3,000 sq. ft.	Not permitted

MINIMUM STREET FRONTAGE	Sewer	No Sewer
Side	10 feet, provided the sum of both side yards is at least 30 feet, however, any structure that has a side setback of less than 10 feet shall have a setback requirement of 15 feet on each side. <i>(Amended 11/15/2005)</i>	15 feet
Back	15 feet	15 feet
Normal High-water Mark	See Article X, Part I, Section 1(9)(j)	See Article X, Part I, Section 1(9)(j)
Nonresidential		
Front	Same as residential	Same as residential
Side	15 feet	15 feet
Back	15 feet	15 feet
Side and back yard for nonresidential use abutting a residential use	25 feet	25 feet
MAXIMUM BUILDING COVERAGE	25%	10 <u>25</u> %
MAXIMUM GROUND COVERAGE		
General	None, provided that the area between the front property line and the wall of the building or structure closest to the street and running the full width of the wall, except the driveway, shall not be used for parking.	None, provided that the area between the front property line and the wall of the building or structure closest to the street and running the full width of the wall, except the driveway, shall not be used for parking.
Shoreland Area	20%	20%
MAXIMUM BUILDING OR STRUCTURE HEIGHT		
Residential	30 feet	30 feet
Nonresidential	30 feet	30 feet
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS ON SAME LOT	30 feet	30 feet

Camden, Town of

Parcel Square Footage - Zone VE

March 9, 2022



Parcel Square Footage

- less than 20,000
- 20,000 tot 39,999
- 40,000 or greater

- Sewer Lines
- Shoreland Zoning

Data sources: Town of Camden & MEGIS



Map provided by
Knox County
Emergency Management Agency
GIS Program
301 Park Street, Rockland ME
207.594.5155

**MUNICIPAL OFFICERS' CERTIFICATION OF OFFICIAL TEXT OF A PROPOSED
ORDINANCE
[30-A M.R.S.A. § 3002(2)]**

To Katrina Oakes, Clerk:

ARTICLE 9

I, hereby certify to you that the document to which we have affixed this certificate is a true copy of the official text of an ordinance amendment entitled "Shall the Town of Camden, amend ARTICLE VIII SECTION 7 TRADITIONAL VILLAGE (V) E. Standards of the Camden Zoning Ordinance, which would reduce the lot size requirements?"

Note: This amendment will allow two-family dwellings without the need for additional lot area, and will reduce the minimum lot size for multi-family dwellings from 7,500 sq. ft. per dwelling unit up to 5,000 sq. ft. A copy of the proposed Amendment is available for review in the Town Clerk's office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov

Planning Board Recommends: 5-0-0

Select Board Recommends: 4-0-0

This is being presented to the voters for their consideration at secret ballot voting on Tuesday, June 14, 2022

Pursuant to 30-A M.R.S.A. § 3002(2), you will retain this copy of the complete text of the ordinance as a public record and make other copies available for distribution to the voters, and you will ensure that copies are available at the town meeting/polling places on the day of the vote.

Dated: April 5, 2022.



Robert Falciani, Select Board Chair

WARRANT ARTICLE 9

AMEND ARTICLE VIII SECTION 7 TRADITIONAL VILLAGE (V) (Ordinance Page VIII-27)

E. STANDARDS

This amendment will allow existing single-family dwellings on existing non-conforming lots of record in the Traditional Village to be converted into a two-family dwelling; and it reduces the lot area for multi-family units in the Village from 7500SF per unit to 5000SF.

E. Standards

- (1) The standards of performance of Article X, Parts I and II, shall be observed.
- (2) The following space and bulk standards shall apply:

MINIMUM LOT AREA	
Residential	10,000 sq. ft.
Nonresidential	10,000 sq. ft.
MINIMUM LOT AREA PER DWELLING UNIT	
Single Family	10,000 sq. ft.
Accessory Apartments	No increase in lot area required <u>(See Definition)</u>
Two-Family Dwellings	<u>No increase in lot area required</u>
Multi-family Dwellings	<u>5,000 sq. ft.</u>
Congregate Housing	3,000 sq. ft.

