

CAMDEN PLANNING BOARD

Minutes of Meeting

May 18, 2011

PRESENT: Chair Chris MacLean; Members Richard Householder, Kerry Sabanty and Lowrie Sargent; Alternate Members Sid Lindsley and Nancy McConnel; and CEO Steve Wilson

ABSENT: Member Jan MacKinnon

The meeting was called to order at 5:00 pm by Lowrie Sargent, sitting as Chair until Mr. MacLean's anticipated 5:30 pm arrival.

3. MAPLE GROVE SUBDIVISION

Pre-application Meeting

Pamela Spear: Map 229 Lot 5 and Map 230 Lot 9: Rural 2 District (RU-2): Simonton Road

Mike Sabatini of Landmark Associates has come to personally advise the Board that the Spears have withdrawn their Application for Subdivision Review for the time being. They ask that the packet be held for possible submission at a later date. The urgency to move ahead at this point in time no longer exists as the Spears lost the prospective buyer for the parcel that was to have been created in Camden. The entire property is still for sale, however, and they will need to return to the Board before a sale can be completed. They thanked the Board for all their assistance during the process so far, especially the time and effort put into working through the issues involved in Joint Review. They hope that the actual signed agreement reached by the Towns of Camden and Rockport regarding Joint Subdivision Review will still be in place when they do return so the review can proceed without delay.

1. PUBLIC COMMENT on NON-AGENDA ITEMS:

No-one from the public came forward.

Mr. Sargent noted that Select Board Member Deb Dodge is finishing up her term as Select Board Members and as the liaison to the Planning Board. She has been the most consistent liaison the Board has had and he, for one, is grateful for her help and guidance. Mr. Householder believes Ms. Dodge's experience as a former Planning Board Member meant that she was especially helpful.

The next meeting on June 1 will be Ms. Dodge's last as liaison and the Board asked Mr. Wilson to draft a letter from the Board thanking Ms. Dodge for her service.

2. MINUTES:

April 6, 2011:

Page 1: Line: 27: "~~to determine~~ put wind meters on the cell tower to determine wind speed and wind consistency on the top of the mountain."

Page 3:

Line 32: "...divide out the ~~entire parcel~~ portion of the previous subdivision's mother lot..."

Line 45: "...requires that Rockport's Planning Board approve and sign..."

Page 4: Line 48: the word "brining" was changed to the word "bringing"

Page 5: Line 25: "His confidence ~~is~~ in letting Rockport..."

Page 6:

Line 8: *Status of Proposed Subdivision Ordinance Amendment*

Line 9: "The ~~proposal~~ proposed amendment, Amend Article 9 Section 4 by adding the following sentence: "No subdivision road shall be presented to the voters for acceptance until at

least seventy-five percent (75%) of the subdivision lots have been issued Certificates of Compliance, was presented to the Select Board....”

Line 20: “To exempt man-made lakes ~~exempt~~ from portions...”

Line 22: To exempt cupolas, domes...~~exempt~~ from the Shoreland...”

Page 8: Line 7: The word “build” was replaced by the word “building”

MOTION by Mr. Householder seconded by Mr. Sabanty to approve the Minutes of April 6, 2011 as adjusted.

VOTE: 4-0-1 with Ms. McConnel abstaining due to her absence

April 20, 2011

Page 4: Line 14: The word “address” was changed to the word “addressed”

MOTION by Mr. Householder seconded by Mr. Sabanty to approve the Minutes of April 20, 2011 as adjusted.

VOTE: 4-0-1 with Ms. McConnel abstaining due to her absence

3. PRESENTATION of PROPOSED HISTORIC PRESERVATION ORDINANCE

This discussion was again led by Mr. Householder, Chair of the working subcommittee that prepared the draft; other members are Mr. Sargent, Kit Parker and advisor, Chris Glass. Mr. Householder noted the reference in Design Standards adopted in 2010 to preserving historic features and architectural details of buildings in districts where these standards apply. He also referenced the Comprehensive Plan and the support provided there for the creation of this Ordinance, which will replace the existing Article XIII, Historic Resources Committee, of the Camden Zoning Ordinance.

The State offers grants to Towns to make changes to Historic Districts but Towns have to be State-designated for inclusion in the grant program. The Committee decided not to take this step toward designation at this point in time, and thought the formation of the Commission was a good first step.

Questions and Comments from the Board:

Ms. McConnel: Asked what happens if there is not an Architect sitting on the Commission during a review as required by the Ordinance; will an applicant have to hire their own Architect or pay for one to review the plans? Mr. Householder responded they would not have to do so.

Page 3: Section 5: Curtis Island is missing from this list and should be added as #13

Page 6: Section 9: Ms. McConnel suggested condensing the explanation for application: there is redundancy in the language and she believes it can be shorted to one or two sentences and be more clear.

Mr. Sargent commented that there will need to be a checklist or some other procedure in place so the Code Enforcement Officer can help the Applicant guarantee that the proposal is complete before it goes to the Commission for review; otherwise the packet will be returned and review delayed.

Page 7: Section 10: The Committee should reconsider who is an abutter for the purpose of Notice: the 100' perimeter listed now could include many property owners; perhaps it is not necessary to be that inclusive.

Page 8: Demolition is included here and may negate the need for a separate Demolition Ordinance that the Board has been requested to draft in the past.

The Board discussed whether or not to hold an informal Public Information Gathering Session to introduce the concept and get feedback, but decided to start the formal process with a Public Hearing on June 1st. They asked the CEO to specifically invite members from the Downtown Business Group, the Historic Resources Committee – which has given their full support to this effort – the owners of the buildings proposed for listing as Historic Properties, CEDAC members, and some representatives of the Board of Directors of the Town-owned Public Library. Before Mr. Wilson proceeds with the official Notice procedure, Mr. Householder will determine if Chris Glass will be available to answer questions; if not, the Board agreed that his presence was important and the date of the hearing will be scheduled around his availability.

Mr. Wilson referenced a section of the Zoning Ordinance in Article XII (where --???) that should be amended to address the new review procedure for Historic buildings in order to avoid duplication of review. There is the option to exempt review for those properties that will be reviewed under the new Article XIII, and Mr. Wilson will work on language that would accomplish this. The Board suggested that all the changes required to bring the Ordinance into conformity with a new Commission be included as one Warrant Article so all are passed – or fail – together.

4. DISCUSSION:

1. *Minor Field Adjustments:* There were none

2. *Site Plan Pre-applications:* There were none

3. *Gateway 1:* Mr. Wilson reported that Don White is still active with an ad hoc group of former Gateway 1 Implementation Committee members. Together, on a voluntary basis, they want to encourage their respective towns to move ahead as if Gateway 1 was still official. In Camden's case that would be to send forward some, or all, of the proposed amendments to the Comprehensive Plan that had been readied by the Board for compliance with Gateway 1 Goals. Mr. White had asked to be placed on the Discussion List for this evening's meeting, but did not appear.

4. *Upcoming applications:* Tom Fowler: Landmark Associates will appear on June 1 for a pre-application meeting for a subdivision on Mt. Battie Street.

Mr. Wilson informed the Board that they will soon be hearing from the developers who bought two former Knox Mill buildings on the corner of Knowlton and Washington Streets; the old Kodak Building is proposed for a combination of 26 dwelling units with commercial use at street level.

5. *Other:* Mr. Wilson had attended a Rockport Planning Board meeting where the proposed agreement for a Joint Subdivision Review of the Spear Subdivision had been approved and signed by that Board.

There being no further business before the Board they adjourned at 5:50 pm.

Respectfully submitted as transcribed,

Jeanne Hollingsworth, Recording Secretary