



**Town of Camden
Select Board Meeting
June 19, 2018 – 6:30 PM
Washington Street Conference Room**

Select Board meetings are broadcast live on Time Warner Channel 1303
and web streamed at www.townhallstreams.com/locations/camden-me

Agenda

1. Public Input on non-agenda items
2. Establishment of the Rules of Order to be followed at Select Board Meetings
3. Approval of Board Minutes from June 5, 2018
4. Consideration of new victualer license for JM Chen, d/b/a Camden Island at 87 Elm Street, Suite 106A
5. Request to approve the following Victualer's License renewals: Bagel Café, Birchwood Motel, Blackberry Inn, Blue Harbor House, Camden Deli, Camden Riverhouse Hotel, Drouthy Bear, Hawthorn Inn, High Tide Inn, Subway and Quarry Hill.
6. Request to approve the following Lodging Establishment License renewals: Beloin's Motel, Birchwood Motel, Blackberry Inn, Blue Harbor House, Camden Riverhouse Hotel, Hawthorn Inn, and High Tide Inn.
7. Public Hearings for the following liquor license applications:
 - a) Martin & Catherin Hobson, d/b/a Blackberry Inn at 82 Elm Street for a Class V Bed & Breakfast Liquor License
 - b) Quarterdeck, Inc., d/b/a Cuzzy's at 21 Bay View Street for a Class XI Restaurant/Lounge Liquor License
 - c) Quarterdeck, Inc. d/b/a Cuzzy's at 21 Bay View Street for Special Amusement Permit
 - d) Northwinds, Inc., d/b/a Waterfront Restaurant at 44 Bay View Street for a Special Amusement Permit
8. Approval of Development Agreement Submission for the American Boathouse Rehabilitation at 17 Atlantic Avenue
9. Request to authorize funding for Snow Bowl Maintenance Project
10. Request by Camden Rotary Club to close Atlantic Avenue on July 4th for "Music by the Sea" from 1:00 p.m. through the fireworks.
11. Request by Camden Public Library to close Atlantic Avenue Friday, July 13th at 8 am through Sunday, July 15th at 8pm for the Harbor Arts & Books
12. Request to use the Village Green on July 9th (rain date July 16th) by Chestnut Street Baptist Church for a Camden Community Breakfast
13. Consideration of request from Camden Rockport Pathways for a dedication of the next Riverwalk section
14. Presentation on Short Term Rentals

15. Discussion on Windjammer and Daysailer License Agreements and the Harbor and Waterways Ordinance
16. Reappointment of the Town Manager pursuant to Article II, Section 5 of the Town Charter.
17. Reappointment of the Road Commissioner pursuant to Title 23 M.R.S. Section 2701
18. Reappointment of the Harbormaster pursuant to the Harbor & Waterways Ordinance, Article III, Section 3.
19. Confirmation of the Town Manager's appointments of the Treasurer, Tax Collector, and the Town Clerk and Department Heads pursuant to Article III of the Town Charter.
20. Reappointment of the Health Officer duties pursuant to M.R.S.A. §451

AS WASTEWATER COMMISSIONERS

1. Establishment of the Rules of Order to be followed at Wastewater Commissioner Meetings.
2. Appointment of Chief Executive and Administrative Official of the Wastewater Department, and of the Superintendent of the Wastewater Department, Pursuant to Article V, Section 7 of the Town Charter.
3. Approval of authorization to spend up to \$5,000 on sediment testing for Montgomery Dam Feasibility Study

TOWN OF CAMDEN

**RULES AND ORDER OF BUSINESS
FOR SELECT BOARD MEETINGS**

- A. The Select Board will meet on the first and third Tuesday evening of each month unless the Board decides at a prior meeting to hold special meetings and workshops, or not to hold a meeting.
- B. The Select Board will hold its meetings in the Washington Street Conference Room, unless an alternative location is selected. If a different location is selected, the Select Board must provide sufficient prior notice to make the public aware of the different meeting location.
- C. The Select Board meetings will begin at 6:30 p.m. unless otherwise noted.
- D. A draft agenda will be transmitted to the local newspapers by close of business on Friday and be posted in a few prominent locations around Camden including the Town Office, Post Office, Public Library, Public Safety Building, and the town's website. Any revisions to the agenda will be immediately posted to the website.
- E. Select Board meetings will be recorded and broadcast on the government access Channel 1303 and are web streamed live at www.townhallstreams.com.
- F. Agenda items and necessary back-up information must be submitted to the Town Manager's Office no later than noon on the Wednesday prior to the meeting.
- G. The Select Board will only act on items that appear on the final posted agenda unless the immediacy of the issue requires an item to be added to the agenda at the meeting.
- H. The Select Board will follow the agenda order unless the Board decides to change the order.
- I. The Select Board allows comments on agenda items. Comments are asked to be kept at three minutes and relevant to the agenda item. The Select Board will also set aside a time on every agenda that allows the public to speak on non-agenda items.
- J. Three members are required to be present for a quorum. Three votes in the affirmative will be required for passage of a motion.
- K. All persons attending Select Board meetings will be treated with respect.

Approved by the Camden Select Board on _____.

In addition to the oath we took:

1. Prep for each meeting -
 - a. Packet - read early
 - b. Questions in advance, etc.
 - c. It is your responsibility to come into the town office and sign the weekly payroll and accounts payable warrants (Mondays) and check your mailboxes at the Town Office

2. At meetings - follow agenda - listen - be concise
 - a. Most important - once we have voted on an item - we move on.
 - b. Respect each person's view(s) - and make them feel welcome to express their opinion(s) - always in a civil manner.
 - c. Keep executive session meeting discussions **CONFIDENTIAL** - (Stay on topic as it is printed)

3. Audra is the Town Manager -
 - a. Always confer with Audra on any issue related to town employees.
 - b. Select Board should not attempt to micro-manage the Town Manager or Department Heads.
 - c. Follow town policies as they are written and interpreted by town attorney.

4. Liaison to Committees / Boards -
 - a. Keep in contact with committee / board chairperson
 - b. Select Board liaison is there to listen not act as part of the committee/board or vote on any items.
 - c. Attend when it is appropriate.

FOR TOWN OFFICE USE

\$20 Fee Paid on: _____ New Application: _____ Renewal Application: _____ Present License Exp. Date: _____

NEW LICENSE EXPIRATION DATE AFTER SELECT BOARD APPROVAL: _____

TOWN OF CAMDEN
VICTUALER LICENSE APPLICATION FORM

Applicant's Name:
(Please list all
applicants, if more than one)

JM Chen, LLC /
Jeff Moon Chen, 175 member

Date(s) of Birth of all applicants:

10/30/1969 /

Business Name:

Camden Island

Business Location:

87 Elm Street

Business Mailing Address:

Camden, ME 04843

Telephone Number:

230-8683

Describe briefly the food and drink services offered:

Chinese food, beer, wine and spirits

- 1) On premise-meals served? Yes No _____ Seating capacity? 105
- 2) Take-out service? Yes No _____ Fast food? Yes _____ No
Sit Down? Yes No _____
- 3) Number of parking spaces provided:
a) On-site 50+/- c) Leased off-site _____
b) Owned off-site _____ d) NA; Lawful nonconforming use _____ ("grandparented")
- 4) Has the number of seats in your eating establishment changed since the Town's last Victualer's License approval?
Yes _____ No If yes, please explain: new application
- 5) Have there been any changes in the operation of your eating establishment since the Town's last Victualer's License approval? (i.e. fast food to sit down; sit down to fast food, etc) Yes _____ No
- 6) Date of expiration of current State of Maine Human Services Eating License: _____
(Please attach a copy to this application, this certificate is issued from the State not the town)
- 7) Is your premises connected to an approved septic disposal system or the town's public sewer system?
Yes No _____
- 8) Has adequate provision been made for the storage and disposal of waste and garbage?
Yes No _____


- 9) If food is cooked on the premises, is there an approved vent from the cooking area to the outside? Yes No _____
- 10) Have you, as applicant, been convicted of a crime in the state of Maine or in any other jurisdiction which is punishable by one year or more imprisonment or for any other crime committed with the use of a dangerous weapon or of an offense involving the use of a firearm against another person within five (5) years of the date of application? Yes _____ No
- 11) Is there any formal charging instrument now pending against you in the state of Maine or any other jurisdiction for a crime which is punishable by one year or more of imprisonment or for any other crime allegedly committed by the applicant with the use of a dangerous weapon or of an offense involving use of a firearm against another person? Yes _____ No
- 12) Have you, as applicant, been adjudicated to be an incapacitated person pursuant to state law or, if such adjudication has occurred, that designation has been removed by order under Title 18-A, M.R.S.A., Section 5-307(b)? Yes _____ No
- 13) Have you, as applicant, been dishonorably discharged from the military forces within the past five (5) years? Yes _____ No
- 14) Are you an illegal alien? Yes _____ No
- 15) Have you had three or more convictions for crimes punishable by less than one year imprisonment within five (5) years of the date of this application? Yes _____ No
- 16) Have you been adjudicated as having committed a juvenile offense pursuant to the laws of the state of Maine or any jurisdiction within five (5) years of the date of application? Yes _____ No

The applicant shall contact the Camden Fire Department (236-7950) to schedule a Life Safety Code inspection as referenced in the Camden Fire Prevention and Protection Ordinance. This application will not be accepted until signed off by the Camden Fire Department verifying that this facility complies with the Camden Fire Prevention and Protection Ordinance.

Signature of Camden Fire Department Inspector

06/14/18

Date



Signature of Applicant

6/11/18

Date

Please return the completed application to the Town Manager's Office on or before: _____ along with the appropriate license application fee (fee scheduled explained at the top of Page 1.

(Questions #9 - #15 pertain to Victualer Ordinance requirements. A copy of the full text of the Ordinance is available at the Town Clerk's Office.)

Approved by the Camden Select Board on 6/19, 2018.

FOR CODE ENFORCEMENT OFFICE USE ONLY

- 1) Zone _____ 2) Tax Map _____ Lot _____ 3) Lot Size _____
- 2) Planning Board or Zoning Board approved restrictions or conditions: _____

- 4) Fire Chief's Annual Inspection (new and renewal applications) _____
Date of Fire Chief's Inspection: _____
- 5) Code Officer's Annual Inspection (new and renewal applications) _____
Code Officer's inspection of establishment (new applications) Bill O'Donnell
Date of Code Officer's Inspection (if applicable): 6.15.18

Failed Closed IHH

State of Maine Health Inspection Report

Establishment Name CAMDEN ISLAND		As Authorized by 22 MRSA § 2496		Critical Violations	0	Date	6/8/2018
License Expiry Date/EST. ID# / 27063		Address 87 ELM ST	City CAMDEN	Non-Critical Violations	0	Time In	11:30 AM
License Type EATING PLACE >75 SEATS		Owner Name JM CHEN LLC	Purpose of Inspection New Establishment Report	Certified Food Protection Manager	Y	Time Out	12:30 PM
		Zip Code 04843	Telephone 617-513-2929				
			Risk Category High				

FOODBORNE ILLNESS RISK FACTORS AND PUBLIC HEALTH INTERVENTIONS

Circle designated compliance status (IN, OUT, N/O, N/A) for each numbered item

Mark "X" in appropriate box for COS and/or R

IN=in compliance OUT=not in compliance N/O=not observed N/A=not applicable

COS=corrected on-site during inspection R=repeat violation

Compliance Status		Supervision	COS	R
1	IN	PIC present, demonstrates knowledge, and performs duties		
Employee Health				
2	IN	Management awareness; policy present		
3	IN	Proper use of reporting, restriction & exclusion		
Good Hygienic Practices				
4	IN	Proper eating, tasting, drinking, or tobacco use		
5	IN	No discharge from eyes, nose, and mouth		
Preventing Contamination by Hands				
6	IN	Hands clean & properly washed		
7	IN	No bare hand contact with RTE foods or approved alternate method properly followed		
8	IN	Adequate handwashing facilities supplied & accessible		
Approved Source				
9	IN	Food obtained from approved source		
10	IN	Food received at proper temperature		
11	IN	Food in good condition, safe, & unadulterated		
12	IN	Required records available: shellstock tags parasite destruction		
Protection from Contamination				
13	IN	Food separated & protected		
14	IN	Food-contact surfaces: cleaned and sanitized		
15	IN	Proper disposition of returned, previously served, reconditioned, & unsafe food		

Compliance Status		Potentially Hazardous Food Time/Temperature	COS	R
16	IN	Proper cooking time & temperatures		
17	IN	Proper reheating procedures for hot holding		
18	IN	Proper cooling time & temperatures		
19	IN	Proper hot holding temperatures		
20	IN	Proper cold holding temperatures		
21	IN	Proper date marking & disposition		
22	IN	Time as a public health control: procedures & record		
Consumer Advisory				
23	IN	Consumer advisory provided for raw or undercooked foods		
Highly Susceptible Populations				
24	IN	Pasteurized foods used; prohibited foods not offered		
Chemical				
25	IN	Food additives: approved & properly used		
26	IN	Toxic substances properly identified, stored & used		
Conformance with Approved Procedures				
27	IN	Compliance with variance, specialized process, & HACCP plan		

Risk Factors are improper practices or procedures identified as the most prevalent contributing factors of foodborne illness or injury. Public Health interventions are control measures to prevent foodborne illness or injury.

GOOD RETAIL PRACTICES

Good Retail Practices are preventative measures to control the addition of pathogens, chemicals, and physical objects into foods.

Mark "X" in box if numbered item is not in compliance

Mark "X" in appropriate box for COS and/or R

COS=corrected on-site during inspection

R=repeat violation

Compliance Status		Safe Food and Water	COS	R
28	IN	Pasteurized eggs used where required		
29	IN	Water & ice from approved source		
30	IN	Variance obtained for specialized processing methods		
Food Temperature Control				
31	IN	Proper cooling methods used; adequate equipment for temperature control		
32	IN	Plant food properly cooked for hot holding		
33	IN	Approved thawing methods used		
34	IN	Thermometers provided and accurate		
Food Identification				
35	IN	Food properly labeled; original container		
Prevention of Food Contamination				
36	IN	Insects, rodents, & animals not present		
37	IN	Contamination prevented during food preparation, storage & display		
38	IN	Personal cleanliness		
39	IN	Wiping cloths: properly used & stored		
40	IN	Washing fruits & vegetables		

Compliance Status		Proper Use of Utensils	COS	R
41	IN	In-use utensils: properly stored		
42	IN	Utensils, equipment, & linens: properly stored, dried, & handled		
43	IN	Single-use & single-service articles: properly stored & used		
44	IN	Gloves used properly		
Utensils, Equipment and Vending				
45	IN	Food & non-food contact surfaces cleanable, properly designed, constructed, & used		
46	IN	Warewashing facilities: installed, maintained, & used; test strips		
47	IN	Non-food contact surfaces clean		
Physical Facilities				
48	IN	Hot & cold water available; adequate pressure		
49	IN	Plumbing installed; proper backflow devices		
50	IN	Sewage & waste water properly disposed		
51	IN	Toilet facilities: properly constructed, supplied, & cleaned		
52	IN	Garbage & refuse properly disposed; facilities maintained		
53	IN	Physical facilities installed, maintained, & clean		
54	IN	Adequate ventilation & lighting; designated areas used		

Person in Charge (Signature)

Date: 6/8/2018

Health Inspector (Signature)

Follow-up: YES

NO

Date of Follow-up:

State of Maine Health Inspection Report

Establishment Name CAMDEN ISLAND		As Authorized by 22 MRSA § 2496		Date 6/8/2018
License Expiry Date/EST. ID# /27063	Address 87 ELM ST	City / State CAMDEN / ME	Zip Code 04843	Telephone 617-513-2929

Temperature Observations

Location Temperature Notes

Hot water at warewash		
Hot water at handwash		
Walk in cooler	36	
Freezer	2	
Line cooler 1	38	

Line cooler 2	36	
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Person in Charge (Signature)

X Jeff M... [Signature]

Date: 6/8/2018

Health Inspector (Signature)

D/SO [Signature]

State of Maine Health Inspection Report

Establishment Name

CAMDEN ISLAND

Date 6/8/2018

License Expiry Date/EST. ID#
/ 27063

Address
87 ELM ST

City / State
CAMDEN

ME

Zip Code
04843

Observations and Corrective Actions

Violations cited in this report must be corrected within the time frames below, or as stated in sections 8-405.11 and 8-406.11 of the Food Code

Person in Charge (Signature)



Date: 6/8/2018

Health Inspector (Signature)



State of Maine Health Inspection Report

Establishment Name CAMDEN ISLAND				Date 6/8/2018
License Expiry Date/EST. ID# /27063	Address 87 ELM ST	City / State CAMDEN	ME	Zip Code 04843

Inspection Notes

Ok to issue 90 day conditional license. hot water connection being worked on by plumber - to be re-connected later next week. Prior to opening..Certified Food Protection Manager Jeff Chen 5/10/18.

