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**CAMDEN PLANNING BOARD**  
**MINUTES OF MEETING**  
**April 5, 2012**

**PRESENT:** Chair Chris MacLean; Members Richard Householder, Jan MacKinnon and Lowrie Sargent; Alternate Member Sid Lindsley; Town Attorney Bill Kelly; Don White, Select Board Liaison to the Planning Board; and CEO Steve Wilson

**ABSENT:** Members and Kerry Sabanty and Alternate Member Nancy McConnell

The Meeting was called to order at 5:10 pm.

**1. PUBLIC COMMENT on NON-AGENDA ITEMS:** No one came forward.

**2. MINUTES:**

February 16, 2012: Part II.

Part I (pages 1 – 19) of these minutes had been reviewed and approved at the February 29, 2012, meeting of the Board. (There were no changes made.) The Board reviewed the remainder – Part II - pages 20 through the end.

**MOTION by Mr. MacLean seconded by Ms. MacKinnon** to approve the second portion of the Minutes of February 16, 2012, page 20 to the end, as submitted.

**VOTE: 5-0-0**

March 21, 2012:

Line numbers will be added to the final version, page numbers will be corrected, and the date in the footer will be changed to March 21, 2012.

At the March 21, 2012, meeting the Board discussed the Planning Board Policy with regard to voting on applications when only a minimum quorum of three members is present: Current policy states that a Motion is approved, or fails, when a majority of those attending vote to approve or deny. The Board may revisit this policy sometime in the future to discuss whether or not the policy should be changed.

1<sup>st</sup> Page: Language will be added and re-arranged to follow Item 2 to read: Item 3. Site Plan Review, was deferred and Item 4 was taken out of order to accommodate the Applicant who had to attend the Rockport Planning Board meeting later that evening.

3<sup>rd</sup> Page: 1<sup>st</sup> Paragraph, Last Sentence: “anticipated by the Statute, but it is probably a fix...”

5<sup>th</sup> Page: 1<sup>st</sup> Paragraph, fifth sentence: “...#4; ~~the~~ they determined that it ...”

6<sup>th</sup> Page: 3. The word “PUCLIC” was corrected and changed to the word “PUBLIC.”

8<sup>th</sup> Page: MOTION, fourth sentence: the work “rocks” was changed to the word “boards”.

10<sup>th</sup> Page: The Motion was seconded by Mr. Sargent not by Mr. Lindsley.

1 **3. SUBDIVISION: PRE APPLICATION MEETING**

2 Maple Grove Subdivision: Map 229 Lot 5; and Map 230 Lot 9: Rural 2 District (RU-2):  
3 Maine Farmland Trust: Simonton Road  
4

5 Maine Farmland Trust (MFT), property owner, and Melissa Spear Dove, prospective  
6 buyer, were represented by Tom Fowler of Landmark Corporation, authorized agent. They  
7 are here for a Pre-application Meeting for a 5-Lot Major Subdivision, and have submitted a  
8 Site Inventory Map, a Conceptual Sketch Plan and a Site Location Map; all required by the  
9 Subdivision Ordinance. Also submitted are several requests for waivers of Subdivision  
10 submission requirements to be reviewed at this Pre-application Meeting.  
11

12 *Process:*

13  
14 The Rockport Planning Board had agreed to proceed with a Joint Public Hearing and  
15 set the date for their next meeting on May 9 at the Rockport Opera House. Camden's  
16 Subdivision Ordinance differs from Rockport's in several aspects, and there are procedures  
17 Camden must complete prior to the Public Hearing that Rockport does not – a Preapplication  
18 Meeting is one of those steps Camden must take. The Chair did not believe that it violated the  
19 spirit of the *Memorandum of Agreement* for Camden to proceed with their review prior to the  
20 actual signing of the document by the Rockport Board.  
21

22 *Pre-Application Review:*

23  
24 **Purpose:** The purpose of the pre-application review process is to provide an opportunity for the  
25 developer to explain the proposed plan. The review also allows for comments from the Board  
26 that could be helpful to the developer, prior to the expenditure of substantial sums of money on  
27 surveying and engineering.  
28

29 **Preapplication Meeting**

30  
31 The submissions consist of the following:  
32

- 33 • Narrative letter dated February 21, 2012
- 34 • Proposed Waiver of Joint Review dated February 21, 2012
- 35 • Copy of the Option Agreement between Ms. Dove and Maine Farmland Trust
- 36 • Subdivision Plan for Maple Grove Subdivision prepared by Landmark Corporation  
37 dated 2/21/2012  
38

