



Town of Camden
Select Board Meeting
October 6, 2015

Minutes

Present: Select Board Chair John French and Select Board Members, Don White, Leonard Lookner, Martin Cates, James Heard, and Town Manager, Pat Finnigan. Also present were Police Chief Gagne, Fire Chief Farley, and citizens.

Call to Order

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

A. Communications, Presentations, and Recognitions

1. Fire Prevention Week.

October 4 through 10 is Fire Prevention Month. Fire Chief Chris Farley presented safety information to the Select Board to help inform the public about ways to prevent fires and stay safe. He commended his department for their teamwork and completion of the agility course, and showed a thermal imaging camera that was used in a recent house fire that helped detect the inhabitants. He also said that his department does safety device (ie: smoke detectors) inspections for homeowners, and can be reached at 236 7950 to set up appointments.

2. Sea Street Parking Restrictions.

Police Chief Randy Gagne has recommended that the Select Board approve a temporary parking restriction on Sea St. that would prohibit parking on one side of the street. Chief Gagne recommended that it be tried for one season and he would report back to the Select Board in the fall of 2016 regarding whether it helped make the street safer.

Don White made a motion to accept the Chief's recommendation. James Heard seconded the motion. The motion passed 5-0.

3. Request to make the intersection at Washington and Mechanic a 4-way stop.

After discussion brought about by citizen complaints, Police Chief, Randy Gagne and Fire Chief, Chris Farley both weighed in on the discussion stating safety is the top priority. There was discussion amongst the Select Board regarding the Town's responsibility of a traffic light.

Don White made a motion to send a letter to the Maine Department of Transportation to make the intersection at Washington and Mechanic a 4-way stop, and Martin Cates seconded this. The motion passed 5-0.

C. Citizen Comments for items not on the agenda.

Tom Resek, a member of the Friends of Camden River Park and a member of the Tannery Advisory Committee asked a number of question about the Tannery Committee's purpose,

structure and timeline. Eleanor Masin Peters, a member of the Friends of Camden River Park, also asked questions regarding the purpose and timeline of the Committee's work. After much discussion, the Select Board indicated that the Committee should consider electing a chair. Select Board member Don White, who is the Select Board representative on the Committee said he would keep the Select Board informed about the work of the Committee.

D. Approval of Select Board Minutes dated September 15 and September 22, 2015.

Martin Cates made a motion to accept both sets of minutes as written, and James Heard seconded this. The motion carried 5-0.

E. Select Board Member Reports.

Don White reported on the Planning Board Meeting that took place on October 1st, 2015, including that Alternate, Jan McKinnon, has tendered her resignation on the Board, which created an opening for an Alternate Planning Board member. He thanked Ms. McKinnon for her years of service.

Leonard Lookner thanked Jan McKinnon for her service to Camden. He then went on to say that he regretfully missed the Harbor Committee Meeting, but wanted to know if there was an update on the hoist. Pat Finnigan said she would comment on that in her Manager's Report. Mr. Lookner also voiced some concerns regarding fees for permits from the Town.

James Heard reported that the first meeting of the Energy Committee would be held on Thursday, October 8 and he would provide an update to the Select Board at its next meeting.

F. Town Manager Report.

Pat Finnigan reported that the placement of the hoist at the Town Landing is now spring of 2016. She reported that the final plans and contract execution had taken longer to complete than expected. She said the work to design and fabricate the hoist and to order the materials would be done this winter and the project would be ready for spring construction.

She reported that the heavy rains that occurred on September 30 were a challenge, but that the Town of Camden had fared better than many other communities. She thanked the Public Works Department, the Police Department, and the Fire Department for all of their hard work and being on top of it.

The Town Manager went on to describe the upcoming events that were to take place in the Town, including the chairlift rides at the Snow Bowl every Sunday in October, the start of early bird season ski passes, and PopTech taking place at the Opera House on Oct. 22 through 24.

The Board agreed to take the following items of Old Business out of order.

J. Old Business

Disposition of Tax Acquired Properties

- a) 6 Gosses Hill Road (Map 218/063/000/000 1.6 acres)

John French made a motion to obtain an independent market value opinion to assess the value of this property by the next Select Board Meeting, with the idea to put the property out to bid. Don White seconded this, and the motion passed 5-0.

b) 178 Chestnut Street (Map 232/008/000/000 .04 acres)

Don White made a motion to keep this property for future Town use, which was seconded by Martin Cates. The motion passed 5-0.

c) 0 Belfast Road (Map 135/001/000/000 11.3 acres)

John French made a motion to send a letter to abutters of the intent to go out to bid on this property. Martin Cates seconded the motion. The motion passed 5-0.

G. New Business

1. Public Hearing: Adoption of Appendices A-F of the General Assistance Ordinance for 2015-2016.

Maine law requires municipalities to provide welfare assistance to low income people who are not able to pay for basic necessities. The amount of assistance is based on the person's income. Each year, the allowed amounts are adjusted to reflect market costs. This amendment adjusts the General Assistance Ordinance to conform to the State maximum levels.

Martin Cates made a motion to approve the amendments to update the General Assistance maximum levels of assistance. James Heard seconded the motion. . The motion passed 5-0.

2. Public Hearing: Proposed Harbor Ordinance Amendments.

The Select Board has held several public hearings on proposed Harbor Ordinance amendments. After concerns expressed by the Harbor Committee Chair at the last meeting, Attorney Kristin Collins reviewed the draft one more time and found that a couple of section references were incorrect (such as referencing "section 5" instead of "section 6.")