Unless directed otherwise, all Eating Establishments are required to submit a copy of their Certified Food Protection Manager (CFPM) certificate. A CFPM must be hired within 90 days of a new eating establishment opening or when a CFPM leaves employment. For a list of CFPM courses and trainers go to <http://www.maine.gov/healthinspection/training.htm>

Please provide a copy of this certification(s) to your inspector Dean Jackson by emailing to Dean.jackson@maine.gov or faxing to 207-287-3165. A copy may also be sent to Carol Gott, Health Inspection Program, 286 Water St. 3rd Floor, Augusta, ME 04333 or carol.gott@maine.gov.

Please include the name of your establishment and the establishment ID# with your certification(s).

2013 Maine Food Code Adoption

The Maine Food Code was adopted in October of 2013. Please refer to our website for a copy, <http://www.maine.gov/healthinspection>. Following are a few of the major changes:

- * No Bare Hand Contact with Ready-To-Eat Food. Handlers are required to use gloves, utensils, deli papers, etc., to avoid bare hand contact with ready-to-eat food;
- * Establishments must have clean-up procedures for employees to follow following vomiting and diarrheal events;
- * Responsibilities of the person in charge for ill employees (exclusions and restrictions); and,
- * Date marking of Ready-to-eat potentially hazardous foods.

Violation Correction Timeframe

Critical violations should be corrected on site, but in any event, within 10 days. The licensee must contact the inspector when the critical violation has been addressed at 207-() or email (). Non-critical violations must be corrected within 30 days. Failure to satisfactorily correct these violations before the follow-up inspection may result in enforcement proceedings by the Department to include fines and penalties, which are outlined in Sections 7, 8 and 9 of the Rules Relating to the Administration and Enforcement of Establishments Licensed by the Health Inspection Program available at <http://www.maine.gov/healthinspection>. License renewals can be denied if violations are not corrected within the noted timeframes.

C= Critical violation and NC= Non-critical violation

“Critical violation” means a provision of the Food Code that, if in non-compliance, is more likely than other violations to contribute to food contamination, illness or environmental health hazard.


Additional Inspection Fee

License fees provide for two inspections per year. When additional inspections are required, the Department may charge an additional \$100 fee to cover the costs of each additional inspection or visit.

Document Retention/Posting

Pursuant to the Maine Food Code, the establishment’s current license must be displayed. In addition, a sign or placard must be posted in a conspicuous area notifying consumers that a copy of the most recent inspection report is available upon request. CFPM certificates must be posted in a conspicuous area and must be available to the Department upon request.

Person in Charge (Signature)

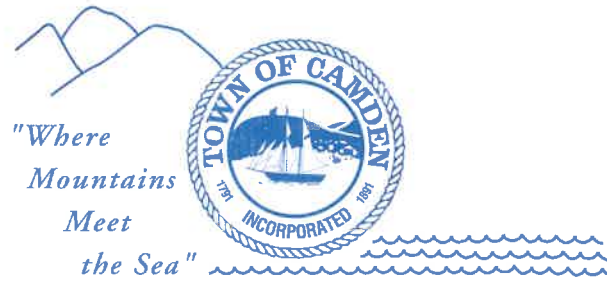


Date: 6/8/2018

Health Inspector (Signature)



Office of:
Town Manager
Tax Assessor
Tax Collector
Town Clerk
Treasurer
Code Officer
Finance Director
Harbor Clerk



Town Office
P.O. Box 1207
29 Elm Street
Camden, Maine 04843
Phone (207)236-3353
Fax (207)236-7956
<http://www.camdenmaine.gov>

June 19, 2018

The following establishments have submitted applications for approval of their **VICTUALER LICENSES**. The appropriate application reviews have been made by the code enforcement officer and fire chief. If approved, these licenses will expire in June 30, 2019.

**A Little Dream
Birchwood Motel
Blackberry Inn
Blue Harbor House
Bagel Café
Birchwood Motel
Camden Deli
Camden Riverhouse Hotel
Cuzzy's
Droughty Bear
Hawthorn Inn
High Tide Inn
Quarry Hill
Subway**

CAMDEN SELECT BOARD

Robert Falciani, Chair

Alison McKellar, Vice Chair

Marc Ratner

Jenna Lookner

Taylor Benzie

Date of Approval

Office of:
Town Manager
Tax Assessor
Tax Collector
Town Clerk
Treasurer
Code Officer
Finance Director
Harbor Clerk



Town Office
P.O. Box 1207
29 Elm Street
Camden, Maine 04843
Phone (207)236-3353
Fax (207)236-7956
<http://www.camdenmaine.gov>

June 19, 2018

The following establishments have submitted applications for approval of their **LODGING ESTABLISHMENT LICENSES**. The appropriate application reviews have been made by the code enforcement officer and fire chief. If approved, these licenses will expire in May 31, 2019.

**A Little Dream
Beloins' Motel
Birchwood Motel
Blackberry Inn
Blue Harbor House
Camden Riverhouse Hotel
Hawthorn Inn
High Tide Inn**

CAMDEN SELECT BOARD

Robert Falciani, Chair

Alison McKellar, Vice Chair

Marc Ratner

Jenna Lookner

Taylor Benzie

Date of Approval

June 5, 2018

To: Chief Randy Gagne
Camden Police Department

From: Janice L. Esancy
Administrative Assistant to the Town Manager

The following establishment: Blackberry Inn a 82 Elm Street has submitted an application a renewal Liquor License. There will be a public hearing regarding this license at an upcoming Select Board Meeting.

Have there been any incidents reported to the Camden Police Department since May 2017 regarding this establishment? Yes No. If yes, please explain. _____

Please return this form to the Town Manager's Office. Thank you.



Chief Randy Gagne
Camden Police Department

6/5/18
Date

BUREAU OF ALCOHOL BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT
8 STATE HOUSE STATION, AUGUSTA, ME 04333-0008
10 WATER STREET, HALLOWELL, ME 04347
TEL: (207) 624-7220 FAX: (207) 287-3434
EMAIL INQUIRIES: MAINELIQUOR@MAINE.GOV

DIVISION USE ONLY	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Cash Ck Mo:	

NEW application: Yes No

PRESENT LICENSE EXPIRES 7/4/18

INDICATE TYPE OF PRIVILEGE: MALT VINOUS SPIRITUOUS

INDICATE TYPE OF LICENSE:

- | | | |
|---|---|---|
| <input type="checkbox"/> RESTAURANT (Class I,II,III,IV) | <input type="checkbox"/> RESTAURANT/LOUNGE (Class XI) | <input type="checkbox"/> CLASS A LOUNGE (Class X) |
| <input type="checkbox"/> HOTEL (Class I,II,III,IV) | <input type="checkbox"/> HOTEL, FOOD OPTIONAL (Class I-A) | <input checked="" type="checkbox"/> BED & BREAKFAST (Class V) |
| <input type="checkbox"/> CLUB w/o Catering (Class V) | <input type="checkbox"/> CLUB with CATERING (Class I) | <input type="checkbox"/> GOLF COURSE (Class I,II,III,IV) |
| <input type="checkbox"/> TAVERN (Class IV) | <input type="checkbox"/> QUALIFIED CATERING | <input type="checkbox"/> OTHER: _____ |

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

Corporation Name: <u>Blackberry Inn, Inc.</u>		Business Name (D/B/A) <u>Blackberry Inn</u>	
APPLICANT(S) --(Sole Proprietor) DOB:		Physical Location: <u>82 Elm Street</u>	
DOB:		City/Town <u>Camden</u>	State <u>ME</u>
Zip Code <u>04843</u>		Zip Code <u>04843</u>	
Address <u>82 Elm St. Maine 04843</u>		Mailing Address <u>82 Elm Street</u>	
City/Town <u>Camden</u>	State <u>ME</u>	City/Town <u>Camden</u>	State <u>ME</u>
Zip Code <u>04843</u>	Zip Code <u>04843</u>	Zip Code <u>04843</u>	Zip Code <u>04843</u>
Telephone Number <u>207-236-6060</u>	Fax Number	Business Telephone Number <u>207-236-6060</u>	Fax Number <u>-</u>
Federal I.D. # <u>82-1637873</u>	Seller Certificate #: or Sales Tax #: <u>1185529</u>		
Email Address: Please Print <u>innkeepers@blackberryinn.com</u>	Website: <u>www.blackberryinn.com</u>		

If business is NEW or under new ownership, indicate starting date: _____

Requested inspection date: _____ Business hours: _____

1. If premise is a Hotel or Bed & Breakfast, indicate number of rooms available for transient guests: 11
2. State amount of gross income from period of last license: ROOMS \$ 167149 FOOD \$ ~~1240~~ LIQUOR \$ 12

3. Is applicant a corporation, limited liability company or limited partnership? YES NO
 If Yes, please complete the Corporate Information required for Business Entities who are licensees.

4. Do you own or have any interest in any another Maine Liquor License? Yes No
 If yes, please list License Number, Name, and physical location of any other Maine Liquor Licenses.

\$19,812 (approx. 10% + dining sales)

(Use an additional sheet(s) if necessary.)

License #	Name of Business	Physical Location	City / Town

5. Do you permit dancing or entertainment on the licensed premises? YES NO

6. If manager is to be employed, give name: _____

7. Business records are located at: 82 Elm Street Camden, ME 04843

8. Is/are applicant(s) citizens of the United States? YES NO Catherine Hobson Y
9. Is/are applicant(s) residents of the State of Maine? YES NO Martin Hobson N (Resident Green Card)

10. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married:
Use a separate sheet of paper if necessary.

Name in Full (Print Clearly)	DOB	Place of Birth
Martin R. Hobson	11/14/65	Countesthorpe Leicester (UK)
Catherine Pemberton (Hobson)	11/8/63	Houston, Texas

Residence address on all of the above for previous 5 years (Limit answer to city & state)

Camden, Maine (Both Martin & Catherine)	1 year
Katy, Texas (Both Martin & Catherine)	4 years

11. Has/have applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of any State of the United States? YES NO

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____ (use additional sheet(s) if necessary)

12. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued?
Yes No If Yes, give name: _____

13. Has/have applicant(s) formerly held a Maine liquor license? YES NO (Renewal)

14. Does/do applicant(s) own the premises? Yes No If No give name and address of owner: _____

15. Describe in detail the premises to be licensed: (On Premise Diagram Required) See attached

16. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services?
YES NO Applied for: _____

17. What is the distance from the premises to the NEAREST school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel? 0.2 miles

Which of the above is nearest? Montessori School (Children's House Montessori School)

18. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES NO

If YES, give details: _____

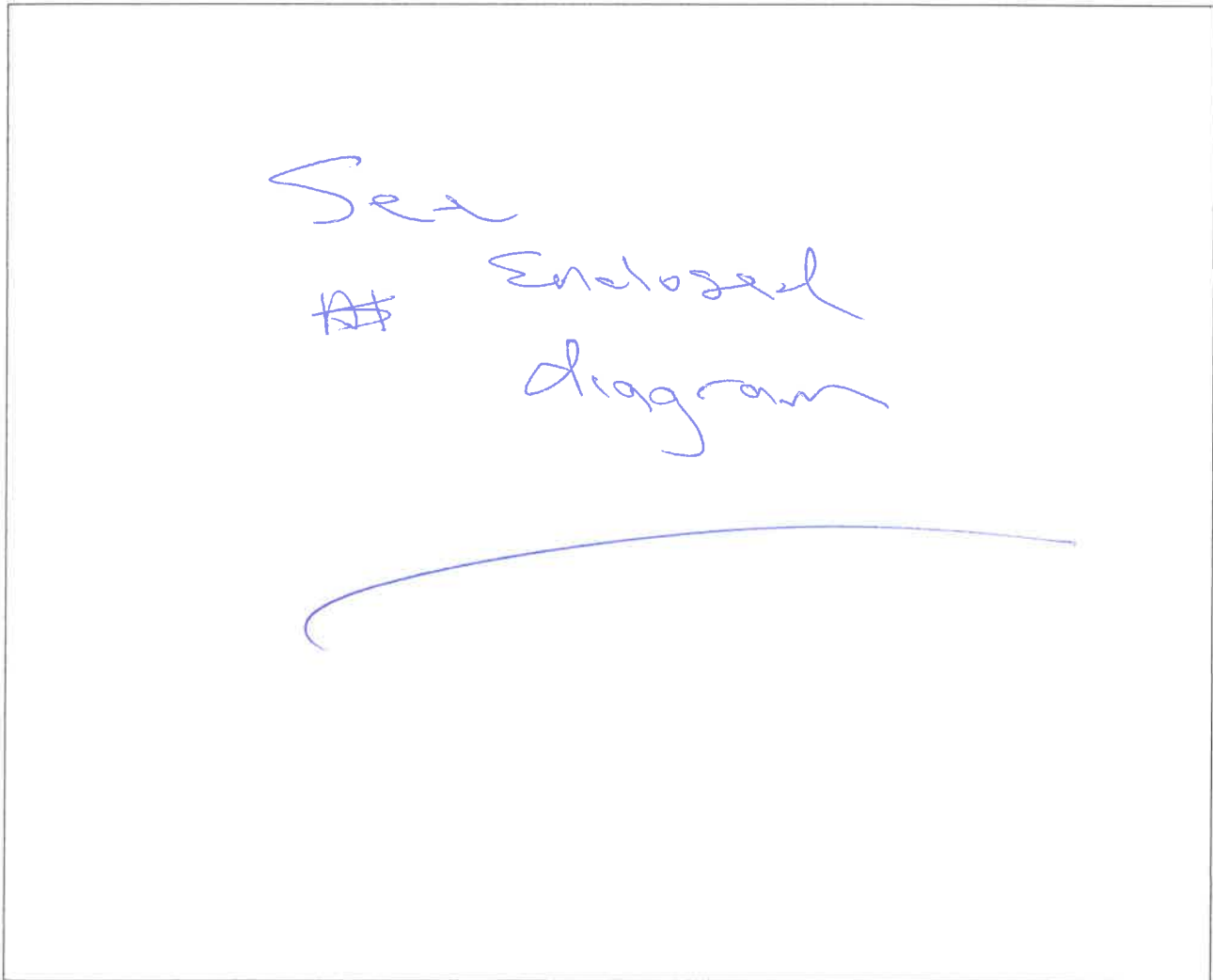
Bureau of Alcoholic Beverages and Lottery Operations
Division of Liquor Licensing & Enforcement
8 State House Station, Augusta, ME 04333-0008
10 Water Street, Hallowell, ME 04347
Tel: (207) 624-7220 Fax: (207) 287-3434
Email Inquiries: MaineLiquor@maine.gov

DIVISION USE ONLY	
<input type="checkbox"/>	Approved
<input type="checkbox"/>	Not Approved
BY:	

ON PREMISE DIAGRAM

In an effort to clearly define your license premise and the area that consumption and storage of liquor is allowed. The Division requires all applicants to submit a diagram of the premise to be licensed in addition to a completed license application.