39 The project, a 5-lot subdivision, is proposed to allow Melissa Dove, daughter of the  
40 original owner, the ability to exercise her option to buy back 8.3 acres of the family's farm  
41 from the current owner, the Maine Farmland Trust (MFT). The Plan shows a 50' wide right-of-  
42 way that will provide MFT access to work the back acreage.  
43

44 Mr. Fowler explained that the three maps are more detailed in the areas where  
45 development will take place. Some of the submissions that would be required for the Camden  
46 property *if* development were proposed for that parcel are the subject of the waiver requests  
47 submitted in writing on February 21, 2012.

1  
2 **Submission of Waiver Requests**  
3

- 4 ✓ Requests for waivers of submission requirements were submitted with the Preapplication.  
5

6 **Article 11 – Waivers: Section 1. Submission Requirements:** The Planning Board may waive  
7 submission requirements of this Ordinance that are not applicable to a proposed subdivision,  
8 provided the waiver is submitted at the pre-application stage of review and approved by a vote of  
9 no less than 3 members.  
10

11 Mr. Fowler referenced the 2/21/2012 letter to the Board, and the lack of development  
12 within Camden as the Applicant’s justification for requesting the following waivers:  
13

- 14 ❖ 1<sup>st</sup>: Waiver of Joint Review:

15 The Board acted on this request at the March 21 meeting granting the request in part by  
16 waiving Joint Review of all meetings except those where evidence is gathered. The draft  
17 *Memorandum of Agreement* prepared by Camden Town Attorney Bill Kelly has been circulated  
18 to individual Board members for their comments, and is before the Board for approval this  
19 evening. Mr. Fowler will take the signed *Memorandum* to Rockport’s Planning Board on April  
20 11 for their adoption and signature.  
21

22 **MOTION by Mr. Sargent seconded by Ms. MacKinnon** that the Board vote to approve the  
23 *Memorandum of Agreement* as drafted.  
24

25 Discussion: Mr. Householder noted that he understood that all Memoranda of Agreement had to  
26 contain the date of the agreement within the body of the document. Mr. Kelly agreed that the  
27 change could be easily made -- Mr. Wilson could make that minor change and then the Chair can  
28 sign.  
29

30 With agreement the Motion was amended to include this language:

31 **...with the provision that the agreement date is added within Memorandum.**

32 **VOTE: 5-0-0**  
33

34 A copy of the 2/21/2012 submission outlining arguments for each waiver is attached to these  
35 minutes.  
36

37 Appendix A: Preapplication Submissions:  
38

- 39 ❖ 2<sup>nd</sup>: 2. Site Inventory Map:

40 **MOTION by Mr. MacLean seconded by Ms. MacKinnon** that the Board approve the waiver  
41 regarding Appendix A.2, because no development will occur on the Camden parcel and because  
42 the scale of the Plan provides adequate information to evaluate the proposal.  
43

44 **VOTE: 5-0-0**  
45

46 Appendix C: Major Subdivision Preliminary Plan Submission Requirements: 1) Application

- ❖ 3<sup>rd</sup>: f) Subsurface wastewater test pit analyses, prepared by a Licensed Site Evaluator.

1 **MOTION by Mr. Sargent seconded by Mr. Householder** to accept this request for a waiver  
2 because there is no proposed development within Camden that requires a test pit analysis.

3 **VOTE: 5-0-0**

- 4  
5 ❖ 4<sup>th</sup>: g) A written statement from the water company that there is adequate supply and  
6 pressure for the subdivision and a statement approving the design of any extension of the  
7 water main.

8 **MOTION by Mr. Sargent seconded by Ms. MacKinnon to accept the request for a waiver**  
9 **of Appendix C 1g because 1) There is no public water; and 2) There is no development on**  
10 **the Camden property.**

11 **VOTE: 5-0-0**

- 12  
13 ❖ 5<sup>th</sup>: h) A written statement from the Fire Chief that water supply needs for fire protection  
14 have been adequately met and approving the location of any fire hydrants.

15 **MOTION by Ms. MacKinnon seconded by Mr. Sargent** that this waiver is approved because  
16 no development is planned in Camden.

