

**CAMDEN PLANNING BOARD
MINUTES OF MEETING
October 25, 2012**

PRESENT: Acting Chair Lowrie Sargent; Members Richard Householder and Jan MacKinnon; Alternate Member Sid Lindsley; Don White, Select Board Liaison to the Planning Board; and CEO Steve Wilson

ABSENT: Chair Chris MacLean and Member Kerry Sabanty

The meeting of the Planning Board of October 25, 2012 was convened at 5:00 pm by the Acting Chair.

1. PUBLIC INPUT ON NON-AGENDA ITEMS:

Jan MacKinnon commented on Lowrie Sargent's fine presentation to the Select Board on the Comprehensive Plan Chapter Assignment proposal; it was well-prepared, thorough and it seemed to be very well-received.

2. MINUTES

October 4, 2012:

Page 3 Line 13: "...it cannot be banned;"

MOTION by Mr. Householder seconded by Ms. MacKinnon that the Planning Board Minutes of October 4, 2012, as amended, be approved.

VOTE: 3-0-1 with Mr. Sargent abstaining due to his absence

3. SUBDIVISION REVISION

Katherine Henderson Subdivision: Map 219 Lots 55, 56, & 57: 31, 41 & 49 LeGrand Drive

George Wheelwright, appeared as the agent representing himself as the owner of lots 55 (4A) and 56 (5A), and the owners of lot 57 (6A). Mr. Wheelwright had originally purchased Lot 5A to provide a privacy buffer, but now he wants to sell part of that lot to abutters David and Andrea Tassoni who own lot 6A, and merge the remainder into his lot 4A; the result is that the subdivision will have one less lot. The Wheelwrights and the Tassonis will split the road maintenance fee associated with that lot, and there will be no additional burden on the other owners. They have spoken with officers of the LeGrand Home Owner's Association, and they, as well as the rest of the lot owners welcome less density in the neighborhood.

Mr. Wheelwright had the proposed division line surveyed, and is here with an amended plan title Subdivision Amendment and dated October 2, 2012 (prepared and sealed by Landmark Associates) showing the new lot configuration. He hopes to have the application heard as an amendment to a Minor Subdivision.

MOTION by Mr. Householder seconded by Ms. MacKinnon that the Subdivision Amendment as presented for the Katherine Henderson Subdivision be considered an amendment under the Subdivision Ordinance Article 12 Section 2.

VOTE: 4-0-0

MOTION by Mr. Householder seconded by Ms. MacKinnon that the Subdivision Amendment of the Katherine Henderson Subdivision be approved because it is a minor adjustment in that property lines are being moved so that Lot 41 no longer exists and because there will be no impact on any public services.

VOTE: 4-0-0

The Board signed the approved Plan.

4. SUBDIVISION REVISION: Steamboat Landing Subdivision

Wayfarer Partners, LLC: Map 124 Lot 48, Lots 48-1 through 48-5, and Lot 49: Sea Street and Arey Avenue

Shane Flynn of Wayfarer Partners was before the Board seeking approval of an amendment to the Steamboat Landing Subdivision first approved in March of 2009. The developers have the opportunity to sell their property at 8 Arey Avenue to an abutter. The lot is adjacent to, but not within the subdivision; however, there is an easement for access and utilities that needs to be altered as a condition of the pending sale. The approved 20'-wide easement will be reduced to 10'-wide, and will be an easement for utilities only; the access portion of the easement will be extinguished. The access point to the interior lots will be relocated to run from Arey Avenue through Lot 48-3 and along the boundary line with 8 Arey Avenue to serve lots 48-1 and 48-2.

The developers have no plans to proceed with developing the subdivision at this time, but they have been informed that the two-year time frame for completing infrastructure improvements has expired and they are now in violation of the Ordinance. They want to make sure they retain the right to develop the parcel into the future, but in order to install the sewer line that was part of the approved subdivision, they would have to demolish one of the larger buildings in the working Bean Yard. Mr. Wilson informed the Board that they have the right to waive the two-year deadline and approve the proposed amendment with the Condition that the required infrastructure is installed before any lot is sold.

There was discussion about the mistaken entry on the original Plan classifying a sewer line that crosses Wayfarer property to the Andrea Collins property as "discontinued". The Collins recently noticed this error, and they wrote to the Board (and other parties) outlining their concerns and demands regarding correcting this error and preserving the easement. The words "discontinued sewer line" have been replaced on the Amended Plan with the statement "approximate location of sewer easement KCRD Book 997 Page 69". The existing sewer line will probably have to be relocated *if* the proposed changes to the Bean Yard go forward in the future. Mr. Sargent asked Mr. Flynn if he would be willing to state for the record and add to the Plan language that Wayfarer would be willing to relocate and reconnect the Collins' sewer line if that becomes necessary. Mr. Flynn replied that Wayfarer has a good working relationship with the Collins, and that the wording on the Plan shows that they plan to honor that easement even if the location changes.

MOTION by Mr. Householder seconded by Ms. MacKinnon that Subdivision Plan REC-1 and Site Utilities Plan C-1, both dated October 4, 2012, showing the changes to easements over Lot 49 and elsewhere within the subdivision is considered to be an amendment.

VOTE: 4-0-0

MOTION by Ms. MacKinnon seconded by Mr. Householder to approve the proposed amendment and to extend the life of the Subdivision approval and grant a waiver of the two-year requirement to complete required infrastructure and impose a Condition of Approval that all required improvements must be completed prior to the sale of any or all subdivision lots.

VOTE: 4-0-0

The Board signed the approved Plan.

5. APPROVAL OF 2ND DONATED DOWNTOWN BUSINESS DIRECTIONAL SIGN

Businesses at the old Knox Mill have come forward with a proposal for a sign to direct visitors to the shops and restaurants in the River Business District. Although it is similar to the 1st Directional Sign posted at the entrance to the Town Landing, it is not the same color scheme, and it is one-sided. Members of the Sign Committee – Richard Householder and Jan MacKinnon – were concerned that there was a variation from the original design, and others agreed that consistency was important. Mr. Sargent was also concerned that the empty back side of the sign should be used for some directional purpose, and members proposed that it contain language and design similar to the other Town directional signs, perhaps with arrows indicating the way to the Downtown Business District and the Harbor.

A Motion was offered by Mr. Householder and seconded by Ms. MacKinnon to approve the sign with the condition that it matches exactly the sign configuration and color as the signs on Bayview Street. The Board wants to hear from the merchants involved what they would like the sign to look like, and then see the changes proposed by sign-maker Joe Ryan before they vote. They voted 4-0 to Table voting on the Motion until they see the modified design.

6. DISCUSSION:

1. *Minor field adjustments:* There were none

2. *Future Agenda items:* Mr. Wilson has been discussing a proposal with a land-owner to build a large garage on Norwood Street. The man is a lobster fisherman and wants room to store his boat and traps over the winter. Mr. Wilson is looking at the size of the building (over 1000 SF) and the fact that it will be used for a business and trying to determine if the project will need to go through Site Plan Review as a Home Occupation. He will research the question and check with the Town Attorney if necessary.

3. *Pending Applications:* None

There being no further business before the Planning Board they adjourned at 6:15 pm.

Respectfully submitted,

Jeanne Hollingsworth, Recording Secretary