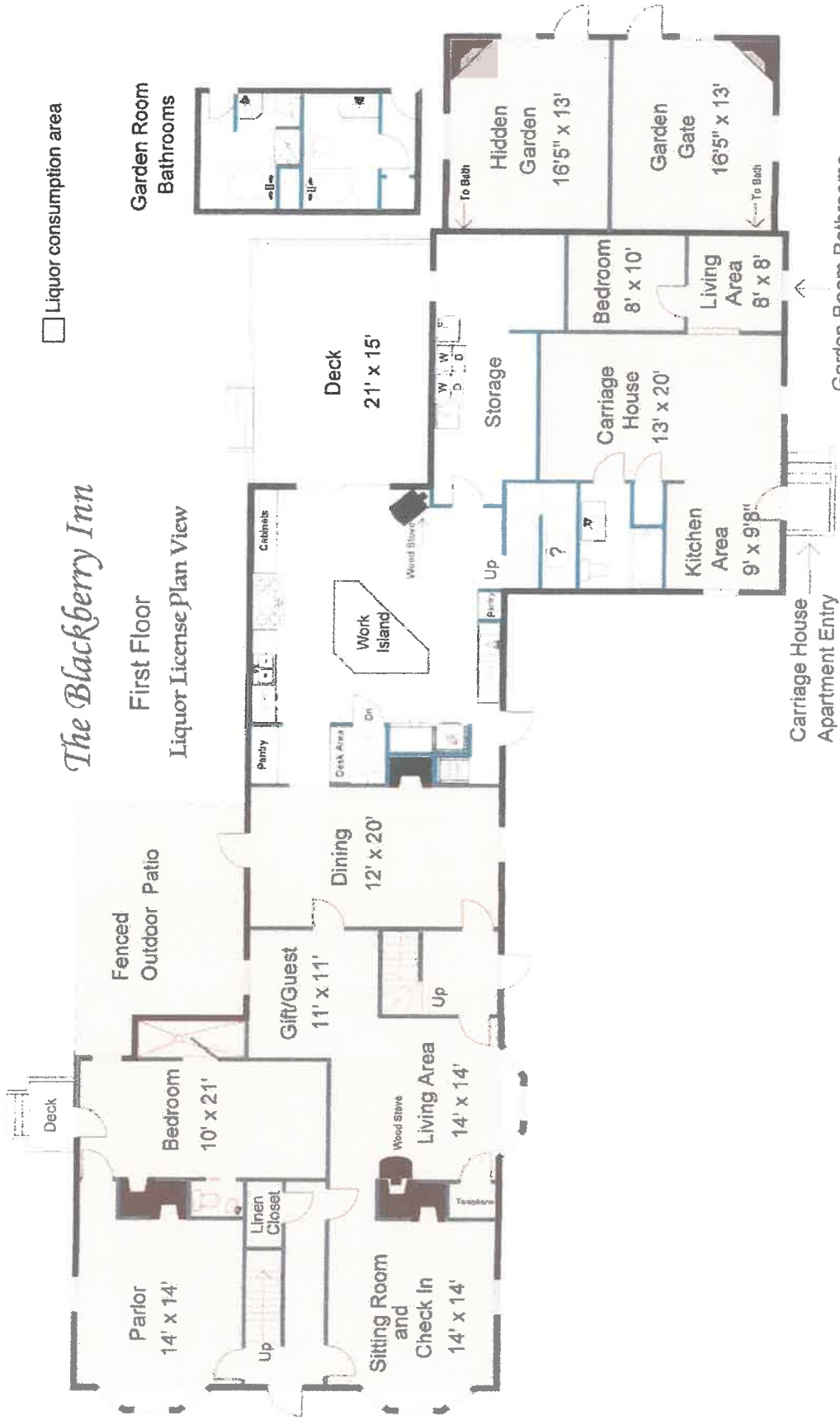
Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the areas of your diagram including entrances, office area, kitchen, storage areas, dining rooms, lounges, function rooms, restrooms, decks and all areas that you are requesting approval from the Division for liquor consumption.



The Blackberry Inn

First Floor

Liquor License Plan View



□ Liquor consumption area

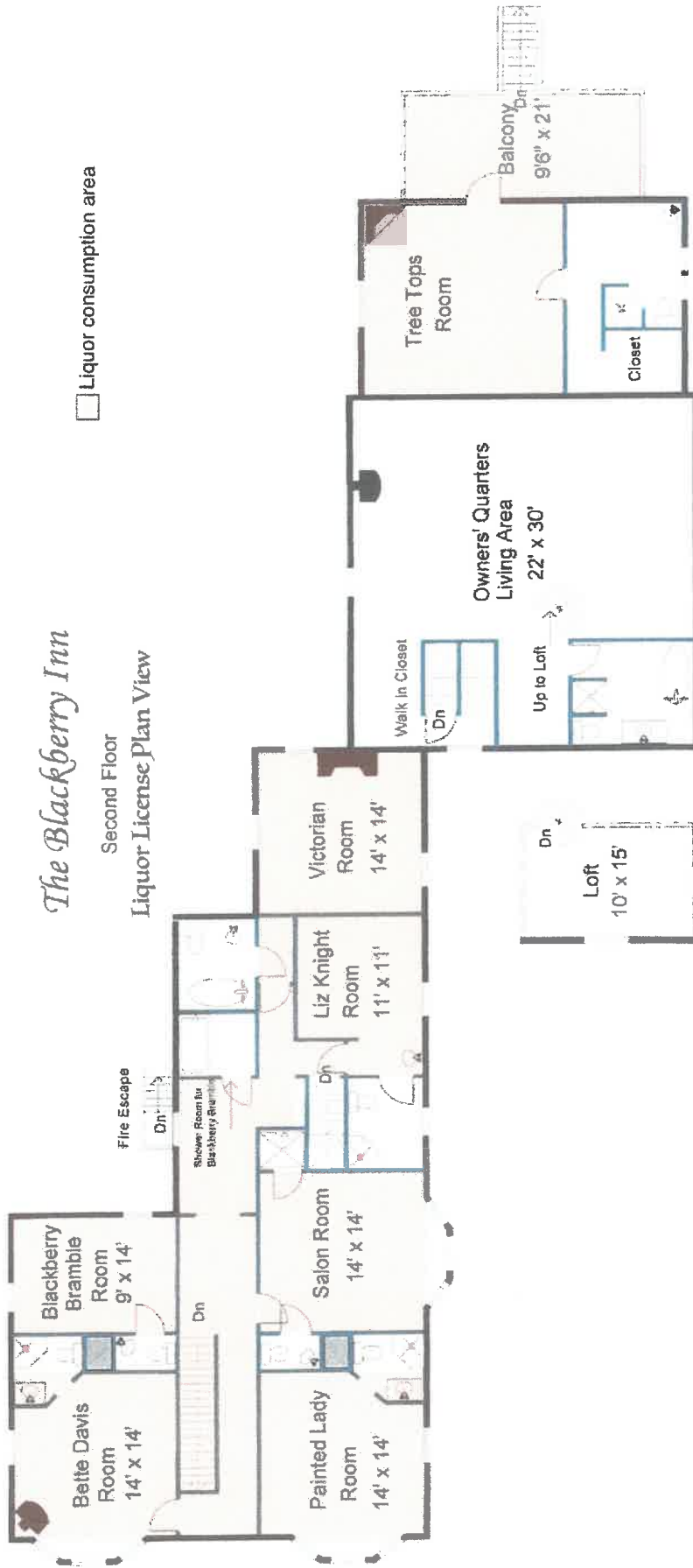
Are Under This Portion of Carriage House

The Blackberry Inn

Second Floor

Liquor License Plan View

□ Liquor consumption area

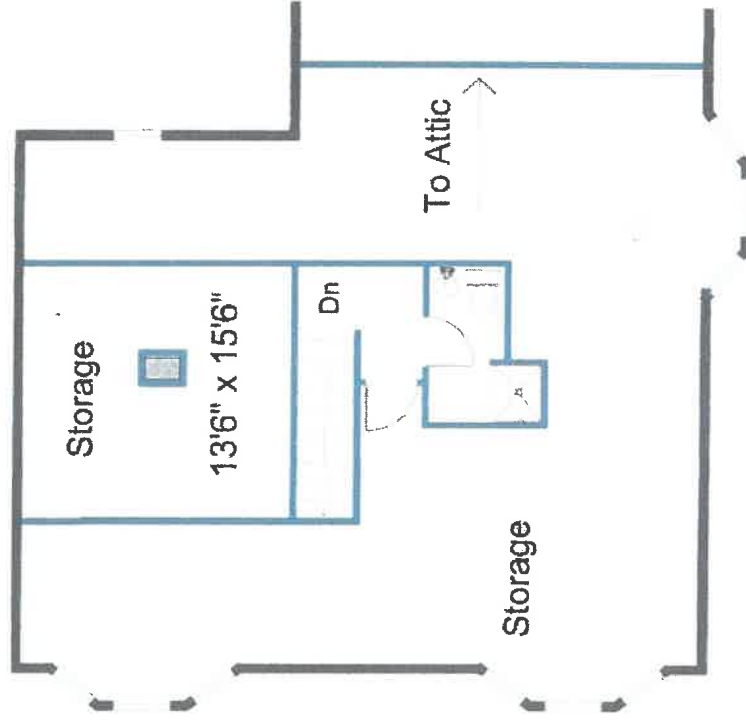


The Blackberry Inn

Liquor License Plan View

Third Floor

Liquor consumption area
(None on 3rd floor)




The Division of Liquor Licensing & Enforcement is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.


NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to \$2,000 or both."

Dated at: _____ on _____, 20____
Town/City, State Date

Please sign in blue ink


Signature of Applicant or Corporate Officer(s)

Catherine R. Hobson
Print Name


Signature of Applicant or Corporate Officer(s)

Martin R. Hobson
Print Name

FEE SCHEDULE

FILING FEE: (must be included on all applications) \$ 10.00

Class I Spirituous, Vinous and Malt \$ 900.00
CLASS I: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers; OTB.

Class I-A Spirituous, Vinous and Malt, Optional Food (Hotels Only) \$1,100.00
CLASS I-A: Hotels only that do not serve three meals a day.

Class II Spirituous Only \$ 550.00
CLASS II: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; and Vessels.

Class III Vinous Only \$ 220.00
CLASS III: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.

Class IV Malt Liquor Only \$ 220.00
CLASS IV: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.

Class V Spirituous, Vinous and Malt (Clubs without Catering, Bed & Breakfasts) \$ 495.00
CLASS V: Clubs without catering privileges.

Class X Spirituous, Vinous and Malt – Class A Lounge \$2,200.00
CLASS X: Class A Lounge

Class XI Spirituous, Vinous and Malt – Restaurant Lounge \$1,500.00
CLASS XI: Restaurant/Lounge; and OTB.

UNORGANIZED TERRITORIES \$10.00 filing fee shall be paid directly to County Treasurer. All applicants in unorganized territories shall submit along with their application evidence of payment to the County Treasurer.

All applications for NEW or RENEWAL liquor licenses must contact their Municipal Officials or the County Commissioners in unincorporated places for approval and signatures for liquor licenses prior to submitting them to the bureau.

All fees must accompany application, make check payable to the Treasurer, State of Maine.

This application must be completed and signed by the Town or City and mailed to:
Bureau of Alcoholic Beverages and Lottery Operations
Division of Liquor Licensing and Enforcement
8 State House Station, Augusta, ME 04333-0008.
Payments by check subject to penalty provided by Title 28A, MRS, Section 3-B.

TO STATE OF MAINE MUNICIPAL OFFICERS & COUNTY COMMISSIONERS:

Hereby certify that we have complied with Section 653 of Title 28-A Maine Revised Statutes and hereby approve said application.

Dated at: _____, Maine _____
City/Town (County)

On: _____
Date

The undersigned being: Municipal Officers County Commissioners of the
 City Town Plantation Unincorporated Place of: _____, Maine

THIS APPROVAL EXPIRES IN 60 DAYS

NOTICE – SPECIAL ATTENTION

§653. Hearings; bureau review; appeal

1. Hearings. The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, may hold a public hearing for the consideration of applications for new on-premises licenses and applications for transfer of location of existing on-premises licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time, the applicant may request a waiver of the hearing.

A. The bureau shall prepare and supply application forms. [1993, c. 730, §27 (AMD).]

B. The municipal officers or the county commissioners, as the case may be, shall provide public notice of any hearing held under this section by causing a notice, at the applicant's prepaid expense, stating the name and place of hearing, to appear on at least 3 consecutive days before the date of hearing in a daily newspaper having general circulation in the municipality where the premises are located or one week before the date of the hearing in a weekly newspaper having general circulation in the municipality where the premises are located. [1995, c. 140, §4 (AMD).]

C. If the municipal officers or the county commissioners, as the case may be, fail to take final action on an application for a new on-premises license or transfer of the location of an existing on-premises license within 60 days of the filing of an application, the application is deemed approved and ready for action by the bureau. For purposes of this paragraph, the date of filing of the application is the date the application is received by the municipal officers or county commissioners. This paragraph applies to all applications pending before municipal officers or county commissioners as of the effective date of this paragraph as well as all applications filed on or after the effective date of this paragraph. This paragraph applies to an existing on-premises license that has been extended pending renewal. The municipal officers or the county commissioners shall take final action on an on-premises license that has been extended pending renewal within 120 days of the filing of the application. [2003, c. 213, §1 (AMD).]

D. If an application is approved by the municipal officers or the county commissioners but the bureau finds, after inspection of the premises and the records of the applicant, that the applicant does not qualify for the class of license applied for, the bureau shall notify the applicant of that fact in writing. The bureau shall give the applicant 30 days to file an amended application for the appropriate class of license, accompanied by any additional license fee, with the municipal officers or county commissioners, as the case may be. If the applicant fails to file an amended application within 30 days, the original application must be denied by the bureau. The bureau shall notify the applicant in writing of its decision to deny the application including the reasons for the denial and the rights of appeal of the applicant. [1995, c. 140, §5 (NEW).][2003, c. 213, §1 (AMD) .]

2. Findings. In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. A license may be denied on one or more of the following grounds:

A. Conviction of the applicant of any Class A, Class B or Class C crime; [1987, c. 45, Pt. A, §4 (NEW).]

B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control; [1987, c. 45, Pt. A, §4 (NEW).]

C. Conditions of record such as waste disposal violations, health or safety violations or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner; [1993, c. 730, §27 (AMD).]

D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises; [1989, c. 592, §3 (AMD).]

E. A violation of any provision of this Title; [2009, c. 81, §1 (AMD).]

F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601; and [2009, c. 81, §2 (AMD).]

G. After September 1, 2010, server training, in a program certified by the bureau and required by local ordinance, has not been completed by individuals who serve alcoholic beverages. [2009, c. 81, §3 (NEW).]
[2009, c. 81, §§1-3 (AMD) .]

3. Appeal to bureau. Any applicant aggrieved by the decision of the municipal officers or county commissioners under this section may appeal to the bureau within 15 days of the receipt of the written decision of the municipal officers or county commissioners. The bureau shall hold a public hearing in the city, town or unincorporated place where the premises are situated. In acting on such an appeal, the bureau may consider all licensure requirements and findings referred to in subsection 2.