*Subject to E (4) below

Table continued on next page

- (6) Community buildings
- (7) Municipal uses
- (8) Nursery schools and day care centers
- (9) Public schools
- (10) Quasi-public facilities

The following commercial uses:

- (11) Low impact uses, as defined in this Ordinance and not otherwise allowed in this district, on lots that are located wholly or in part within 500 feet of a business or industrial district (B-1, B-2, B-3, B-H, B-TH, B-R or I), and that meet the terms of Article VII, Section 4(9) *(Amended 11/14/2006 & 7/14/2020)*
- (12) Expansion of hotels or motels with ten or more rooms offered for rent, legally in existence as of March 11, 1985, within a lot of record existing as of March 11, 1985, subject to conformity with applicable space and bulk standards
- (13) Inns on lots of 2 or more acres ¹
- (14) Funeral homes
- (15) Uses permitted in Article VIII Section 11 Neighborhood Business District (B-4) Item B. (1) – (30) and Item C. 6 and 7 if the use is located in a building that was a publicly-owned public school as of 2018. *(Added 11/6/2018)*
- (16) Restaurant food service to the general public in existing hotels as long as there is no increase in the number of seats licensed as of January 1, 2019. *(Added 6/12/2018)*

The following utility uses:

- (17) Public utilities

D. Prohibited Uses

Uses not allowed as permitted uses or special exceptions are prohibited within this district.

E. Standards

(1) The standards of performance of Article X, Parts I and II, shall be observed.

(2) The following space and bulk standards shall apply:

MINIMUM LOT AREA	
Residential	10,000 sq.ft.
Nonresidential	10,000 sq.ft.
MINIMUM LOT AREA PER DWELLING UNIT	
Single Family	10,000 sq.ft.
Accessory Apartments	No increase in lot area required (See Definition)
Two-Family Dwellings	7,500 sq.ft. No increase in lot area required
Multi-family Dwellings	7,500 sq.ft. 5,000 sq. ft.
Congregate Housing	3,000 sq. ft.

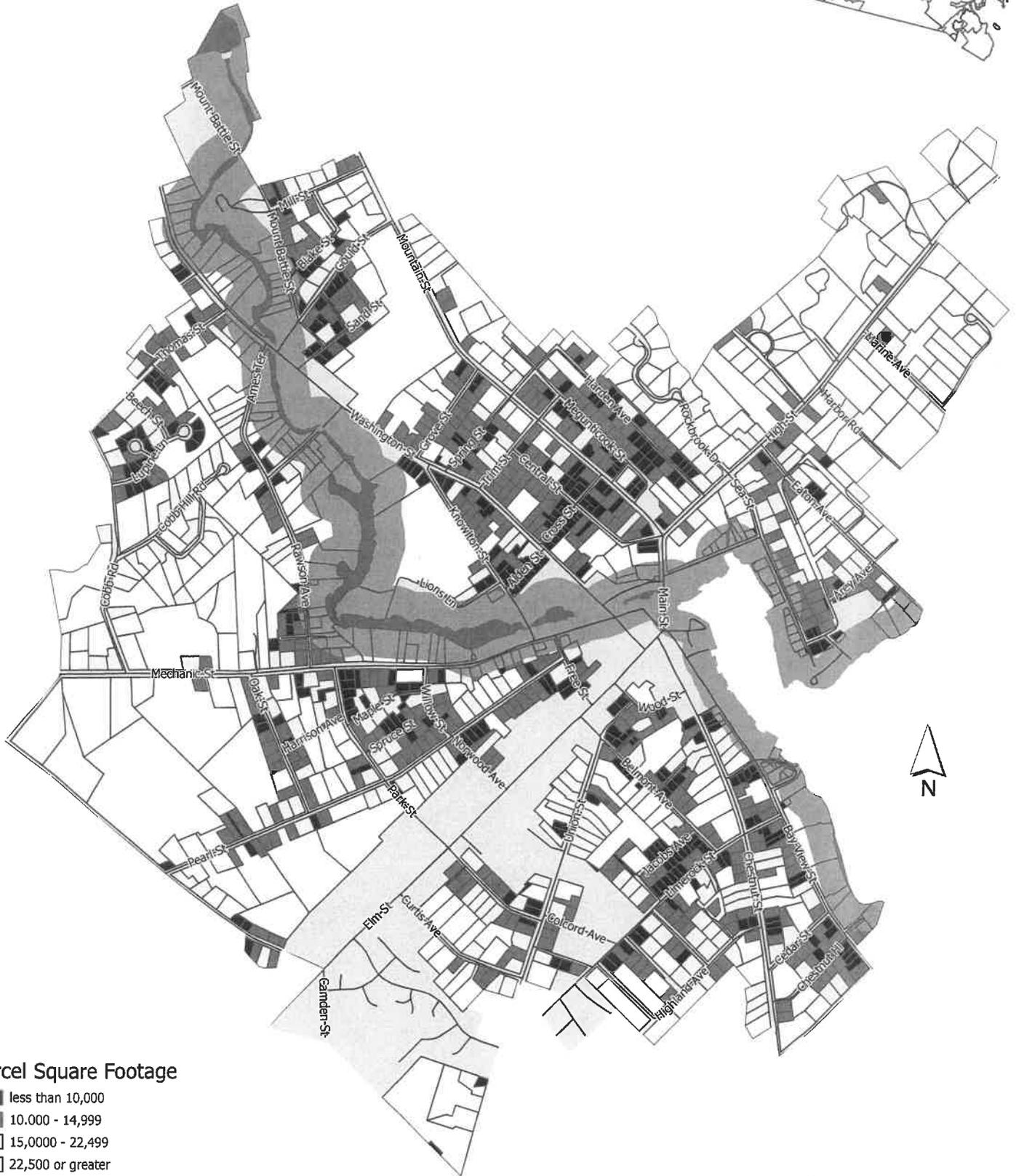
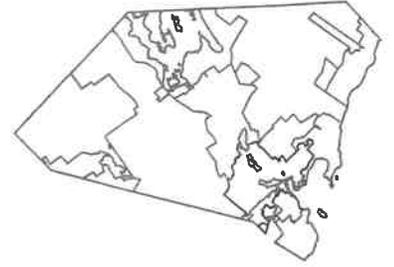
*Subject to E (4) below

