

CAMDEN PLANNING BOARD
Minutes of Meeting
March 17, 2010

PRESENT: Chair Chris MacLean; Member Richard Householder, Jan MacKinnon and Lowrie Sargent, and Alternate Member Sid Lindsley; Select Board member Deb Dodge; and CEO Jeff Nims.

ABSENT: Member Kerry Sabanty and Alternate Member Nancy McConnel

PUBLIC COMMENT: No one came forward.

MINUTES:

Members Sid Lindsley and Jan Mackinnon had not arrived when the meeting began so consideration of Minutes was deferred until more members were present and quorums for each meeting under review could be established.

PROPOSED ZONING AMENDMENTS: PUBLIC HEARING

The CEO noted the change made to the proposed amendment #6 since the last meeting with the addition of the word “commercial”. This section will replace the “Change of Use” section currently in the ordinance – the fee will remain the same - \$25.

Mr. Nims recommended, and the Planning Board agreed, holding proposed Amendment #8, a change to the Duties and Powers section, until November in order to make additional changes. The need to do so surfaced at a meeting of the ZBA earlier this week when the Board actually used this section of the Ordinance for the first time.

There was no one from the Public present and the Public Hearing was opened and closed without comment.

NOTE: Neither Ms. MacKinnon or Mr. Lindsley were present at the time this vote was taken.

MOTION by Mr. Householder seconded by Mr. Lindsley to move the proposed revised amendments forward to the Select Board for their review with the exception of Amendment #8 which will be postponed to November.

VOTE: 3-0-0

Ms. MacKinnon and Mr. Lindsley arrived.

MINUTES:

Because there were five members now present the following minutes were reviewed:

February 3, 2010:

Page 1: Line 8: Both Ms. MacKinnon and Mr. Lindsley had been present at this meeting.

Page 7:

Line 39: The term “hone-town” was replaced by the term “home-town”.

Line 40: “community was changed. She noted that the towns and local area were similar in their population bases and in other aspects – if it could happen there it could happen here. As to whether...”

Following the end of Mrs. Grassi's testimony at Line 43 the following was added: "NOTE from the Recording Secretary: In granting approval of these minutes on 3/17/2010, the Board asked that the following information be added for clarification: " In a review of the facts of Ms. Grassi's testimony, Mr. Sargent found the following: The Grassi's hometown (Wilton, Connecticut) has a population of approximately 18,000 – Camden's population is approximately 5,280. Although Mrs. Grassi had stated that the two towns – her home town and Camden, Maine – were similar in make-up and population, and therefore faced the same level of threat from development of franchises, this does not prove to be so. In addition to the disparity in population size, there is about the same degree of difference (3:1) with regard to average incomes and average house prices: to call the home-town "small" and define the two situations as "similar" is not supported by these facts."

Page 8: Line 35: Ms. Brosius-Scott's last name had been misspelled.

MOTION by Mr. Householder seconded by Ms. MacKinnon to approve the Minutes of February 3, 2010 as amended.

VOTE: 5-0-0

February 10, 2010:

Page 1: Line 23: "either the Board had not done a good job of describing the design..."

Page 5: Line 30: "A week ago all members of the Board agreed..."

MOTION by Mr. MacLean seconded by Mr. Householder to approved the Minutes of February 10, 2010 as amended.

VOTE: 5-0-0

March 3, 2010:

MOTION by Mr. Householder seconded by Mr. Sargent to approve the Minutes of March 3, 2010 as written.

VOTE: 3-0-2 with Mr. MacLean and Ms. MacKinnon abstaining due to their absence

DISCUSSION:

1. *Site Plan Review pre-applications*: There were none.
2. *Minor Field Adjustments*: There were none.
3. April 7th Meeting: Prioritize ordinance amendments for November
Mr. Nims will note those amendments on the list that he thinks are the most pressing to work on at this time – one is the Wind Ordinance. The Acoustic Ecology Institute has done a noise study that may be of value in defining this standard.

Mr. Nims will invite the engineer from Reed and Reed Engineering to give a presentation on construction of wind farms at the April 7th meeting. Members of the Energy Committee will be invited to attend.

There being no further business before the Board they adjourned at 5:28 pm.

Respectfully submitted,

Jeanne Hollingsworth, Recording Secretary