A. [1993, c. 730, §27 (RP).]

B. If the decision appealed from is an application denial, the bureau may issue the license only if it finds by clear and convincing evidence that the decision was without justifiable cause. [1993, c. 730, §27 (AMD) .]
[1995, c. 140, §6 (AMD) .]

4. No license to person who moved to obtain a license. [1987, c. 342, §32 (RP) .]

5. Appeal to District Court. Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the District Court within 30 days of receipt of the written decision of the bureau.

An applicant who files an appeal or who has an appeal pending shall pay the annual license fee the applicant would otherwise pay. Upon resolution of the appeal, if an applicant's license renewal is denied, the bureau shall refund the applicant the prorated amount of the unused license fee.

[1995, c. 140, §7 (AMD); 1999, c. 547, Pt. B, §78 (AMD); 1999, c. 547, Pt. B, §80 (AFF) .]

Please be sure to include the following with your application:

Completed the application and sign the form.

Signed check with correct license fee and filing fee.

Your local City or Towns signature(s) are on the forms.

Be sure to include your ROOM, FOOD and LIQUOR gross income for the year (if applicable).

Enclose diagram for all businesses, auxiliary locations, extended decks and storage areas.

Complete the Corporate Information sheet for all ownerships except sole proprietorships.

If you have any questions regarding your application, please contact us at (207) 624-7220.



Division of Alcoholic Beverages and Lottery
Operations
Division of Liquor Licensing and Enforcement

**Corporate Information Required for
Business Entities Who Are Licensees**

For Office Use Only:	
License #:	_____
SOS Checked:	_____
100% Yes	<input type="checkbox"/> No <input type="checkbox"/>

Questions 1 to 4 must match information on file with the Maine Secretary of State's office. If you have questions regarding this information, please call the Secretary of State's office at (207) 624-7752.

Please clearly complete this form in its entirety.

- 1. Exact legal name: Blackberry Inn, Inc
- 2. Doing Business As, if any: Blackberry Inn
- 3. Date of filing with Secretary of State: _____ State in which you are formed: Maine

4. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine:

5. List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list the percentage ownership: (attach additional sheets as needed)

NAME	ADDRESS (5 YEARS)	Date of Birth	TITLE	Ownership %
Martin R. Hobson	(1 year) 04843 82 Elm St, Camden, ME	11/14/65	President	60
"	(4 years) 2014 Sherbrook Park Lane			
Catherine P. Hobson	(1 year) 82 Elm Street Camden Maine 04843	11/8/63	Treasurer	40
"	2014 Sherbrook Park Lane Katy, Tx 77449 (4 years)			

(Stock ownership in non-publicly traded companies must add up to 100%.)

6. If Co-Op # of members: _____ (list primary officers in the above boxes)

7. Is any principal person involved with the entity a law enforcement official?

Yes No If Yes, Name: _____ Agency: _____

8. Has any principal person involved in the entity ever been convicted of any violation of the law, other than minor traffic violations, in the United States?

Yes No

9. If Yes to Question 8, please complete the following: (attached additional sheets as needed)

Name: _____

Date of Conviction: _____

Offense: _____

Location of Conviction: _____

Disposition: _____

Signature:

 5/31/18
Signature of Duly Authorized Person Date

Catherine P. Huson
Print Name of Duly Authorized Person

Submit Completed Forms to:

Bureau of Alcoholic Beverages
Division of Liquor Licensing and Enforcement
8 State House Station, Augusta, Me 04333-0008 (Regular address)
10 Water Street, Hallowell, ME 04347 (Overnight address)
Telephone Inquiries: (207) 624-7220 Fax: (207) 287-3434
Email Inquiries: MaineLiquor@Maine.gov

May 23, 2018

To: Chief Randy Gagne
Camden Police Department

From: Janice L. Esancy
Administrative Assistant to the Town Manager

The following establishment: Cuzzy's at 21 Bay View Street has submitted an application a renewal Liquor License. There will be a public hearing regarding this license at an upcoming Select Board Meeting.

Have there been any incidents reported to the Camden Police Department since July 2017 regarding this establishment? Yes No. If yes, please explain. _____

5 Disorderly Complaints
1 Nuisance Complaint
2 Intoxication Complaints
1 Trespass Complaint
1 Information Complaint

* All Complaints reviewed. NO issue with license renewal.

Please return this form to the Town Manager's Office. Thank you. RMG



Chief Randy Gagne
Camden Police Department

5/30/18
Date

**BUREAU OF ALCOHOL BEVERAGES AND LOTTERY OPERATIONS
 DIVISION OF LIQUOR LICENSING AND ENFORCEMENT
 8 STATE HOUSE STATION, AUGUSTA, ME 04333-0008
 10 WATER STREET, HALLOWELL, ME 04347
 TEL: (207) 624-7220 FAX: (207) 287-3434
 EMAIL INQUIRIES: MAINELIQUOR@MAINE.GOV**

DIVISION USE ONLY	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Cash Ck Mo:	

NEW application: Yes No

PRESENT LICENSE EXPIRES 08/06/18

INDICATE TYPE OF PRIVILEGE: (X) MALT (X) VINOUS (X) SPIRITUOUS

INDICATE TYPE OF LICENSE:

- | | | |
|---|--|--|
| <input type="checkbox"/> RESTAURANT (Class I,II,III,IV) | <input checked="" type="checkbox"/> RESTAURANT/LOUNGE (Class XI) | <input type="checkbox"/> CLASS A LOUNGE (Class X) |
| <input type="checkbox"/> HOTEL (Class I,II,III,IV) | <input type="checkbox"/> HOTEL, FOOD OPTIONAL (Class I-A) | <input type="checkbox"/> BED & BREAKFAST (Class V) |
| <input type="checkbox"/> CLUB w/o Catering (Class V) | <input type="checkbox"/> CLUB with CATERING (Class I) | <input type="checkbox"/> GOLF COURSE (Class I,II,III,IV) |
| <input type="checkbox"/> TAVERN (Class IV) | <input type="checkbox"/> QUALIFIED CATERING | <input type="checkbox"/> OTHER: _____ |

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

Corporation Name: Quarterdeck, Inc		Business Name (D/B/A) Cuzzy's	
APPLICANT(S) –(Sole Proprietor)		DOB:	
Address		Physical Location: 21 Bay View Street	
City/Town		State	Zip Code
Camden		ME	04843
Mailing Address		City/Town	
PO Box 813		State	Zip Code
Camden		ME	04843
Telephone Number	Fax Number	Business Telephone Number	Fax Number
		(207) 236 – 3272	(207) 236 - 4342
Federal I.D. # 02-0808727		Seller Certificate #: 1097775 or Sales Tax #:	
Email Address: Please Print Cuzzysrestaurant@gmail.com		Website: www.cuzzysrestaurant.com	

If business is NEW or under new ownership, indicate starting date: _____

Requested inspection date: _____ Business hours: _____

- If premise is a Hotel or Bed & Breakfast, indicate number of rooms available for transient guests: _____
- State amount of gross income from period of last license: ROOMS \$ N/A FOOD \$ 424K LIQUOR \$ 283K
- Is applicant a corporation, limited liability company or limited partnership? YES (X) NO
If Yes, please complete the Corporate Information required for Business Entities who are licensees.
- Do you own or have any interest in any another Maine Liquor License? Yes (X) No
If yes, please list License Number, Name, and physical location of any other Maine Liquor Licenses.

(Use an additional sheet(s) if necessary.)

License #	Name of Business
Physical Location	City / Town

5. Do you permit dancing or entertainment on the licensed premises? YES (X) NO
6. If manager is to be employed, give name: _____
7. Business records are located at: 21 Bay View Street, Camden, ME & 55 Pine Grove Lane, Appleton, ME
8. Is/are applicant(s) citizens of the United States? YES (X) NO
9. Is/are applicant(s) residents of the State of Maine? YES (X) NO
10. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married:
Use a separate sheet of paper if necessary.

Name in Full (Print Clearly)	DOB	Place of Birth
Christopher Alan Cousins	08/30/1963	Batesville, AR
Residence address on all of the above for previous 5 years (Limit answer to city & state)		
Camden, ME		

11. Has/have applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of any State of the United States? YES (X) NO
- Name: Christopher A. Cousins Date of Conviction: 02/08/1999
- Offense: O.U.I. Location: Rockland, ME
- Disposition: All requirements fulfilled (use additional sheet(s) if necessary)

12. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued?
Yes No (X) If Yes, give name: _____

13. Has/have applicant(s) formerly held a Maine liquor license? YES (X) NO

14. Does/do applicant(s) own the premises? Yes No (X) If No give name and address of owner: H. Keith May, 323 Bay View Street, Camden, ME

15. Describe in detail the premises to be licensed: (On Premise Diagram Required) Two story stand-alone building with an outside back deck area. 1st floor: Kitchen, Dining Room, & Bar; 2nd Floor: Lounge area w/bar, outside deck, restrooms, & office

16. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services?
YES (X) NO Applied for: _____


17. What is the distance from the premises to the NEAREST school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel? 200 yds.
- Which of the above is nearest? Church

18. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES NO (X)
- If YES, give details: _____

The Division of Liquor Licensing & Enforcement is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to \$2,000 or both."

Dated at: Camden, Maine on May 25, 2018
Town/City, State Date


Signature of Applicant or Corporate Officer(s)

Please sign in blue ink

Signature of Applicant or Corporate Officer(s)

Christopher A. Cousins
Print Name

Print Name

FEE SCHEDULE

FILING FEE: (must be included on all applications).....\$ 10.00

Class I Spirituous, Vinous and Malt\$ 900.00
CLASS I: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers; OTB.

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CLASS I-A: Hotels only that do not serve three meals a day.

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CLASS III: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.

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CLASS V: Clubs without catering privileges.

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Bureau of Alcoholic Beverages and Lottery Operations

Division of Liquor Licensing and Enforcement

8 State House Station, Augusta, ME 04333-0008.

Payments by check subject to penalty provided by Title 28A, MRS, Section 3-B.

TO STATE OF MAINE MUNICIPAL OFFICERS & COUNTY COMMISSIONERS:

Hereby certify that we have complied with Section 653 of Title 28-A Maine Revised Statutes and hereby approve said application.

Dated at: _____, Maine _____
City/Town (County)

On: _____
Date

The undersigned being: Municipal Officers County Commissioners of the

City Town Plantation Unincorporated Place of: _____, Maine

Hereby certify that we have given public notice on this application and held public hearing thereon as required by Section 653 Title 28A, Maine Revised Statutes and hereby approve said application.

THIS APPROVAL EXPIRES IN 60 DAYS

NOTICE – SPECIAL ATTENTION

§653. Hearings; bureau review; appeal

1. Hearings. The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, may hold a public hearing for the consideration of applications for new on-premises licenses and applications for transfer of location of existing on-premises licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time, the applicant may request a waiver of the hearing.

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C. If the municipal officers or the county commissioners, as the case may be, fail to take final action on an application for a new on-premises license or transfer of the location of an existing on-premises license within 60 days of the filing of an application, the application is deemed approved and ready for action by the bureau. For purposes of this paragraph, the date of filing of the application is the date the application is received by the municipal officers or county commissioners. This paragraph applies to all applications pending before municipal officers or county commissioners as of the effective date of this paragraph as well as all applications filed on or after the

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D. If an application is approved by the municipal officers or the county commissioners but the bureau finds, after inspection of the premises and the records of the applicant, that the applicant does not qualify for the class of license applied for, the bureau shall notify the applicant of that fact in writing. The bureau shall give the applicant 30 days to file an amended application for the appropriate class of license, accompanied by any additional license fee, with the municipal officers or county commissioners, as the case may be. If the applicant fails to file an amended application within 30 days, the original application must be denied by the bureau. The bureau shall notify the applicant in writing of its decision to deny the application including the reasons for the denial and the rights of appeal of the applicant. [1995, c. 140, §5 (NEW).][2003, c. 213, §1 (AMD) .]

2. Findings. In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. A license may be denied on one or more of the following grounds:

A. Conviction of the applicant of any Class A, Class B or Class C crime; [1987,c.45, Pt. A, §4 (NEW).]

B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control; [1987, c. 45, Pt. A, §4 (NEW).]

C. Conditions of record such as waste disposal violations, health or safety violations or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner; [1993, c. 730, §27 (AMD).]

D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises; [1989, c. 592, §3 (AMD).]

E. A violation of any provision of this Title; [2009, c. 81, §1 (AMD).]

F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601; and [2009, c. 81, §2 (AMD).]

G. After September 1, 2010, server training, in a program certified by the bureau and required by local ordinance, has not been completed by individuals who serve alcoholic beverages. [2009, c. 81, §3 (NEW).]
[2009, c. 81, §§1-3 (AMD) .]

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A. [1993, c. 730, §27 (RP).]

B. If the decision appealed from is an application denial, the bureau may issue the license only if it finds by clear and convincing evidence that the decision was without justifiable cause. [1993,c.730,§27(AMD) .]
[1995,c.140,§6(AMD) .]

4. No license to person who moved to obtain a license. [1987, c. 342, §32 (RP) .]

5. Appeal to District Court. Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the District Court within 30 days of receipt of the written decision of the bureau.

An applicant who files an appeal or who has an appeal pending shall pay the annual license fee the applicant would otherwise pay. Upon resolution of the appeal, if an applicant's license renewal is denied, the bureau shall refund the applicant the prorated amount of the unused license fee.

[1995, c. 140, §7 (AMD); 1999, c. 547, Pt. B, §78 (AMD); 1999, c. 547, Pt. B, §80 (AFF) .]

Please be sure to include the following with your application:

Completed the application and sign the form.

Signed check with correct license fee and filing fee.

Your local City or Towns signature(s) are on the forms.

Be sure to include your ROOM, FOOD and LIQUOR gross income for the year (if applicable).

Enclose diagram for all businesses, auxiliary locations, extended decks and storage areas.

*Bureau of Alcoholic Beverages and Lottery Operations
Division of Liquor Licensing & Enforcement
8 State House Station, Augusta, ME 04333-0008
10 Water Street, Hallowell, ME 04347
Tel: (207) 624-7220 Fax: (207) 287-3434
Email Inquiries: MaineLiquor@maine.gov*

Complete the Corporate Information sheet for all ownerships except sole proprietorships.