17 **VOTE: 5-0-0**

- 18  
19 ❖ 6<sup>th</sup>: i) When the water supply is private wells, evidence of adequate ground water supply  
20 and quality by a well driller or a hydro geologist familiar with the area.

21 **MOTION by Mr. Sargent seconded by Mr. Householder** that evidence of water is not  
22 required because there is no development proposed for the Camden portion of the subdivision.

23 **VOTE: 5-0-0**

- 24  
25 ❖ 7<sup>th</sup>: j) A written statement from the director of the Midcoast Solid Waste Facility that the  
26 proposed subdivision will not cause an unreasonable burden on the municipality's ability  
27 to dispose of solid waste.

28 **MOTION by Mr. Sargent seconded by Ms. MacKinnon** that because there is no development  
29 in Camden there will be no creation of solid waste requiring disposal and the waiver is approved.

30 **VOTE: 5-0-0**

- 31  
32 ❖ 8<sup>th</sup>: k) Agreements or other documents showing the manner in which open spaces are to  
33 be retained by the developer or lot owners are to be maintained.

34 **MOTION by Mr. Sargent seconded by Mr. Householder** to accept this request for a waiver  
35 because no lots will be created in Camden, and open space is required only when lots are created.

36 **VOTE: 5-0-0**

37  
38 **3) Preliminary Plan**

- 39  
40 ❖ 9<sup>th</sup>: a) A standard boundary survey with bearings and distances showing the entire parcel  
41 and all contiguous land in common ownership within the last five years per MRSA Title  
42 30-A section 4401.

43  
44 Discussion:

45  
46 Mr. Fowler noted that all of the lots conveyed have had boundary surveys, but that to  
47 survey the entire parcel would be very time consuming and extremely expensive. None of the

1 land in Camden has ever been subdivided, but abutting property has changed hands and surveys  
2 were done at that time. Incrementally, the boundary of the parcel could end up being surveyed  
3 over time, but he does not believe that requiring a full survey at this time would accomplish  
4 anything that would have an impact on this review.  
5

6 The Chair wonders if problems will arise in the future if the entire subdivision has not  
7 been surveyed.  
8

9 **MOTION by Mr. Sargent seconded by Ms. MacKinnon** to grant the Applicant's request to  
10 waive C3a for a boundary survey with bearings and distances because it will not provide any  
11 information pertinent to review.

12 **VOTE: 4-1-0 with Mr. MacLean opposed**

- 13  
14 ❖ 10<sup>th</sup>: c) Contour lines at the interval specified by the Board, showing elevations in  
15 relation to mean sea level.  
16

17 Mr. Fowler drew the Plan with the 5' intervals required by Rockport's ordinance, but left  
18 the undeveloped portion of the parcel at 10' intervals. He stated that there are no drainage  
19 concerns for the Camden parcel because, as the topo lines show, all drainage heads into the  
20 Rockport lands. Mr. Wilson confirmed that if there were to be timbering operations of a certain  
21 size, erosion and sedimentation would be addressed at that time. Mr. Sargent does not believe  
22 the Board would learn anything new from asking for 5' intervals across the Plan.  
23

24 **MOTION by Mr. Sargent seconded by Ms. MacKinnon** that the Board require ten foot  
25 contour line intervals on all plans submitted for this application.

26 **VOTE: 5-0-0**

- 27  
28 ❖ 11<sup>th</sup>: d) A storm water plan showing ditches, culverts, detention or retention areas.

29 **MOTION by Mr. MacLean seconded by Mr. Householder** to accept the Applicant's request  
30 for a waiver of C3d because there is no proposed development in Camden where there is  
31 farmland.

32 **VOTE: 5-0-0**

- 33  
34 ❖ 12<sup>th</sup>: j) When sewage disposal is to be accomplished by subsurface wastewater disposal  
35 systems, the location of all test pits on the site.

36 **MOTION by Mr. Sargent seconded by Ms. MacKinnon** to accept the request to waive C3j  
37 because there is no septic disposal on the Camden site and no information is needed.

38 **VOTE: 5-0-0**

- 39  
40 ❖ 13<sup>th</sup>: m) Provisions for controlling erosion and sedimentation, including measures to  
41 capture sediment during construction and measures to stabilize the soil.

42 **MOTION by Ms. MacKinnon seconded by Mr. Lindsley** to grant the waiver of C3m because  
43 there is no development or soil disturbance proposed on the Camden portion of the property.