Table continued on next page

Camden, Town of

Parcel Square Footage - Zone V

March 9, 2022



Parcel Square Footage

- less than 10,000
- 10,000 - 14,999
- 15,000 - 22,499
- 22,500 or greater

■ Shoreland Zoning

Data sources: Town of Camden & MEGIS



Map provided by
Knox County
Emergency Management Agency
GIS Program
301 Park Street, Rockland ME
207.594.5155

**MUNICIPAL OFFICERS' CERTIFICATION OF OFFICIAL TEXT OF A PROPOSED
ORDINANCE
[30-A M.R.S.A. § 3002(2)]**

To Katrina Oakes, Clerk:

ARTICLE 10

I, hereby certify to you that the document to which we have affixed this certificate is a true copy of the official text of an ordinance amendment entitled "Shall the Town of Camden, amend ARTICLE X PART 1 SECTION 1: Standards in the Shoreland Area Overlay (9) LOTS and STRUCTURES, Subsection (e) Multiple Structures, of the Camden Zoning Ordinance?"

Note: This amendment will ensure that the Town's Zoning Ordinance is consistent with the Maine Department of Environmental Protection's Mandatory Shoreland Zoning requirements contained in Chapter 1000, clarifying that only the land within the Shoreland Zone shall be considered when determining if dimensional requirements are met. A copy of the proposed Amendment is available for review in the Town Clerk's office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov

Planning Board Recommends: 5-0-0

Select Board Recommends: 4-0-0

This is being presented to the voters for their consideration at secret ballot voting on Tuesday, June 14, 2022

Pursuant to 30-A M.R.S.A. § 3002(2), you will retain this copy of the complete text of the ordinance as a public record and make other copies available for distribution to the voters, and you will ensure that copies are available at the town meeting/polling places on the day of the vote.

Dated: April 5, 2022.



Robert Falciani, Select Board Chair

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[30-A M.R.S.A. § 3002(2)]**

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Dated: April 5, 2022.

Robert Falciani, Select Board Chair

WARRANT ARTICLE 10

AMEND ARTICLE X PART 1 SECTION 1: Standards in the Shoreland Area Overlay

(9) LOTS and STRUCTURES: (Ordinance Page X-10)

This amendment will ensure that the Town's Zoning Ordinance is consistent with the Maine Department of Environmental Protection's Mandatory Shoreland Zoning Ordinance requirements contained in Chapter 1000.

(a) Minimum Lot Standards

- (c) Multiple structures: If more than one (1) residential dwelling unit or more than one (1) principal, governmental, institutional, commercial or industrial structure or use is constructed or established on a single parcel, all dimensional requirements shall be met for each additional dwelling unit or principal structure or use, except for dwelling units, or commercial or industrial structures located in the Downtown Business (B-1), the River Business (BR), and the Harbor Business (B-H) districts. When determining whether dimensional requirements are met, only land area within the shoreland zone shall be considered. (Amended 11/10/2009, 7/14/2020 & 6/14/2022)

(9) Lots and Structures

All land use activities within the shoreland area, except in the Downtown Business (B-1), the River Business (B-R), the Harbor Business (B-H) and the Transitional Harbor Business (B-TH) districts, shall conform with the space and bulk standards of the districts in which they are located or with the following standards, whichever are the stricter:
(Amended 11/14/2006 & 7/14/2020)

(a) Minimum Lot Standards

	Minimum Lot Area (sq. ft.)	Minimum Shore Frontage (ft.)
Residential/per dwelling unit		
Along tidal waters	30,000	150
Along nontidal waters	40,000	200
Governmental, Institutional, Commercial or Industrial/per principal structure <i>(Amended 11/10/2009)</i>		
Along tidal waters	40,000	200
Along nontidal waters	60,000	300
Public and private recreational facilities		
Along all waters	40,000	200

(b) Calculating minimum lot area: Land below the normal high-water line of a water body or the upland edge of a wetland, and land beneath roads serving more than two (2) lots, shall not be included toward calculating the minimum lot area.
(Amended 11/10/2009)

(c) Minimum width: The minimum width of any portion of any lot within 100 feet, horizontal distance, of the normal high-water line of a water body or upland edge of a wetland shall be equal to or greater than the shore frontage requirement for a lot with the proposed use.