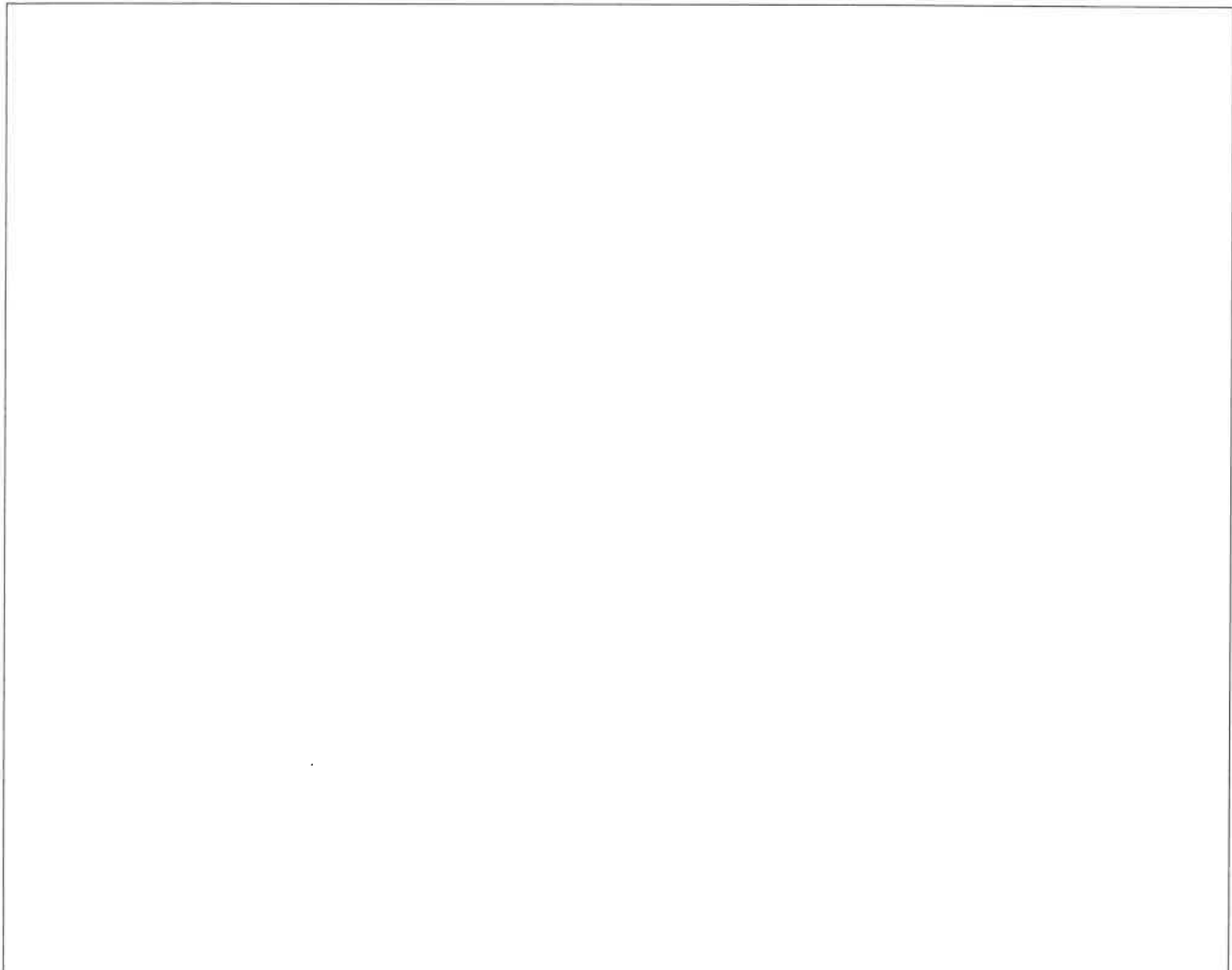
If you have any questions regarding your application, please contact us at (207) 624-7220.

DIVISION USE ONLY	
<input type="checkbox"/>	Approved
<input type="checkbox"/>	Not Approved
BY:	

ON PREMISE DIAGRAM

In an effort to clearly define your license premise and the area that consumption and storage of liquor is allowed. The Division requires all applicants to submit a diagram of the premise to be licensed in addition to a completed license application.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the areas of your diagram including entrances, office area, kitchen, storage areas, dining rooms, lounges, function rooms, restrooms, decks and all areas that you are requesting approval from the Division for liquor consumption.





Division of Alcoholic Beverages
Operations
Division of Liquor Licensing and

**Corporate Information Request
Business Entities Who Are 100%**

For Office Use Only:	
License #:	_____
SOS Checked:	_____
100% Yes	<input type="checkbox"/> No <input type="checkbox"/>

Questions 1 to 4 must match information on file with the Maine Secretary of State's office. If you have questions regarding this information, please call the Secretary of State's office at (207) 624-7752.

Please clearly complete this form in its entirety.

- Exact legal name: Quarterdeck, Inc
- Doing Business As, if any: Cuzzy's
- Date of filing with Secretary of State: May 15, 2007 State in which you are formed: Maine
- If not a Maine business entity, date on which you were authorized to transact business in the State of Maine:

- List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list the percentage ownership: (attach additional sheets as needed)

NAME	ADDRESS (5 YEARS)	Date of Birth	TITLE	Ownership %
Christopher A. Cousins	Camden, Maine	08/30/1963	President	100%

(Stock ownership in non-publicly traded companies must add up to 100%.)

- If Co-Op # of members: _____ (list primary officers in the above boxes)

7. Is any principal person involved with the entity a law enforcement official?

Yes No If Yes, Name: _____ Agency: _____

8. Has any principal person involved in the entity ever been convicted of any violation of the law, other than minor traffic violations, in the United States?

Yes No

9. If Yes to Question 8, please complete the following: (attached additional sheets as needed)

Name: Christopher A. Cousins


Date of Conviction: 02/08/1999

Offense: O.U.I.

Location of Conviction: Rockland, ME

Disposition: All requirements fulfilled

Signature:



Signature of Duly Authorized Person

05/25/18

Date

Christopher A. Cousins

Print Name of Duly Authorized Person

Submit Completed Forms to:

Bureau of Alcoholic Beverages
Division of Liquor Licensing and Enforcement
8 State House Station, Augusta, Me 04333-0008 (Regular address)
10 Water Street, Hallowell, ME 04347 (Overnight address)
Telephone Inquiries: (207) 624-7220 Fax: (207) 287-3434
Email Inquiries: MaineLiquor@Maine.gov

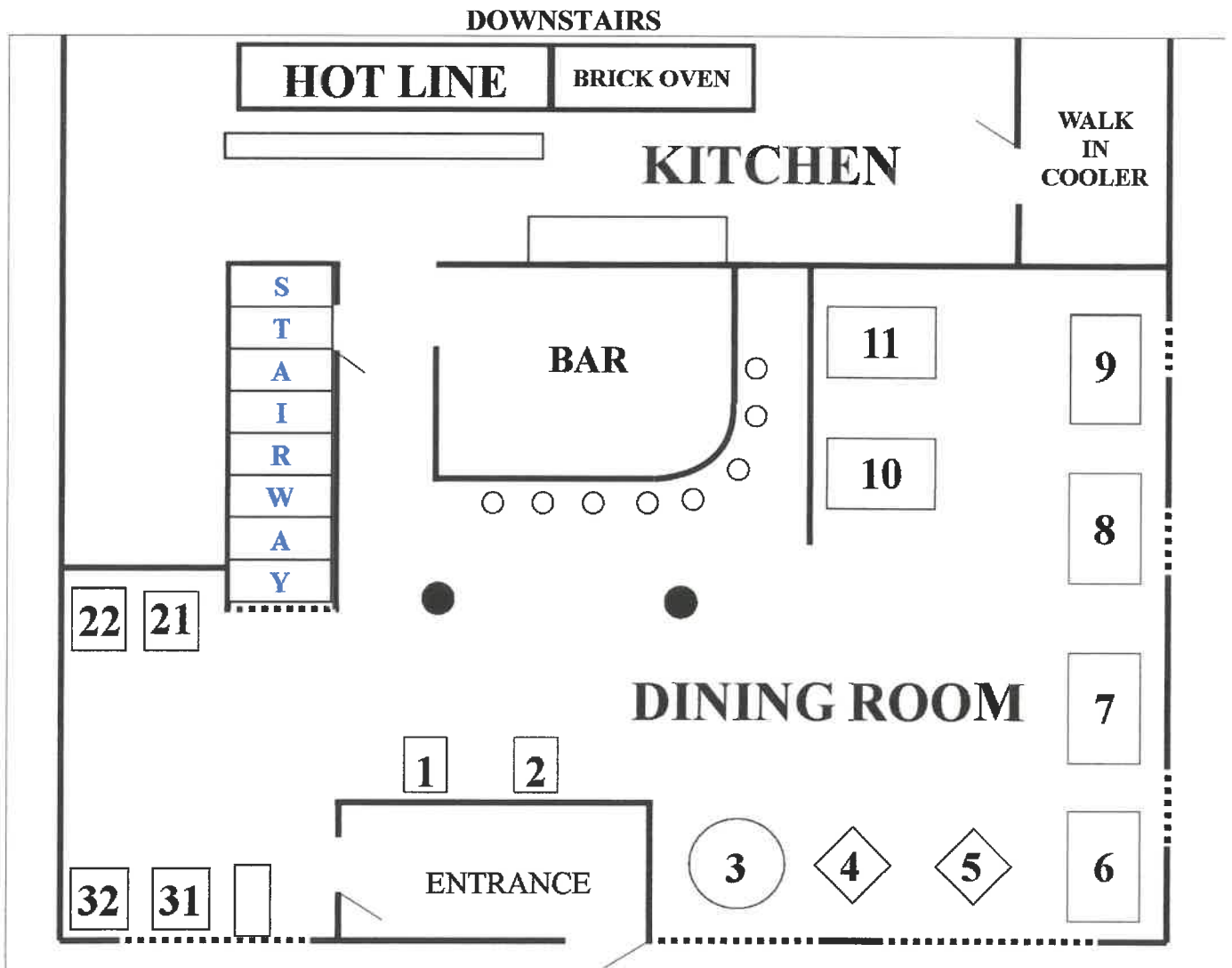


Bureau of Alcoholic Beverages
Division of Liquor Licensing & Enforcement
164 State House Station
Augusta, ME 04330-0164
Tel: (207) 624-7220 Fax: (207) 387-3424

SUPPLEMENTAL APPLICATION FORM ON-PREMISE DIAGRAM

In an effort to clearly define your license premise and the areas that consumption and storage of liquor is allowed, The Division requires all applicants to submit a diagram of the premise to be licensed in addition to a completed license application.

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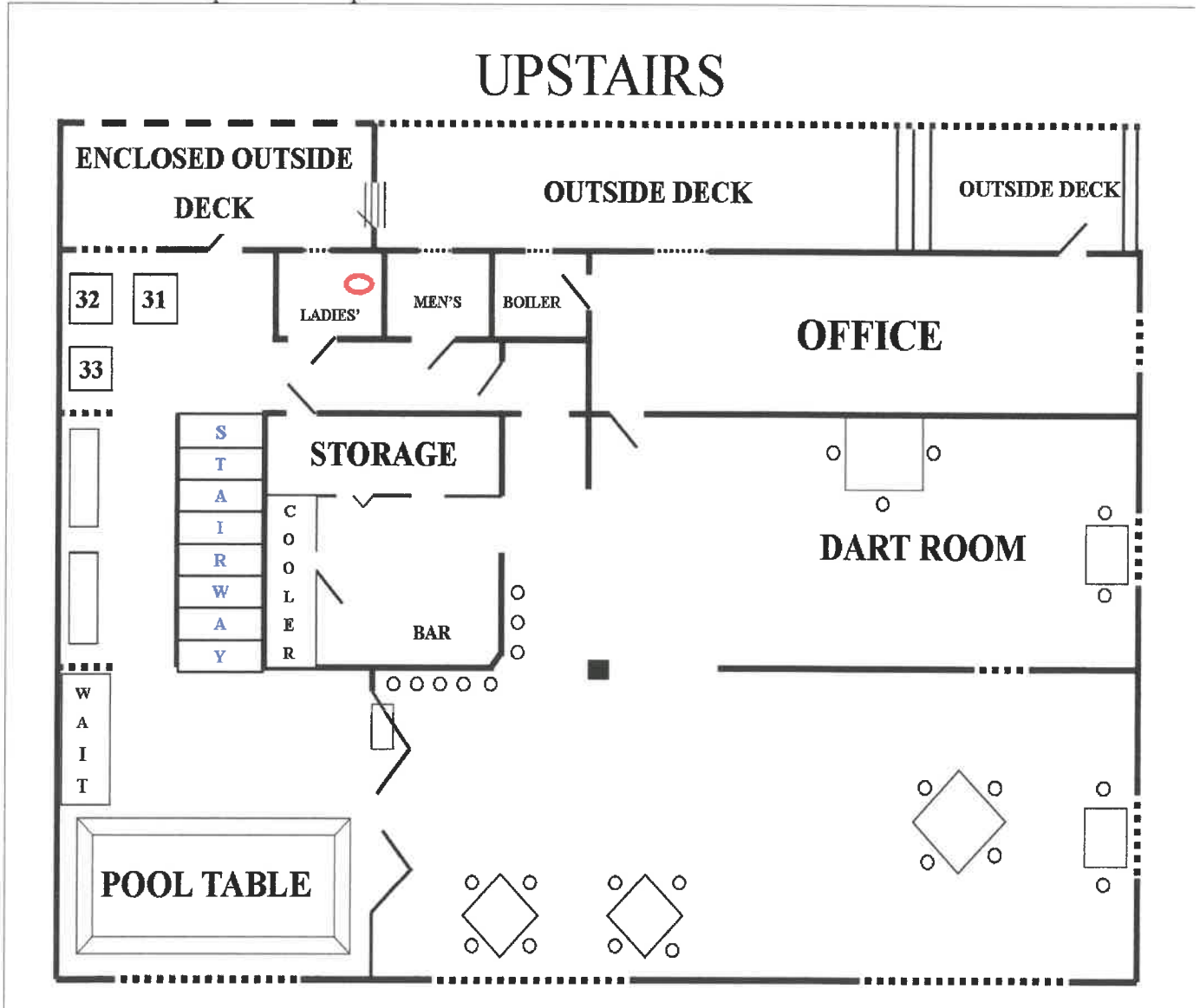


Bureau of Alcoholic Beverages
Division of Liquor Licensing & Enforcement
164 State House Station
Augusta, ME 04330-0164
Tel: (207) 624-7220 Fax: (207) 387-3424

SUPPLEMENTAL APPLICATION FORM ON-PREMISE DIAGRAM

In an effort to clearly define your license premise and the areas that consumption and storage of liquor is allowed, The Division requires all applicants to submit a diagram of the premise to be licensed in addition to a completed license application.

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TOWN OF CAMDEN
APPLICATION FOR SPECIAL AMUSEMENT PERMIT
FOR DANCING AND ENTERTAINMENT
(Pursuant to Camden Code, Police Ordinance, Chapter VIII, Part IIA)

\$20.00 paid on: _____ **New Application:** _____ **Renewal Application:** _____

1. a. Name of Applicant Christopher A. Cousins Telephone #: (207) 236 - 3272
b. Street Address 21 Bay View Street
c. Mailing address PO Box 813, Camden, ME 04843
2. a. Firm/Name of Business Quarterdeck, Inc d/b/a/ Cuzzy's
b. Street Address 21 Bay View Street
c. Nature of Business: (Please check appropriate line)
Restaurant Video/Pool/Billiards _____
Other (please explain) _____
3. Do you intend to have any music other than radio or other mechanical devices and/or any dancing or entertainment of any sort on the licensed premises? YES NO _____
4. If the answer to #3 above is YES, describe in detail kind and nature of entertainment:
a. By professional entertainers: Karaoke, Open Mic, Professional musicians
b. By full-time or part-time employees: Karaoke, Open Mic
c. Other: _____
5. Will any of the music be amplified? YES NO _____. If YES, describe in detail: _____
Most all of the vocals and instruments are amplified.
6. Describe in detail room or rooms to be used under this permit:
a. Eating areas Downstairs in the main dining room on occasion.
b. Lounge: Upstairs in the bar / lounge area is where a vast majority of the entertainment is.
c. Video/Pool/Billiards Room: _____
d. Other: _____

over, please

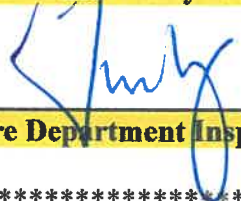
7. Have you ever been denied a special amusement permit or had a permit revoked? YES _____ NO X

If YES, describe circumstances: _____

8. Have you or any partner or corporate members been convicted of a felony? YES _____ NO X. If

YES, describe circumstances: _____

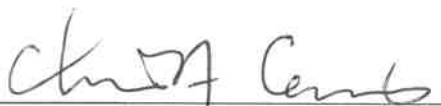
The applicant shall contact the Camden Fire Department (236-7950) prior to submitting this application to schedule a Life Safety Code inspection as referenced in the Camden Fire Prevention and Protection Ordinance. This facility complies with the Camden Fire Prevention and Protection Ordinance.