44 **VOTE: 5-0-0**

- 45  
46 ❖ 14<sup>th</sup>: n) Location and method of disposal for land clearing and construction debris.

1 **MOTION by Mr. Sargent seconded by Mr. Householder** to approve the request for a waiver  
2 of C3n because there is no land clearing or construction debris.

3 **VOTE: 5-0-0**

4  
5 ❖ 15<sup>th</sup>: **4) Street Design Plans**

6  
7 Detailed construction drawings showing a plan view, profile, and typical cross-section of  
8 proposed street.

9 **MOTION by Ms. MacKinnon seconded by Mr. Householder** to approve the waiver because  
10 there are no new streets planned for the subdivision.

11 **VOTE: 5-0-0**

12  
13 ❖ 16<sup>th</sup>: **5) Additional Information**

14 The Planning Board may require additional information when it is determined necessary to meet  
15 the criteria of the State Subdivision Statute Title 30-A, M.R.S.A., section 4401...

16  
17 The Chair asked members of the Board if they thought the Board would need any other  
18 information to make sure that the Approval Criteria outlined in this Statute would be adequately  
19 addressed; they did not.

20  
21 **MOTION by Ms. MacKinnon seconded by Mr. Householder** that the Board will not be  
22 requiring any additional information for the subdivision because there is no proposed  
23 development in Camden at this time.

24 **VOTE: 5-0-0**

25  
26 **Appendix D**

27 **Major Subdivision Final Plan Submission Requirements**

28  
29 **1. Application**

- 30 ❖ 17<sup>th</sup>: b) Cost of the proposed subdivision and evidence of financial capacity to complete  
31 the project.

32  
33 **MOTION by Mr. Sargent seconded by Ms. MacKinnon** to grant the waiver of D1b because  
34 no work will be done in the Camden portion of the subdivision.

35 **VOTE: 5-0-0**

- 36  
37 ❖ 18<sup>th</sup>: c) A performance guarantee meeting the requirements of Article 10.

38  
39 **MOTION by Ms. MacKinnon seconded by Mr. Householder** to grant the waiver c) because  
40 there is no infrastructure proposed on the Camden portion of the property.

41 **VOTE: 5-0-0**

42  
43 **3. Final Plan**

- 44  
45 ❖ 19<sup>th</sup>: Nine copies of an accurate scale map of the parcel at not more than 1-inch equals  
46 50-feet, containing all the information from the Preliminary Plan. The following  
47 requirements may be shown on multiple sheets when necessary:

1 **MOTION by Ms. MacKinnon seconded by Mr. Householder** to grant the waiver because the  
2 200 scale submitted provides sufficient information.

3 **VOTE: 5-0-0**

- 4  
5 ❖ 20<sup>th</sup>: d) Permanent monuments at all outside corners of the subdivision tract and survey  
6 pins at all lot corners.

7  
8 **MOTION by Mr. Sargent seconded by Mr. Householder** to grant the waiver of D3d because  
9 no useful information would be provided, and because the Board has already determined they did  
10 not require a survey.

11 **VOTE: 5-0-0**

12  
13 **4. Additional Information**

- 14  
15 ❖ 21<sup>st</sup>: The Planning Board may require additional information when it is determined  
16 necessary to meet the criteria of the State Subdivision Statute Title 30-A, M.R.S.A.,  
17 section 4401, including: (Items a-c)

18  
19 **MOTION by Ms. MacKinnon seconded by Mr. Householder** that with regard to D4, the  
20 Board will not be requiring any additional information because there is no development on the  
21 Camden portion of the subdivision.

22 **VOTE: 5-0-0**

23  
24 **Appendix K**  
25 **Recording Plan Requirements**

26 The Recording Plan shall show only the information relevant to the transfer of an interest in the  
27 property including:

- 28  
29 ❖ 22<sup>nd</sup>: 5. A standard boundary survey of the parcel, giving complete descriptive data by  
30 bearings and distances, made and certified by a registered land surveyor. The corners of  
31 the parcel shall be located on the ground and marked by monuments. The plan shall  
32 indicate the type of monument found or to be set at each lot corner.

33  
34 **MOTION by Ms. MacKinnon seconded by Mr. Sargent** to approve the waiver request  
35 because there are no proposed changes to the boundary of the property within Camden.

36 **VOTE: 5-0-0**

- 37  
38 ❖ 23<sup>rd</sup>: 7. The location of wetlands and vernal pools.

