



Town of Camden
Minutes of the Select Board Meeting
April 7, 2015
6:30pm

PRESENT: Chairperson Martin Cates, John French, Jr., James Heard, Leonard Lookner, Don White, and Town Manager Finnigan. Also present were members of the press and public.

A. Call to Order

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

B. Public Hearing regarding consideration of the issuance of Revenue Obligation Bonds for the “2015 LifeFlight Project” in an aggregate principal amount not to exceed \$2,250,000 for LifeFlight to purchase and equip King Air B200 Aircraft.

Dan Pittman of Eaton Peabody spoke on behalf of LifeFlight of Maine about the Maine Municipal Securities Approval program. He introduced the organization’s Executive Director, Tom Judge, who gave a background on LifeFlight and described the need for the additional aircraft.

Dennis McGuirk asked a question about the amount of borrowing, and Pittman gave more details on the arrangement with the Town.

Don White spoke in favor of approving the request and of the scope of work that LifeFlight is doing. Leonard Lookner expressed the concern that he wouldn’t want the organization to get in a financial situation like Camden First Aid.

John French asked some questions regarding the aircraft’s flight time.

Leonard Lookner made a motion to approve the issuance of Revenue Obligation Bonds for the “2015 LifeFlight Project” in an aggregate principal amount not to exceed \$2,250,000 for LifeFlight to purchase and equip King Air B200 Aircraft. The motion was seconded by John French. It was unanimously approved.

C. Communications, Presentations, and Recognitions

1. Downtown Business Group’s 4th Annual Business is Blooming Community Celebration, held Friday, May 15 to Sunday May 17

Karen Brace and Flint Decker informed the Board about the upcoming Business is Blooming event in Camden. They asked approval to hold sidewalk sales throughout the weekend event, as well as an activity for children of decorating sidewalks with chalk.

Don White made a motion to approve the request of the Camden Downtown Business Group to hold sidewalk sales and hold a sidewalk chalk activity during Business is Blooming, May 15-17, 2015. The motion was seconded by John French. It was unanimously approved.

2. Request by West Bay Rotary to have access to and use the Megunticook River and upper harbor to hold a “Duck Derby” on Saturday, May 23, 2015.

Sandy Cox and Peter Burke asked permission on behalf of West Bay Rotary to hold their annual fundraising event on Memorial Day Weekend.

John French made a motion to give permission to West Bay Rotary to hold their annual "Duck Derby" fundraising event on May 23, 2015. The motion was seconded by Don White. It was unanimously approved.

3. Report from the Megunticook Watershed Association

Paul Leeper, Executive Director of the Megunticook Watershed Association, gave a report to the Select Board. Leeper was accompanied by Erin Flanagan along with Justin Twitchell who serves as Lake Warden and Camden's Inland Harbormaster. Leeper said that there are more than 300 members of the organization and that their primary activities are testing water quality and conducting courtesy boat inspections at the Route 52 boat ramp on Lake Megunticook. Justin Twitchell said that Cody Laite has been hired by the association as the Assistant Lake Warden. Twitchell suggested that Laite be considered in the future for a position of Deputy Inland Harbormaster. The group answered questions from the Board.

--- New Business was taken out of order at this point in the agenda ---

F. New Business

1. Consideration of issuing a revocable license for Old Garage, LLC to construct, maintain, and use a walkway, ramp and curbing at 16 Bay View Street.

Stuart Smith explained his proposal to build an ADA-compliant sidewalk at no cost to the Town in front of his building at 16 Bay View Street, which is soon to become a hotel. He described the details of the project and showed the plans. Susan Michaud of Theo B. Camisole and Leonard Lookner expressed concerns that trucks that currently are able to unload products in front of 16 Bay View would not be able to continue there if the ADA sidewalk was in this location. There was debate about whether the yellow lines on the street in that spot were intended as a no-parking zone or as an unloading zone.

There was discussion about further study to determine whether it might make sense to make Bay View Street one-way due to the width of the street being narrowed by parking constraints. It was decided that the parking and traffic questions were separate from the question at hand regarding the construction of the ADA sidewalk and that traffic considerations would take further and more lengthy study before coming up with options.

Martin Cates made a motion to issue a revocable license to Old Garage, LLC to construct, maintain and use a walkway, ramp and curbing at 16 Bay View Street, asking staff to report back within 30 days with a progress report on loading zones and enforcement. The motion was seconded by John French.

There was further discussion on the motion.