Signature of Camden Fire Department Inspector

05/28/2018
Date

This permit includes all types of entertainment. Dancing is included only if you have a dancing license issued by the State Fire Marshall's Office. License No. _____



Signature of Applicant

If partnership, by members of partnership

Quarterdeck, Inc

Name of Corporation



By its duly authorized corporate officer

TOWN OF CAMDEN

Dated at Camden, Maine on this _____ day of _____, 20____. The undersigned Municipal Officers of the Town of Camden, Maine, hereby approve the application set forth above.

TOWN OF CAMDEN
APPLICATION FOR SPECIAL AMUSEMENT PERMIT
FOR DANCING AND ENTERTAINMENT
(Pursuant to Camden Code, Police Ordinance, Chapter VIII, Part IIA)

\$20.00 paid on: _____	New Application: <input checked="" type="checkbox"/>	Renewal Application: _____
------------------------	--	----------------------------

1. a. Name of Applicant Northwinds Inc Telephone #: 236-3747
b. Street Address 44 Bayview ST
c. Mailing address Box 816 Camden, Me.

2. a. Firm/Name of Business Waterfront Restaurant
b. Street Address 44 Bayview ST
c. Nature of Business: (Please check appropriate line)
Restaurant Video/Pool/Billiards _____
Other (please explain) _____

3. Do you intend to have any music other than radio or other mechanical devices and/or any dancing or entertainment of any sort on the licensed premises? YES NO _____

4. If the answer to #3 above is YES, describe in detail kind and nature of entertainment:
a. By professional entertainers: Primo Chbrana
b. By full-time or part-time employees: _____
c. Other: _____

5. Will any of the music be amplified? YES NO _____. If YES, describe in detail: Electric Guitar / Piano

6. Describe in detail room or rooms to be used under this permit:
a. Eating areas Inside Restaurant / Outside Deck
b. Lounge: _____
c. Video/Pool/Billiards Room: _____
d. Other: _____

over, please

7. Have you ever been denied a special amusement permit or had a permit revoked? YES _____ NO

If YES, describe circumstances: _____

8. Have you or any partner or corporate members been convicted of a felony? YES _____ NO . If

YES, describe circumstances: _____

The applicant shall contact the Camden Fire Department (236-7950) prior to submitting this application to schedule a Life Safety Code inspection as referenced in the Camden Fire Prevention and Protection Ordinance. This facility complies with the Camden Fire Prevention and Protection Ordinance.

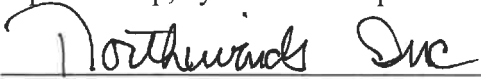
Signature of Camden Fire Department Inspector

Date

This permit includes all types of entertainment. Dancing is included only if you have a dancing license issued by the State Fire Marshall's Office. License No. _____


Signature of Applicant

If partnership, by members of partnership


Name of Corporation


By its duly authorized corporate officer

TOWN OF CAMDEN

Dated at Camden, Maine on this _____ day of _____, 20____. The undersigned Municipal Officers of the Town of Camden, Maine, hereby approve the application set forth above.

- 8) Has adequate provision been made for the storage and disposal of waste and garbage?
Yes No
- 9) If food is cooked on the premises, is there an approved vent from the cooking area to the outside? Yes
No
- 10) Have you, as applicant, been convicted of a crime in the state of Maine or in any other jurisdiction which is punishable by one year or more imprisonment or for any other crime committed with the use of a dangerous weapon or of an offense involving the use of a firearm against another person within five (5) years of the date of application? Yes No
- 11) Is there any formal charging instrument now pending against you in the state of Maine or any other jurisdiction for a crime which is punishable by one year or more of imprisonment or for any other crime allegedly committed by the applicant with the use of a dangerous weapon or of an offense involving use of a firearm against another person? Yes No
- 12) Have you, as applicant, been adjudicated to be an incapacitated person pursuant to state law or, if such adjudication has occurred, that designation has been removed by order under Title 18-A, M.R.S.A., Section 5-307(b)? Yes No
- 13) Have you, as applicant, been dishonorably discharged from the military forces within the past five (5) years?
Yes No
- 14) Are you an illegal alien? Yes No
- 15) Have you had three or more convictions for crimes punishable by less than one year imprisonment within five (5) years of the date of this application? Yes No
- 16) Have you been adjudicated as having committed a juvenile offense pursuant to the laws of the state of Maine or any jurisdiction within five (5) years of the date of application? Yes No

The applicant shall contact the Camden Fire Department (236-7950) to schedule a Life Safety Code inspection as referenced in the Camden Fire Prevention and Protection Ordinance. This application will not be accepted until signed off by the Camden Fire Department verifying that this facility complies with the Camden Fire Prevention and Protection Ordinance.


Signature of Camden Fire Department Inspector

4-13-2018
Date

Signature of Applicant

Date

Please return the completed application to the Town Manager's Office on or before: _____ along with the appropriate license application fee (fee scheduled explained at the top of Page 1.

(Questions #9 - #15 pertain to Victualer Ordinance requirements. A copy of the full text of the Ordinance is available at the Town Clerk's Office.)

Approved by the Camden Select Board on _____, 201____.

June 8, 2018

Mr. John R. French Jr., Chairperson
Town of Camden Select Board
Camden Town Office
29 Elm Street
Camden, Maine 04843

**Re: Development Agreement Submission for the American Boathouse Rehabilitation
17 Atlantic Avenue, Camden, Maine**

Dear Mr. French and Select Board Members,

On behalf of the owner of the American Boathouse, The Cynthia Reed Revocable Trust, we submit the attached plans and documentation for review by Select Board to confirm that the proposed project complies with terms of the Development Agreement that is in place for the restoration of the American Boathouse. Cynthia and John Reed have purchased the Boathouse property and the adjoining lot to the east on Atlantic Avenue in Camden, and they are moving forward with the plan to rehabilitate the Boathouse to use it as a guesthouse and boathouse.

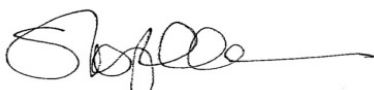
We have worked closely with the Reeds and the project team to develop the rehabilitation plans so that the Boathouse can remain on the National Register and comply with the requirements of the Development Agreement. The building size, ridgelines, roof forms, foundation, fenestration, and exterior details will be faithfully restored or reconstructed. No external changes are proposed on the Atlantic Avenue face of the building and on the harbor side the Boathouse doors are being reconstructed to match the 1904 boat doors. Changes to the building's west façade have been limited to a small change on the Headhouse for egress because we understand for the past century that has been an important public view of the Boathouse. On the east side the proposed plans include a new wood walkway and access/egress doors for code compliance on both floor levels.

As can be seen in the attached plans, the structure includes an eighty-two-foot-long boat basin, a great room and mechanical space on the lower level, and one-bedroom guest quarters with bath, kitchen and sitting/dinning space at the Atlantic Avenue floor level. The proposed plan has the boat basin at 40.2% of the building volume, which complies with Sections 2 and 10 of the Development Agreement.

The Army Corps of Engineers and Maine DEP permits required for the Boathouse project are in place. The only remaining permit to be issued is the Maine DEP NRPA permit for the proposed granite seawall on the adjoining lot to the east. We anticipate receipt of that permit in late June or early July.

We believe that the proposed changes do not alter the historic character defining features of the Boathouse, and comply with the terms of the Development Agreement. We have worked closely with the staff at the Maine Historic Preservation Commission to determine the acceptability of these proposed alterations and the construction plan so that the building will remain on the National Register after it is reconstructed. Thank you in advance for your time and consideration as you review the documents and materials that are enclosed. A summary list of the attachments is included with this letter. Please call or email with any questions.

Kind Regards,



Stephen B. Mohr, ASLA
Maine Licensed Landscape Architect
Mohr & Seredin Landscape Architects, Inc.

cc: Bill O'Donnell, Camden Code Enforcement Officer
Cynthia and John Reed, CRRT

Submission Document Summary

Camden Select Board Submission

Development Agreement Submission for the American Boathouse Rehabilitation

June 8, 2018

A. Rehabilitation Description

This six page narrative provides background on the building, describes the existing conditions, the treatment plan, project reconstruction details, and the construction operations plan.

B. American Boathouse National Register Nomination Papers

The Nomination Form is nine pages of information prepared by the Maine Historic Preservation Commission staff in 1981 which resulted in the building being placed on the National Register in 1982, as a recreational Boathouse.

C. Historic Images 1904-1950 and Current Photos

There are twenty images of the American Boathouse included for reference. The eight historic images were used by the design team to confirm the historic features, and some pictures include notes from the design team.

D. Existing Conditions Plans

These 11 drawings document the property boundary, topography and the existing conditions of the Boathouse structure and details.

EX 1.01 - EX 1.07

EX 2.01 - EX 2.02

EX 3.01 - EX 3.02

E. Proposed Building Plans

The project architect, Gil P. Shafer Architect (GPSA), has prepared six drawings showing the proposed floor plans, building elevations and materials. The schematic building section was prepared by Mohr & Seredin based upon the GPSA plans.

A 1.01 - A 1.02

A 2.01 - A 2.02

A 4.01

A 7.01 and Schematic Section

F. Proposed Foundation and Structural Plans

The project's structural engineer, Albert Putnam Associates, has prepared the enclosed set of six preliminary plans for the building foundation and framing.

S 200 Foundation Plan

S 201 Floor Framing Plan

S 202 Attic Framing Plan

S 203 Roof Framing Plan

S 300 Details

G. Site Plans

Mohr & Seredin, working with TEC Associates, has prepared the attached plan for the Boat Basin foundation and the project site plans. There are eleven drawings, including two illustrative plans which document context and sight lines (Plans A and B) and the proposed site redevelopment for both properties owned by Cynthia Reed Revocable Trust (CRRT).

L 1.0 - L 5.2 and two TEC Assoc. plans

American Boathouse Rehabilitation Description

Camden, Maine

June 8, 2018

I. Background

The circa 1904 Boathouse on Atlantic Avenue in Camden was nominated by the Maine Historic Preservation Commission (MHPC) on December 18, 1981 and included in the National Register on February 19, 1982. The Register ID is 82000761 and the nomination form is attached for ease of reference with the period of significance noted as 1900-1924. The building is listed in the Registration nomination form as a recreational use structure, with the historic use being a boathouse for a large private steam yacht owned by Chauncy B. Borland.

Cynthia and John Reed are completing the construction of their home in Camden and are very excited by, and invested in, the Boathouse as a historic structure that is in dire need of attention. They recognize that it is an iconic building at the head of Camden Harbor adjacent to Harbor Park that could disappear if it is not thoughtfully attended to in the next few years. Cynthia and John, through the Cynthia Reed Revocable Trust (CRRT) secured an option to purchase the building in 2016, and in late 2017 secured approval from the Town of Camden for the uses and work needed to rehabilitate the structure for their use. The use and rehabilitation are set forth in the Development Agreement that runs with the parcel, not just the current owners. The property was purchased by CRRT in late 2017. Cynthia and John are working with our office, Gil P. Schafer Architect and Cold Mountain Builders to advance the project plans. The CRRT's uses in the building include one-bedroom guest quarters, a meeting/gallery/studio space, and a boathouse for their power boat.

Our office has researched the early history of the building and gathered several historic images of the Boathouse that were located in the Camden Library's Walsh Historical Center. We have included eleven of these images for your reference, labeled Historic Images. The notations on the images in black are from our review of the photos. We also examined the property title flow which identifies that the Boathouse was likely constructed by Stephen G. Ritterbush. Mr. Ritterbush was a local building designer and general contractor in Camden at the turn of the century. Ritterbush owned the building until 1912 when he sold it to Harriet B. Borland, Chauncy Borland's mother. The Boathouse was originally constructed to house Monaloe, a steam powered yacht owned by Chauncy B. Borland. Based upon our research the vessel length was 85 feet and was sold in 1917 to the US Navy. The Boathouse passed out of the Borland family ownership in 1957.

II. Existing Conditions

The building has been measured and surveyed to accurately document the existing conditions and dimensions of the structure. The original 1904 Boatshed and 1905 Headhouse have been measured, as has the 1982 shed addition on the west side of the Boatshed. Particular care has been taken to locate all of the Boatshed windows and Headhouse openings given the seemingly random placement of the fenestration in the building façades. The existing conditions are documented in the attached plans EX 1.01 through EX 3.02. We have also assembled photographs of the structure taken in 2017 and 2018 which are included in this submission for reference.

The existing building framing, windows and doors have been assessed for restoration and reuse. Approximately 60% of the Boatshed window sashes will be removed and restored; the balance are

missing or have less than 25% of the window sash frame remaining. All the Headhouse windows and doors will be restored, and 60% of the Headhouse building shell will be retained. Approximately 40% of the existing Boatshed wall framing will be removed and reused in the rebuilt boat basin structure. The Boatshed roof framing is too badly damaged and undersized to be reused for the new roof framing. All existing hardware will be cleaned and reused for the doors, windows and internal supports.

With respect to the historic building floor plans and changes to the building since 1957, we offer the following:

1. Based on oral history, three photographs, and current exploration inside the Boathouse, we have assembled five drawings which show the lower level and first floor plans of the Boathouse. Exhibits A and B depict the floor plan circa 1904 and 1905 with Exhibit A being the Boatshed lower level boat basin and Headhouse basement, and Exhibit B showing the first-floor level at the same time period. We have included three photographs on Exhibit B which we believe date to the 1920's. The first-floor level plan has a key for the location where each image was taken.
2. We have limited documentation for both levels of the Boathouse c. 1982 when the west side shed was added and there was significant interior reconstruction. Exhibit C shows the lower level including the west side shed addition and the cast in place sloping concrete slab which covered approximately half of the original marine railway in the boatshed. Exhibit D is the first-floor plan which was primarily constructed in 1982 and the photographs on the plan date to the 1990's. We have provided a key for the image locations on this plan.
3. Based on the historic photos and documentation we believe that none of the interior historic walls remain within the building shell. The 1982-1984 interior work appears to have gutted any interior wall framing that existed, and this thinking is supported by the people involved with the project at that time who worked on the project in 1982-1984.

III. Proposed Treatment

The proposed plans for the building rehabilitation are attached and include the floor plans A 1.01 and A 1.02; building elevations A 2.01 and A 2.02; building sections and trim details on A 4.01 and A 7.01; and building foundation and framing plans. The Boathouse structure will be reconstructed/rehabilitated using as much of the existing materials as feasible, and keeping the identical dimensions for the Headhouse and Boatshed. Drawing EX 1.06 graphically illustrates the proposed exterior wall treatment plan. The reconstruction will match the existing dimensions and profiles for all eaves, rakes, roof pitches, wall heights, windows, doors, and trim. The large doors on the Boatshed harbor façade will be rebuilt to the condition shown in the photos between 1904 and 1924. Cedar shingle siding with a weather protecting oil will be used on the building's façades. All doors and trim will be painted to match the historic solid-body dark green color, and the roof will be clad in wood shingles.