(d) Separate tracts or parcels: Lots located on opposite sides of a public or private road shall be considered each a separate tract or parcel of land for purposes of calculating the lot area and dimensional requirements set forth in the Ordinance unless such road was established by the owner of land on both sides of that road after September 22, 1971.

(e) Multiple structures: If more than one (1) residential dwelling unit or more than one (1) principal, governmental, institutional, commercial or industrial structure or use is constructed or established on a single parcel, all dimensional requirements shall be met for each additional dwelling unit or principal structure or use, except for dwelling units, or commercial or industrial structures located in the Downtown Business (B-1), the River Business (BR), and the Harbor Business (B-H) districts. When determining whether dimensional requirements are met, only land area within the shoreland zone shall be considered.
(Amended 11/10/2009, & 7/14/2020 & 6/14,2022)

**MUNICIPAL OFFICERS' CERTIFICATION OF OFFICIAL TEXT OF A PROPOSED
ORDINANCE
[30-A M.R.S.A. § 3002(2)]**

To Katrina Oakes, Clerk:

ARTICLE 11

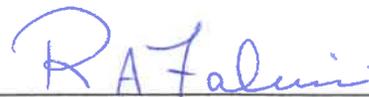
I, hereby certify to you that the document to which we have affixed this certificate is a true copy of the official text of a new proposed Moratorium: "Shall the Town of Camden adopt a Moratorium Ordinance to prohibit installation, construction or modification of piers, docks, floats, or ramps serving residential properties within the bounds of the Coastal and Outer Harbors, as defined in the Camden Harbor and Waterways Ordinance. The term of the ordinance shall be for 180 days from the Effective Date. The Effective Date and date of applicability for the Outer and Coastal Harbor shall be March 15, 2022, the date of introduction of the Moratorium Ordinance discussion by the Camden Select Board. 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 or Coastal Harbor.

Note: A copy of the proposed Moratorium is available for review in the Town Clerk's office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov

This is being presented to the voters for their consideration at secret ballot voting on Tuesday, June 14, 2022

Pursuant to 30-A M.R.S.A. § 3002(2), you will retain this copy of the complete text of the ordinance as a public record and make other copies available for distribution to the voters, and you will ensure that copies are available at the town meeting/polling places on the day of the vote.

Dated: April 5, 2022.



Robert Falciani, Select Board Chair

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.

Commentary on Articles 15, 16 and 17 of the 2022 Annual Town Meeting Warrant

Dear Residents of Camden:

This commentary is intended to clarify the interaction between articles 15, 16 and 17 of the 2022 Annual Town Warrant. Those three Articles provide as follows:

Article 15. This is a standard Article to authorize the sale of Tax Acquired property by the Select Board, as most communities authorize annually. This year we removed the provision about prohibiting the sale of the Apollo Tannery property from this Article, due to the specific question of authorizing that sale as presented in Article 16. Article 15 is necessary to address authorizing the sale of Tax Acquired property in the 2023 fiscal year, other than the Apollo Tannery property which is specifically addressed in Article 16.

Article 16. This Article very specifically asks voters if they will or will not delegate the authority to sell the Apollo Tannery property to the Select Board, in its best judgment, with the broad requirements that the sale meet the 4 general criteria listed in the Article. (the Town has an easement for the Riverwalk, the Riverwalk, does not go with the sale of the property)

Article 17. In the event that Article 16 fails, such that the voters do not authorized the sale of the Tannery property, it is necessary to be very clear and have the voters again vote to reinstate the sale criteria requirements adopted in the 2008 Town Meeting. In other words, if this Article 17, together with Article 15, are adopted, they continue the status quo of the last 14 years to require that no sale of the Apollo Tannery property will take place unless the voters approve the sale in a subsequent Warrant Article.

In summary, it is fully expected that Article 15 will be adopted in the normal course. If Article 16 is adopted the Select Board will have authority to negotiate a sale of the Apollo Tannery without any further input from the voters. If Article 16 fails, and Article 17 is adopted, the Apollo Tannery sale will not take place until the voters specifically authorize the sale. Those are the scenarios anticipated by these three Articles.