39  
40 **MOTION by Mr. Sargent seconded by Ms. MacKinnon** to accept the Applicant's request to  
41 waive K7 because there is no need to specifically identify wetland or vernal pools.

42 **VOTE: 5-0-0**

- 43  
44 ❖ 24<sup>th</sup>: 8. The location of all soil test pits including an indication of which pits are suitable  
45 for the installation of a subsurface wastewater disposal system.

1 **MOTION by Ms. MacKinnon seconded by Mr. Householder** that because there is no  
2 proposed development in Camden the Board waives the requirement to locate all test pits.

3 **VOTE: 5-0-0**

4  
5 **Site Walk**

6 The Board shall schedule a site walk within 14 days, to be attended by the developer and the  
7 Board. The developer shall place “flagging” at the centerline of any proposed streets, and at the  
8 approximate intersections of the street centerlines and lot corners, prior to the site walk.

- 9  
10 ✓ The Board will propose a date for Site Walk for the Rockport Board to consider; the walk  
11 must be held jointly per the Agreement. It would be best if the walk could be conducted  
12 just prior to the joint Public Hearing tentatively scheduled for May 9, 2012, in Rockport.

13  
14 **Public Informational Meeting**

15 The public informational meeting shall be held following the initial presentation by the developer  
16 and shall be held the same night or within 30 days, at the option of the developer. The meeting  
17 provides an opportunity to explain the project to abutters and to answer questions outside the  
18 formal review process. The meeting may produce useful information for the developer through  
19 local knowledge and may provide an opportunity to address issues and concerns prior to formal  
20 Planning Board review. Notice shall be sent by the Town via certified mail, return receipt  
21 requested, to all abutters, notifying them of the date, time and place of the meeting.

- 22  
23 ✓ The Public Informational Meeting was scheduled for the Board’s next meeting on April 19,  
24 2012. In order to address possible concerns regarding the scope of the proposed  
25 development, Mr. Wilson will send sized-reduced copies of the Plan with the notification to  
26 abutters and inform them of the fact that Maine Farmland Trust is involved.

27  
28 **Appendix A**

29 **Preapplication Plan Submission Requirements – Minor or Major**

30  
31 **1) Application**

- 32 ✓ Nine copies of the application and any supporting documents.  
33 ✓ Evidence of right, title or interest in the property: *Found by the Option Agreement*  
34 ✓ All existing deed restrictions, easements, right of ways or other encumbrances: *Contained*  
35 *in the Option Agreement*

36  
37 **2) Site Inventory Map**

38 Nine copies of an accurate scale map of the parcel at not more than 1-inch equals 50-feet,  
39 showing the following: *Scale requirement waived*

- 40 ✓ Proposed name of the development, north arrow, scale and date.  
41 ✓ Boundaries of the parcel based upon town tax maps or a standard boundary survey if  
42 available and the number of acres.  
43 ✓ Tax maps and lot numbers of the parcel(s) to be divided.  
44 ✓ Major natural features of the site, including steep slopes, wetlands, vernal pools, streams,  
45 ponds, floodplains, groundwater aquifers, significant wildlife habitats, or other important  
46 natural features.  
47 ✓ Vegetative cover conditions according to general cover type.

- 1 ✓ Ridgelines and watershed boundaries.
- 2 ✓ Geologic formations including rock outcrops, cliffs, etc., based upon published data or
- 3 more detailed on-site analysis.
- 4 ✓ Soils as shown in the “Soil Survey of Knox and Lincoln Counties Maine.
- 5 ✓ Existing buildings, structures, or other improvements on the site including streets,
- 6 driveways, stonewalls; etc.
- 7 ✓ Locations of all known historically or archaeologically significant buildings or sites
- 8 within or adjacent to the subdivision.
- 9 ✓ Location and size of existing utilities or other improvements servicing the site.
- 10 ✓ Potential sources of fire protection water supply within one-half mile of the site including
- 11 public water mains, existing or proposed fire ponds: *There is a pond and a quarry.*
- 12 ✓ Septic system locations for each lot or unit, if applicable: N/A.

13

14 **3. Site Analysis**

- 15 ✓ Nine (9) copies of a brief narrative describing the existing conditions, the proposed
- 16 development, the required open space potential and the constraints and opportunities
- 17 created by the site. The narrative shall include a description of the existing road system
- 18 that will provide access to the project and any issues related to traffic capacity, safety,
- 19 sight distances. The narrative shall also describe any preliminary studies concerning
- 20 traffic, marketing, wetlands, etc.