The proposed alterations to the building exterior are as follows:

A. West (Harbor Park) Façade and Roof

1. The 1982 shed addition will be removed.

2. The solid wood door currently entering the boat basin (door F on EX 2.02) is proposed to be relocated 48 feet north to provide egress into the new lower meeting/great room. If desired, the current door can remain as a fixed door and a new solid door added where shown on the plans.
3. Access from the west side into the Headhouse will be via new wood steps and a wood landing on the south side of the Headhouse, in the area which was historically used for loading dock and since 1982, within the west side shed footprint. A new door will be constructed within the former window opening which was removed when the shed was added in 1982. The new door will be constructed to match the existing west-side door into the Headhouse. The existing Headhouse west-facing door will be repaired and reinstalled as a fixed door.
4. Two skylights are proposed to be reintroduced into the roof plane based upon the skylights seen in the 1904 image. The framing for those skylights is still evident in the west side Boatshed roof rafters.

B. East Side Façade and Roof

The majority of the east side of the Boathouse has been hidden from public view by the Red Shed from 1912 to 2017 with only the Headhouse, and 40 feet of the Boatshed being visible from Atlantic Avenue. With the Red Shed now removed, the entire east side façade of the Boathouse is now visible from the east. The changes to this façade include:

1. Similar to the west side, two skylights are proposed to be placed in the roof plane. There are no historic images showing these skylights, but there is framing in place in the east rafters of the roof similar to the west side roof rafters where there is photographic evidence of the skylights in 1904.
2. A new solid wood door is proposed at the lower level for access out of the boat basin to meet egress code from the boat basin.
3. New double doors with glazing are proposed from the lower level meeting/gallery room for egress and to provide access to the east-side outdoor space from the lower level. These doors are designed to be visually distinct from the remaining historic doors on the Headhouse and Boatshed with twelve glazed lights and a solid wood panel at the bottom of the door.
4. A new four-foot-wide wood walkway and glazed egress doors with sidelights are proposed for access at the sitting/entry area at the upper floor level. The new opening includes natural colored, solid swinging wood doors which can be moved over the proposed glazed doors to allow the east façade appearance to be simplified while not in use.
5. Two of the Boatshed window locations have been slightly (12" ±) laterally adjusted so that the new internal structural posts do not block the window openings. The design team based the structural moment frame placement upon leaving the west side facade windows in their current locations. The east and west side windows do not align, and therefore we had to move two of the east side windows slightly to allow for the installation of the proposed structural system.

No changes from the historic appearance of the structure (1904-1957) are proposed for the building from Atlantic Avenue or of the Boatshed as viewed from Camden Harbor except for the noted shed removal. The building stone rubble foundation will be replaced as discussed below.

The building elevations are shown on drawings A 2.01 and A 2.02. The proposed materials, types of fenestration, grade relationships, window and door placement and foundation treatment are shown on those plans. The elevation drawings show that the historic 8 over 2 lite windows and all other openings in the Headhouse will remain as currently existing. The only proposed change in the Headhouse façade is on the southern side where a former window is now proposed as an access door. On the boatshed portion of the Boathouse, the historic window types and locations are being reinstalled as documented with 6 over 6 lite windows using restored windows removed from the existing building. The double hung windows are all to be removed, refurbished and then reinstalled. Based upon our work to date, the only new elements in the façade for openings are the east side doors and the doors with side lites on the upper level, all of which are for egress and Code compliance.

Wall sections have been provided on sheets A4.01 and A4.02. As can be seen on these plans the insulation in the Great Room and at the Headhouse will be interior to the current wall locations with new interior finishes applied. In the boat basin, no insulation is proposed as this is being treated as a garage under the Energy Code. Drawing A4.02 includes sections at the typical window and wall condition and show that the windows and doors will be set in the same plane as the exterior sheathing and therefore replicate the existing façade conditions. Drawing A 7.01 shows the typical sill and jamb details to be used to retain the historic character.

C. Site and Marine Changes

The site work and marine changes are shown in the attached site plan set for the project and in the Boat Basin drawings. As previously discussed with MHPC staff, the circa 1976 metal marine railway will be removed, and the railway stone ballast bed grade will be lowered at the face of the Boatshed to allow boat access for an hour around high tide. A double track timber marine railing will be re-constructed on the existing railway pilings to create a marine railway as seen in the historic images, without the wood rollers and center pull chain.

The site plans show the following proposed changes to the two parcels owned by the CRRT:

1. The Red Shed on the east side of the Boathouse has been removed and is being replaced by a green space with naturalized plantings. All the utilities to serve the building (generator, underground fuel tank, air handling units) are to be located on this lot. While this is not part of the original Boathouse parcel, we include it in the documentation because it is owned by CRRT and is now integral to the Boathouse property.
2. The previously noted access and egress deck on the east side connects to an on-grade stone terrace adjacent to the Headhouse and Atlantic Avenue. This terrace will be where a grill and outdoor seating will be located. The terrace will be on-grade at the existing grade adjacent to the Headhouse, which is 12 to 16 inches lower than the Atlantic Avenue sidewalk.
3. For separation and privacy from the Atlantic Avenue on the east side of the Boathouse, a simple vertical board fence with a gate is proposed to be built on the adjoining Red

Shed lot. The elevation for that fence is included in this submission as drawing L5.2. This fence is not on the Boathouse parcel, and reduces the amount of Atlantic Avenue view obstruction from that created by the now removed Red Shed.

4. The Town of Camden Zoning Ordinance and the Project Development Agreement require two off street parking spaces to serve the Boathouse. We are proposing to create these on the west side of the Boathouse through the use of large stone slabs rather than a traditional paved, striped rectangular parking area. These will be accessed by the use of a revocable license over a portion of the Harbor Park Driveway.
5. Based upon the historic images showing the west side of the parcel, and in keeping with the Olmsted Brothers Harbor Park Plans, low ground covers and shrub masses are proposed for the western side of the lot to recreate a low green edge on the lot line with Harbor Park. As shown in Site Plan B, these plantings will not obstruct the views to the Harbor from Atlantic Avenue.

The proposed grades around the Boathouse perimeter will match the existing grades as shown on the Existing Conditions Survey drawing Ex 1.01 within 1 to 2 inches, except where the new east-side retaining wall is proposed. The existing stone rubble foundation will be restored around the building foundation as a stone veneer on the new concrete foundation. The visual character of the veneer will be similar to the existing stone rubble foundation. No site lighting is proposed, and only code-required lighting will be installed at the egress doors as recessed, shaded light fixtures.

IV. Construction Plan

The general contractor for the project, Cold Mountain Builders (CMB) of Belfast, Maine, has participated in the development of the project plans to assist the design team with the constructability of the proposed plans. CMB has been performing structural building stabilization work within the Boathouse and has assisted Albert Putnam Associates with the evaluation of the existing roof and wall framing and the overall condition of the building and foundation.

Based upon their findings the following is the proposed construction plan for the rehabilitation work:

A. Headhouse

The exterior walls and roof will remain in place and all construction, structural reinforcement, wiring, insulation and plumbing will take place within the Headhouse's exterior shell except as noted for the Atlantic Avenue façade. Sheathing repairs will occur on an as-needed basis when this part of the building is reshingled. The existing foundation will be repaired/supported where required by a new concrete wall poured on the interior of the existing stone rubble wall. After excavation to remove overburden placed against the building, the existing veneer stone will be cleaned and repointed to maintain integrity.

The exterior façade changes are limited to the new door on the south face, which will be constructed when the 1982 shed addition is removed. The exact sequence/timing of this work has not been firmly established, but will likely occur early in the rehabilitation process. Individual windows and doors will be removed and repaired, then reinstalled as shown on the plans, with the former loading dock door facing Atlantic Avenue and the existing main door being installed as fixed doors.

B. Boatshed

The Boatshed framing is in poor to failing condition, is in need of replacement and reinforcement for the proposed uses as well as needing to be upgraded to meet current code requirements. The foundation must be replaced for the boat basin as well as for the Boatshed given the current condition of the foundation; for the new design for the boat basin; and for the changes in use in the northern half of the Boatshed.

The plan is to remove the salvageable window sashes in the Boatshed and have them repaired/restored. The existing egress door will be removed, rebuilt and reused on the west façade as a fixed door. The entire roof will be removed, and the Boatshed walls will be removed in sections/panels. Once the walls are removed the new foundation will be installed, and approximately 40% of the salvaged wall panels will be used to reconstruct the walls of the boat basin. The exterior walls between the boat basin and Headhouse will be constructed from new materials. The restored windows will be reinstalled as shown on the plans, and replacement windows and sashes will be built by CMB to match the window details and profiles shown on the Existing Conditions plans.

It is anticipated that the rehabilitation work will require two years to be completed by CMB and their subcontractors. The current schedule is to begin work in the summer of 2018 and complete the project by the early summer of 2020.

V. **Summary**

John and Cynthia recognize that the American Boathouse is a significant historic structure and their goal is to rehabilitate the building so that it remains on the National Register and continues to contribute to the cultural fabric of Camden for another century. The proposed changes to the building façade have been guided by the historic images and the existing 1904 structure, with alterations made to address code compliance and the residential use in the northern portion of the building. John and Cynthia are excited that the Boatshed portion of the structure will again house a boat and continue a marine presence on the harbor.

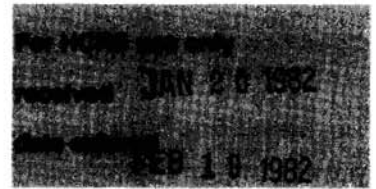
We feel that the Town of Camden has embraced this project, as evidenced by the public vote in November for the Zoning changes, and by the Select Board's support for the Development Agreement to allow the building's rehabilitation. A succinct summary was offered by one member of the public after the November public hearing who said, "It is amazing that someone has stepped forward to invest in our Town and preserve the Boathouse with no thought on a return, other than to save this structure". We trust you share that opinion.

Title: American Boathouse
National Register Information System ID: 82000761
Applicable Criteria: EVENT
Architectural Styles: NO STYLE LISTED
Areas Of Significance: ENTERTAINMENT/RECREATION
Periods Of Significance: 1900-1924
Significant Years: 1904
Resource Type: BUILDING
Keywords: 1904
Note: Atlantic Ave.
Related Collections: National Register of Historic Places Collection
Resource Format: pdf
File Size (bytes): 22151
Date Published: 2/19/1982
Parks: National Register of Historic Places
State: Maine
County: Knox County
Locations: Camden ; Atlantic Ave.
MAINE ; Knox ; Camden
Asset ID: 089da319-63e9-4bf9-98af-455ceecb3b4c

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



1. Name

historic American Boathouse
and/or common N/A

2. Location

street & number Atlantic Avenue N/A not for publication
city, town Camden N/A vicinity of congressional district First
state Maine code 23 county Knox code 013

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Ken Carlson
street & number 303 E. 57th Street
city, town New York, N/A vicinity of state New York

5. Location of Legal Description

courthouse, registry of deeds, etc. Knox County Registry of Deeds
street & number _____
city, town Rockland, state Maine

6. Representation in Existing Surveys

title N/A has this property been determined eligible? N/A yes no
date N/A federal N/A state county local
depository for survey records N/A
city, town N/A state N/A

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The American Boathouse of Camden, Maine, built in 1904 to house a 130-foot turn-of-the-century steam yacht, is a remarkable structure, possibly the oldest surviving example of its type in the country.

The one-story boathouse is of frame construction with a gable roof and shingle siding. It is oriented on a north-south axis, with the south end on the harbor fitted with a large doorway. The long sides of the building contain 10 bays, each being 6/6 sash.

At the northern end of the structure is a one-story, hipped roof office of later date with doorways facing north and west. Fenestration here is 8/2. The office extends westerly from the west wall of the boathouse giving the full structure an attenuated L-shaped plan.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) Recreation
	<input type="checkbox"/> invention			

Specific dates 1904 Builder/Architect *unknown*

Statement of Significance (in one paragraph)

The American Boathouse, built in 1904, is one of the oldest if not the oldest recreational boathouses in Maine and possibly the country. Used to house Chauncy B. Borland's 130 foot yacht, "Maunaloa", it calls up images of Maine as a playground of the very rich at the turn of the century - an era of massive yachts and opulence and ostentation. Borland's position in this social milieu is evidenced by the fact that he became the first Commodore of the Camden Yacht Club (N. R. 1-11-80) in 1912.

This picturesque structure, more recently used for commercial purposes is a landmark on the shore of Camden harbor and vividly recalls an era now departed.

9. Major Bibliographical References

Prescott, John R., Glimpses of Camden. Newtonville, Massachusetts, 1916.

10. Geographical Data

Acreage of nominated property 1/2

Quadrangle name Camden

Quadrangle scale 1:24000

UMT References

A

1	9	4	9	4	9	5	10	4	8	9	5	1	1	2	10
Zone	Easting			Northing											

B

Zone	Easting			Northing											

C

Zone	Easting			Northing											

D

Zone	Easting			Northing											

E

Zone	Easting			Northing											

F

Zone	Easting			Northing											

G

Zone	Easting			Northing											

H

Zone	Easting			Northing											

Verbal boundary description and justification

Assessor's Map #1, Lot 35

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Frank A. Beard, Historian/Robert L. Bradley, Architectural Historian

organization Maine Historic Preservation Commission date July, 1981

street & number 55 Capitol Street telephone 207/289-2133

city or town Augusta, state Maine 04333

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *Eileen S. Feltner*

title S.H.P.O. date 12/18/81

For HCRS use only	
I hereby certify that this property is included in the National Register	Entered in the
<u><i>Allored Byers</i></u>	National Register
Keeper of the National Register	date <u>2/19/82</u>
Attest:	date
Chief of Registration	



American Boathouse
Atlantic Avenue, Camden
Knox, Maine
Frank A. Beard 6/81
ME Historic Preservation Com
View from SW FEB 19 1982
JAN 20 1982 (1 of 2)



American Boathouse
Atlantic Avenue, Camden
Knox, Maine
Frank A. Beard 6/81
ME Historic Preservation Com

View from NW (2 of 2)
FEB 19 1982 JAN 20 1982



Boat House Under Construction

*No Head House (Built 1905)

*Note: Rounded Upper Boat Shed Door Corners

HISTORIC IMAGES
American Boat House
17 Atlantic Avenue, Camden

Camden Harbor 1904

Source: Camden Public Library's Walsh Historical Center



Boat House
Constructed

*Head House is in
this Image

*Skylights visible

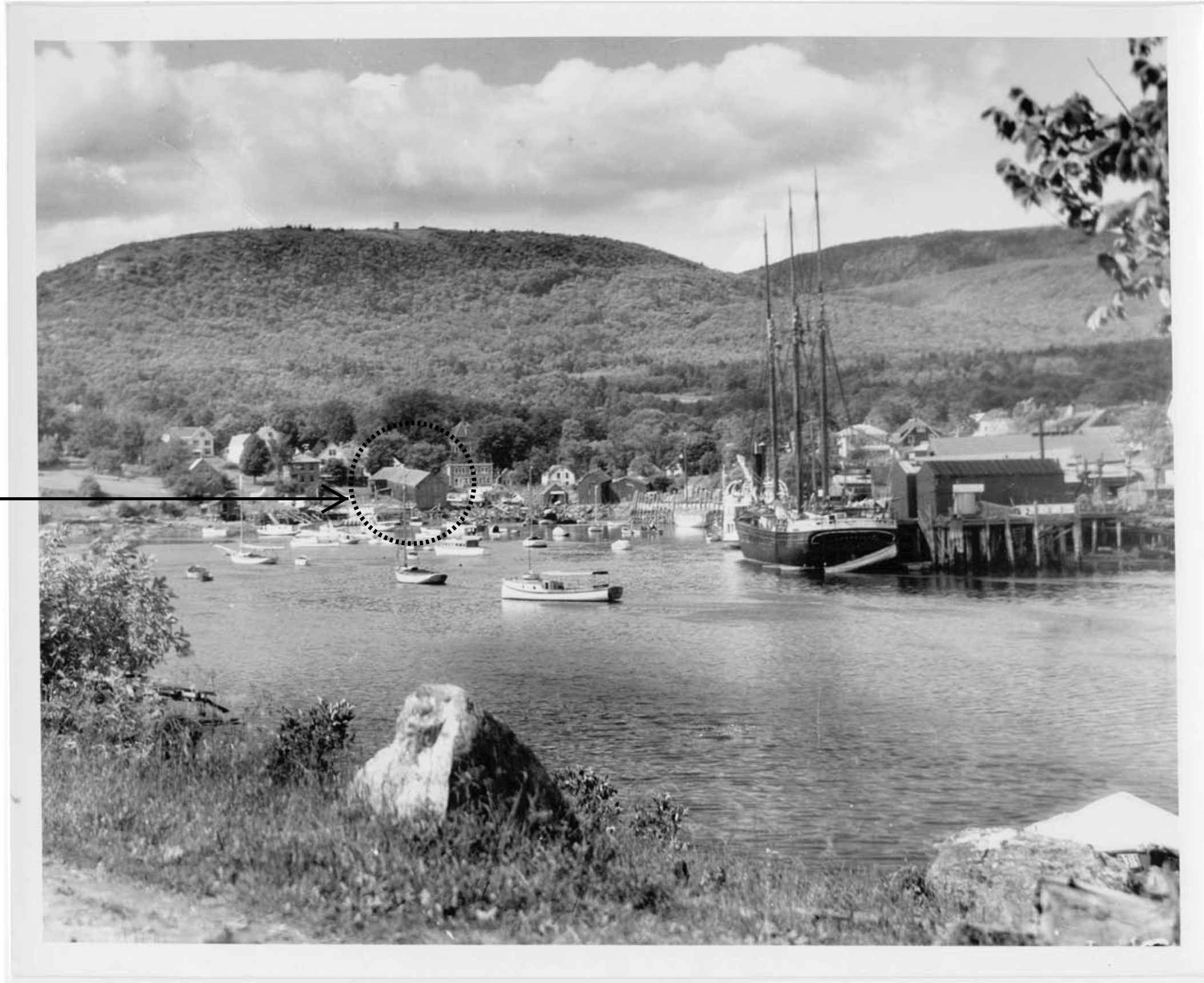
*Boat shed doors
and upper rounded
corners

*Galvanized roof
vents present.