Because these are non-substantive, Attorney Collins said they do not require further Select Board approval. However, since we have time prior to the November election, Attorney Collins suggested that it would be advisable to hold one more public hearing.

The amendments primarily pertain to correcting inconsistencies in design requirements for piers and wharves.

Don White made a motion have the amendments appear on the November 2015 ballot for voter approval. James Heard seconded the motion. The motion passed 5-0.

3. Consideration of requested proposals from commercial passenger vessels companies wishing to rent or lease commercial float space or berthing slips for the upcoming year (Harbor Ordinance Article V Section 3).

The Ordinance requires the Select Board to determine whether they wish to offer public dock space to be leased to daysailers, windjammers, and fishermen. This must be done prior to October 15 in order to advertise for applications for the next season.

James Heard made a motion to seek applications from people wishing to lease commercial passenger vessel float space and fisherman's floats for 2016. Leonard Lookner seconded the motion. The motion passed 5-0.

4. Consideration of bid awards for the Wastewater Department for driveway crack sealing work and driveway asphalt paving.

The driveway and walkway at the Wastewater Treatment Plant are in need of repair. This project will involve cutting out the larger damaged areas and repaving them. The smaller cracked areas will be filled with rubberized crack sealant to prevent further water damage. To completely repave the area is estimated to cost \$70,000. The budget estimate for this project was \$20,000. Based on the bids, the cost is \$15,240.

Martin Cates made a motion to award the bid for crack sealing to Midcoast Sealcoating of Appleton in the amount of \$7,645, and for paving to Performance Paving of Rockland in the amount of \$7,595, for a total project cost of \$15,240, and Don White seconded this. The motion carried 5-0.

5. Approval of the November 4, 2015 Special Town Meeting Warrant.

The Select Board approved the Order to hold a Special Town Meeting for voters to consider amendments to the Harbor Ordinance, the Zoning Ordinance, and the subdivision Ordinance. This is the final step necessary for the Special Town Meeting.

In addition to the Town questions, voters will also be asked to vote on the Special Budget Validation referendum to authorize the Community School District to expend up to \$156,000 in additional funds from the District's undesignated fund balance to fund unanticipated special education costs. This will not necessitate a tax increase.

Martin Cates made a motion to approve the Warrant for the November 3, 2015 Special Town Meeting. James Heard seconded the motion. The motion passed 5-0.

6. Set meeting dates for October and November

The Select Board will be holding a joint meeting with Rockport on October 20, which would be the normal date of the second meeting. In November, the first Tuesday is Election Day. The Board normally does not meet on Election Day.

Leonard Lookner made a motion to set October 27 as the date of the second meeting in October, and set November 10 and 24 as the November Meeting dates. Don White seconded this, and the motion carried 5-0.

H. Liquor Licenses and Special Amusement Permits

Public Hearings for the following:

1. Cappy's Chowder House at 1 Main Street, for renewal of a Class XI Restaurant/Lounge Malt, Spiritous, and Vinous Liquor License.
2. Cappy's Chowder House at 1 Main Street, for a Special Amusement Permit.
3. Peter Ott's, at 16 Bay View Landing for a Class XI Restaurant/Lounge Malt, Spiritous, and Vinous Liquor License.

These businesses have submitted complete applications and they all meet the approval criteria.

James Heard made a motion to approve each of the license applications. Don White seconded the motion. The motion passed 5-0.

I. Victualers and Lodging License Renewals

Consideration of Victualers and Lodging License Renewals for the following:

1. Camden Windward House at 6 High Street for a Victualers & Lodging License.
2. Towne Motel at 68 Elm Street for a Victualers & Lodging License.
3. Inn at Camden Place at 14 Tannery Lane for Lodging License.
4. Elm Street Grill at 115 Elm Street for a Victualers License.
5. Cappy's Chowder House at 1 Main Street for a Victualers License.

These businesses have submitted complete applications and they meet the approval criteria.

Don White made a motion to approve each of the licenses renewals. The motion was seconded by Martin Cates. The motion passed 5-0.

Adjourn

Convene as Board of Assessors

Don White made a motion to adjourn as the Select Board and to convene as the Board of Assessors. James Heard seconded this, and the motion carried 5-0.

1. Consideration of Tax Abatements for the following accounts:

- a) Account 1341, for Real Estate Taxes at 4 Whitmore Avenue, in the amount of \$151.30, for an allowed Homestead Exemption.

Leonard Lookner made a motion to approve the abatement. Don White seconded the motion. The motion passed 5-0.

- b) Account 825, for Personal Property Taxes for CEIS Review, Inc., in the amount of \$92.29, due to the business closing in August 2014.

Don White made a motion to approve the abatement. Martin Cates seconded the motion. The motion passed 5-0.

- c) Account 843, for Personal Property Taxes for Uni-Care Health, in the amount of \$33.29, due to a duplicate assessment.

James Heard made a motion to approve the abatement. Don White seconded the motion. The motion passed 5-0.

Adjourn

At 8:14 pm, Don White made a motion to adjourn. Martin Cates seconded the motion. The motion passed 5-0

Executive Session

Don White made a motion to go into Executive Session to discuss disposal of property and a legal matter. James Heard seconded this, and the motion carried 5-0.

Respectfully submitted,

Nora E. McGrath, Recording Secretary