The motion was amended by Leonard Lookner to replace the current sidewalk to make it as ADA compliant as possible with access to the front door of the new hotel, with the intent that the community would pay for the ADA portion in the future once there is a plan in place for loading

and unloading. The motion was seconded by Don White.

Steve White explained how the sidewalk without the ramp in front was not ADA compliant due to people being discharged onto the street rather than a sidewalk. This opens the Town to liability, he said.

A vote was taken on the amended motion. The amendment failed by a vote of 2-3, (Cates, White and French opposed).

A vote was taken on the original motion, to issue a revocable license to Old Garage, LLC to construct, maintain and use a walkway, ramp and curbing at 16 Bay View Street, asking staff to report back within 30 days with a progress report on loading zones and enforcement. Cates' motion, which had been seconded by John French, was unanimously approved.

2. Consideration of joining with the MSAD 28 School Board and the Town of Rockport to share the costs of conducting a citizen survey regarding the Camden-Rockport Middle School.

John Lewis of the MSAD 28 School Board spoke about a survey on the future of the middle school and asked the Camden Select Board to participate in the project, along with the Town of Rockport and the MSAD 28 School Board.

John French made a motion to participate in and support a survey regarding the Camden-Rockport Middle School along with the School Board and the Town of Rockport. The motion was seconded by Don White. It was unanimously approved.

3. Public Hearings on proposed zoning ordinance amendments

Martin Cates opened a public hearing on the following zoning ordinances:

(1) Proposed amendment of the Camden Zoning Ordinance, Article XII, Site plan Review, Section 1 Purpose and Applicability and Section 6 Criteria to add a new overlay to the following zones: Highway Business 2 District (B2), Highway Transition 3 District (B3), Neighborhood Service 4 District (B4), River Business District (BR) and Transitional River Business (B-TR)

Planning Board Chair Lowrie Sargent explained the proposed amendment.

John French made a motion to move the proposed zoning ordinance amendment regarding the Business Overlay Zone to the Town meeting warrant. The motion was seconded by Jim Heard. It was unanimously approved.

Lowrie Sargent then explained the purposes of the proposed amendments to Article VIII:

(2) Proposed amendment of the Camden Zoning Ordinance, Article VIII, District Regulations, Section 7 Traditional Village District (V) to eliminate the ability to apply for low impact uses as defined by the Zoning Ordinance on lots located wholly or in part within 500 feet of a business or industrial district.

(3) Proposed amendment of the Camden Zoning Ordinance, Article VIII, District Regulations,

Section 6 Village Extension District (VE) to eliminate the ability to apply for low impact uses as defined by the Zoning Ordinance on lots located wholly or in part within 500 feet of a business or industrial district.

Richard Bernardt, Planning Board member, described his research into the background of this section of the ordinance.

John French made a motion to place both articles on the June ballot. The motion was seconded by Don White. It was unanimously approved.

4. Public Hearings on liquor license renewals:

a) Application of Bervetto LLC, d/b/a 40 Paper and 40 Washington Street for a Class I Restaurant Malt, Spirituous and Vinous Liquor License

b) Application of Thomas & Angela Rothwell, d/b/a Camden Deli, Inc. at 37 Main Street for a Class III Vinous and Class IV Malt Liquor License

c) Application of Cuisine de Coeur, d/b/a Atlantica at 9 Bay View Landing for a Class I Restaurant Liquor License.

The Board considered all three license renewals together.

John French made a motion to approve items a, b, and c regarding liquor license renewals. The motion was seconded by Jim Heard. It was unanimously approved.

5. Approval of taxicab business for Christopher M. Merritt d/b/a Schooner Bay Taxi

John French made a motion to approve the application of Schooner Bay for a taxicab business license. The motion was seconded by Don White. It was unanimously approved.

C. Citizen Comments

There were no citizen comments. There were also no comments from the Board.

D. Approval of Select Board Minutes

Don White made a motion to approve the minutes of the Select Board meeting dated March 17, 2015. John French seconded the motion. It was unanimously approved.

E. Select Board Member Reports

Jim Heard said that the Harbor Committee had met with the Planning Board on March 19th.

G. Town Manager Report

There was no Town Manager Report.

H. Select Board Closing Comments

There were no closing comments

Adjourn

John French made a motion to adjourn the meeting. Jim Heard seconded this motion. The motion passed unanimously and the Board adjourned at 9:03pm.

Respectfully submitted,

Karen Brace
Recording Secretary