

TOWN OF CAMDEN
WARRANT FOR SPECIAL TOWN MEETING
Tuesday, November 4, 2014

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 the Public Safety Building located on Washington Street in said Town on Tuesday, November 4, 2014 at 8:00 a.m. in the forenoon to 8:00 p.m. in the afternoon to vote on Articles 1 through 3 at which time the meeting will adjourn.

ARTICLE 1

To elect a Moderator to preside at said meeting.

ARTICLE 2

Shall the Town vote to amend the Zoning Ordinance of the Town of Camden, Article VI Section 2(2) (c) to allow inns which abut High St and which are located within 500 feet of a zone where restaurants are an allowed use, to be granted a Special Exception to serve meals to overnight guests only, provided they meet the standards of a Low Impact Use as determined by the Zoning Board of Appeals.

The full text of the proposed amendment is below. The proposed changes are underlined and in bold. The Zoning Ordinance and additional information is available in the Town Office and on the Town web site.

Article VI Section 2(2) (c).

(c) An inn located on a lot that is less than two acres in the Traditional Village District, shall not add sleeping rooms offered for rent beyond those legally existing as of the date of enactment of this ordinance, nor shall it be used more intensely with respect to functions, services, or similar activities otherwise allowed in inns beyond those being routinely and legally offered as of the date of enactment of this ordinance, **except an Inn abutting High St and within 500' of a zone where restaurants are an allowed use may be granted a Special Exception to be allowed to serve meals to overnight guests only, subject to meeting the standards of a Low Impact Use as determined by the Zoning Board of Appeals.**

Informational Note: The proposed amendment would allow inns which currently are allowed to serve breakfast to their guests, to serve dinner to their overnight guests provided the inn: (1) is located within 500 feet of a zone where restaurants are an allowed use; (2) applies for a Special Exception to serve meals to overnight guests only; (3) meets the standards of a "low impact use;" and (4) receives approval by the Zoning Board of Appeals.

ARTICLE 3

ADVISORY VOTE

Do you support using the Tannery property for commercial/business uses described in the Guiding Principles approved by the Town Meeting, or do you support using the Tannery property for park/open space?

Please vote for one:

- Commercial/business
- Park/open Space

Information Note: Since June 2008, the Town Meeting has voted to authorize the Select Board to sell the Tannery property – except the land dedicated to the Riverwalk, to a business which would provide year-round, good-paying jobs. The voters also established “Guiding Principles” which are the criteria for the types of businesses that are acceptable to be located on the Tannery site. Recently the Town had an opportunity to sell the property to a private business, but some people in the community proposed that a park or open space was a better use of the Tannery property. The purpose of this Advisory Question is for voters to let the Select Board know if they think the Town should continue to market the property and sell it to a suitable business that will create year-round jobs, or should the property be turned into a park.

Information regarding the Tannery site, including a copy of the “Apollo Tannery Site Re-development Workgroup Report” which contains the “Guiding Principles” are available at the Town Office and on the Town’s web site.

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 Special Town Meeting on Tuesday November 4, 2014, from 8:00 a.m. to 8:00 p.m.

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

Given under our hands this 9th day of September 2014.

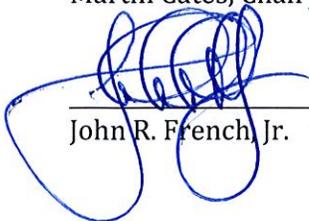
CAMDEN SELECT BOARD



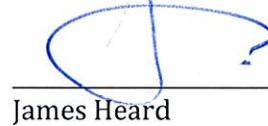
Martin Cates, Chairperson



Donald White, Vice-Chairperson



John R. French, Jr.



James Heard

Leonard Lookner

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 Special Town Meeting to be held Tuesday, November 4, 2014 by posting an attested copy of the Warrant at the Camden Public Safety Building, Camden Town Office, Camden Public Library, and the Camden Post Office on _____, 2014.

Randy Gagne, Constable