21

22 **4. Conceptual Sketch Plan**

- 23 ✓ Nine copies of a Conceptual Sketch Plan at the same scale as the Site Inventory Map,
- 24 highlighting the opportunities and constraints of the site.

25 *The Applicant addressed the use of the property in the narrative saying the continued use as*

26 *farmland is the best use.*

27 The Board agrees with the Applicant that the continued use of the land as farmland does

28 not require a site analysis of the site’s suitability as farmland.

29

30 **5. Waivers**

- 31 ✓ Written requests for any waivers from Minor Subdivision or Major Subdivision
- 32 submission requirements. See Appendices B, C, and D.
- 33 ✓ Written requests for any waivers of design guidelines in Article 8, Approval Standards.

34

35 **Preapplication Determinations**

36 At the conclusion of the Preapplication Review, the Planning Board will have determined the

37 following, for either a minor or major subdivision:

38

39 1. Contour intervals:

40 *10' intervals required*

41

42 2. Additional submissions

43 *No additional information will be required*

44

45 3. Date of the site walk

46 *Tentatively set for May 9, 2012 – awaiting approval of Rockport Planning Board.*

1 4. Whether the Board wishes to hire an outside consultant

2 *The Board will not hire an outside consultant*

3

4 5. Date of the public hearing

5 *May 9, 2012 – time to be confirmed by Rockport Planner.*

6

7 6. Waivers

8 *24 waivers and requests granted*

9

10 In addition:

11

12 ✓ Nine copies of the Preapplication were submitted with the appropriate fee at least 22 days  
13 prior to this Planning Board meeting.

14 ✓ A location map, site inventory map, site analysis and conceptual sketch plan, satisfying  
15 the submission requirements in Appendix A, except as waived by the Board,  
16 accompanied the application.

17 ✓ The conceptual sketch plan shows the proposed layout of lots and other features in  
18 relation to existing conditions.

19 ✓ The conceptual sketch plan shows site conditions such as steep slopes, wet areas and  
20 vegetative cover.

21 ✓ The Board agreed with the Applicant's conclusion that no traffic-related issues will  
22 result from the development of the Rockport land as proposed; no traffic study will be  
23 required.

24

25 **Pre-application Complete**

26 Following the presentation of the Site Inventory and Conceptual Sketch Plan by the developer,  
27 and after consideration of the waiver requests, the Board determined that the pre-application was  
28 complete.

29

30 **DISCUSSION:**

31

32 Subdivision Review: The Board believes there should be a more streamlined way to review  
33 subdivisions when no development is proposed. There may be various options:

34

35 1. Create an exception within the Ordinance to allow Minor Subdivisions in the Rural Districts  
36 where no development is proposed.

37

38 2. Create an exception for reviewing line changes within approved Major subdivisions as a  
39 Minor Subdivision.

40

41 1. Minor Field Adjustments: There were none

42

43 2. Future agenda items:

44 Non-conforming uses: The CEO had prepared summaries of other town's ordinance  
45 provisions dealing with non-conforming uses. He will send copies to some interested business  
46 owners so they can come to a meeting informed about what the Board is discussing.

1  
2 MUBEC: The first “fix” to the MUBEC problems has been passed by the Legislature.  
3 They did not address extending the exemption for seasonal cottages from meeting MUBEC  
4 standards upon renovation; Mr. Wilson sees this as creating some real problems for camp owners  
5 who simply will not be able to meet the new standards, and will have to comply with  
6 components (like energy standards) that won’t apply to the work they want to do. Another issue  
7 they did not address was third party inspectors; third party inspectors remain on their own in  
8 trying to obtain liability insurance, and that will keep these inspectors in short supply – and  
9 expensive. Camden is going to try to do as many projects – especially smaller residential  
10 projects – in house as much as they can, but are thinking about requiring private inspectors for  
11 commercial projects.

12  
13 The Select Board did vote to pass along the MUBEC amendment package to the voters  
14 for June. They were surprised by some of the changes, but were pleased that the Planning Board  
15 had met with the Town’s state representatives to discuss their concerns.

16  
17 There being no further business before the Board they adjourned at 7:10 pm.

18  
19 Respectfully submitted,

20  
21 Jeanne Hollingsworth, Recording Secretary