HISTORIC IMAGES
American Boat House
17 Atlantic Avenue, Camden

Camden Waterfront circa 1906

MHPC SUBMISSION
April, 2018



*Galvanized Roof Vents

*Loading Dock Now Present

*Boat Shed Door Corners
Now All Square

HISTORIC IMAGES
American Boat House
17 Atlantic Avenue, Camden

Harbor view circa 1920s - (1922/23)

MHPC SUBMISSION
April, 2018

Source: Camden Public Library's Walsh Historical Center



* West Side Storm Cables Present

* Wood Boat Travel Way

* First Phase of Harbor Park Clean-up In Place

HISTORIC IMAGES
American Boat House
17 Atlantic Avenue, Camden

View of red sheds circa 1930s (1928-1931)

MHPC SUBMISSION
April, 2018

Source: Camden Public Library's Walsh Historical Center



HISTORIC IMAGES
American Boat House
17 Atlantic Avenue, Camden

View of red sheds from yacht club
(Circa 1928 - 1935)

MHPC SUBMISSION
April, 2018

Source: Camden Public Library's Walsh Historical Center



Boat House
*Harbor Park Construction Underway

HISTORIC IMAGES
American Boat House
17 Atlantic Avenue, Camden

Public Landing and Red Shed
(Circa 1930 - 1932)

MHPC SUBMISSION
April, 2018

Source: Camden Public Library's Walsh Historical Center



Boat House

*Wood Roof Shingles

* West Side Storm Cables Visible

HISTORIC IMAGES
American Boat House
17 Atlantic Avenue, Camden

Red Sheds 1950s
(Circa 1948 - 1954)

MHPC SUBMISSION
April, 2018

Boat House
* Upper Doors
High in Gable
* Three (3) Sets of
Boat House Shed
Roof

* Loading Door Shed

* West Side Storm
Cables - Still Present

* Original Travel Way
and Chair



HISTORIC IMAGES
American Boat House
17 Atlantic Avenue, Camden

American Boathouse and wharf
(Circa 1958 - 1968)

MHPC SUBMISSION
April, 2018

Source: Camden Public Library's Walsh Historical Center



HISTORIC IMAGES
American Boat House
17 Atlantic Avenue, Camden

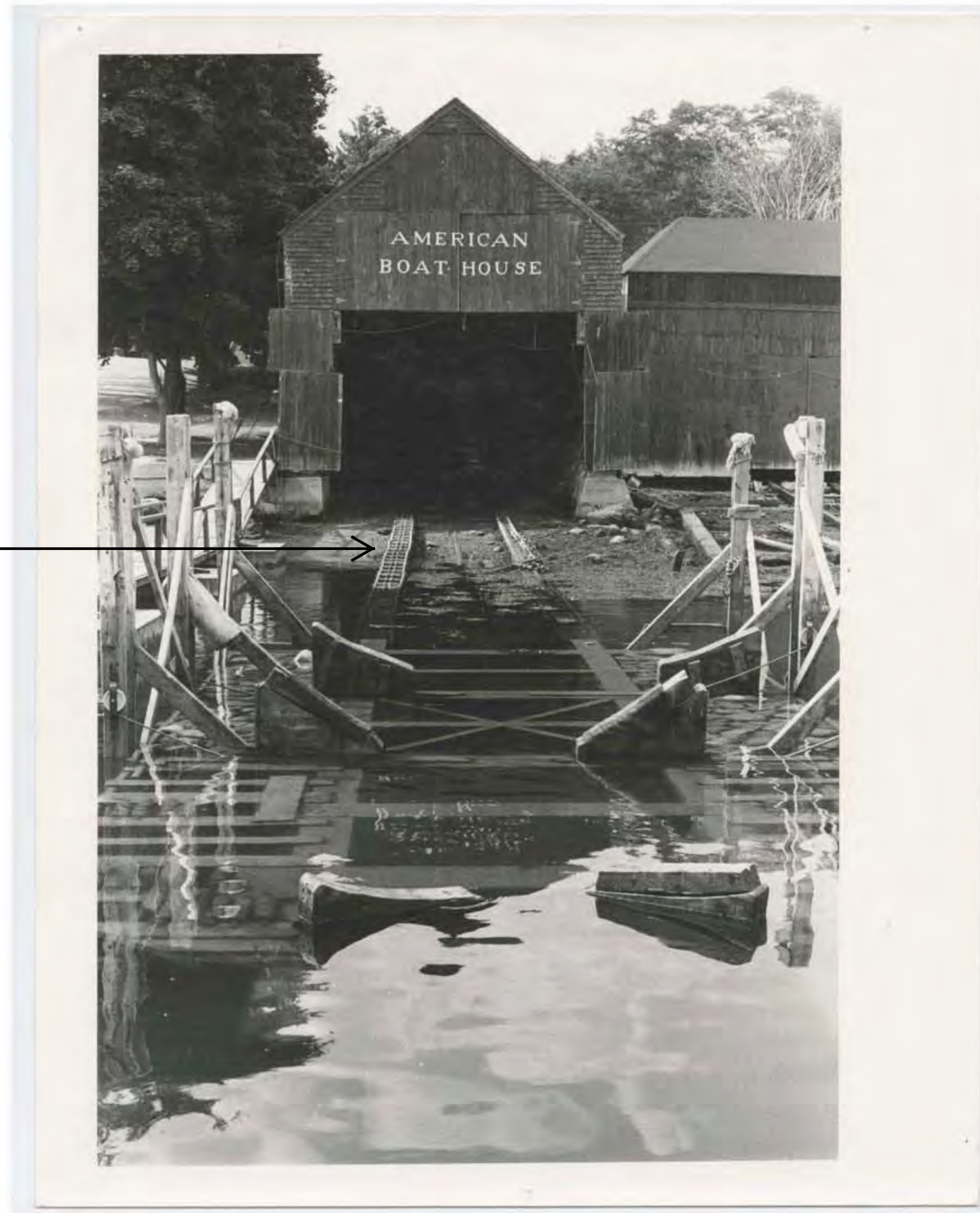
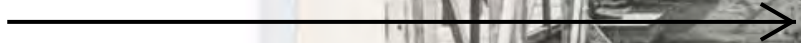
Red Sheds and inner harbor 1969
(Circa 1962 - 1969)

MHPC SUBMISSION
April, 2018

Boat House

We understand that this painted sign was put in place by Kenneth Carlson when he purchased the building from A. Loring/Wolcott, Jr.

* Historic Ways Still Present



Boathouse ways
(Circa 1973)

HISTORIC IMAGES
American Boat House
17 Atlantic Avenue, Camden

MHPC SUBMISSION
April, 2018

* South Window in Head House Visible

* Longer Shed Addition circa 1982

* Boat Shed Harbor Doors Changed



HISTORIC IMAGES
American Boat House
17 Atlantic Avenue, Camden

Boathouse 1982

MHPC SUBMISSION
April, 2018



INTERIOR
EXISTING CONDITIONS IMAGES
American Boat House
17 Atlantic Avenue, Camden



INTERIOR
EXISTING CONDITIONS IMAGES
American Boat House
17 Atlantic Avenue, Camden



INTERIOR
EXISTING CONDITIONS IMAGES
American Boat House
17 Atlantic Avenue, Camden



INTERIOR
EXISTING CONDITIONS IMAGES
American Boat House
17 Atlantic Avenue, Camden



EXTERIOR
EXISTING CONDITIONS IMAGES
American Boat House
17 Atlantic Avenue, Camden



EXTERIOR
EXISTING CONDITIONS IMAGES
American Boat House
17 Atlantic Avenue, Camden



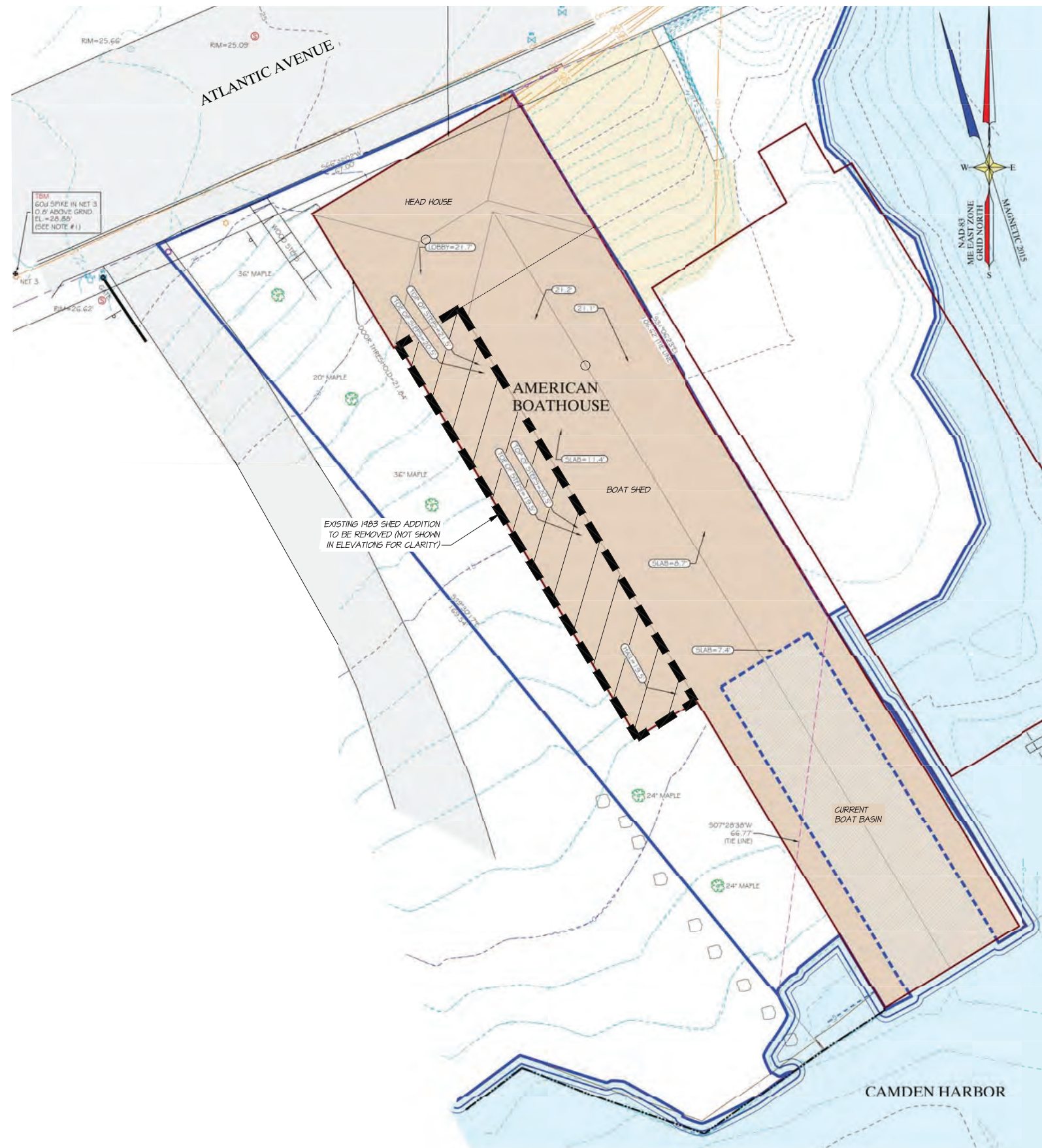
EXTERIOR
EXISTING CONDITIONS IMAGES
American Boat House
17 Atlantic Avenue, Camden



EXTERIOR
EXISTING CONDITIONS IMAGES
American Boat House
17 Atlantic Avenue, Camden



EXTERIOR
 EXISTING CONDITIONS IMAGES
 American Boat House
 17 Atlantic Avenue, Camden



SURVEYOR'S NOTES:

- 1) ELEVATIONS ARE REFERENCED TO NAVD 1988 BASED ON STATIC GPS OBSERVATIONS PERFORMED ON NOVEMBER 20, 2012, AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS).
- 2) ALL HORIZONTAL ARE REFERENCED TO THE MAINE COORDINATE SYSTEM OF 1983 (GCS11), EACH CURVE, BASED ON AN RTK GPS SURVEY. ALL DISTANCES ARE GRID DISTANCES. THE COMBINED FACTOR IS 0.99992504.
- 3) WITH RESPECT TO THE ELEVATIONS SHOWN ABOVE, ONLY THE DIMENSIONED ITEMS WERE SURVEY LOCATED. ALL OTHER FEATURES ARE APPROXIMATE.

PLAN VIEW
SCALE: 1" = 10'

NOTE: SURVEY PLAN BY GARTLEY & DORSKY, DATED MAY 25, 2017.

PROJECT DESIGN TEAM

ARCHITECT
G. P. SCHAFER ARCHITECT, DPC
19 UNION SQUARE WEST,
4TH FLOOR
NEW YORK, NEW YORK 10003
t: 212-965-1355

LANDSCAPE ARCHITECT
MOHR & SEREDIN LANDSCAPE
ARCHITECTS, INC.
18 PLEASANT STREET
PORTLAND, ME 04101
t: 207-871-0003

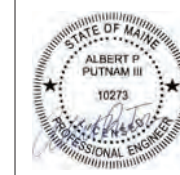
MARINE ENGINEER
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STRUCTURAL ENGINEER
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GENERAL CONTRACTOR
COLD MOUNTAIN BUILDERS
33 PENDLETON STREET
BELFAST, MAINE 04915
t: 207-338-4552

AMERICAN BOATHOUSE

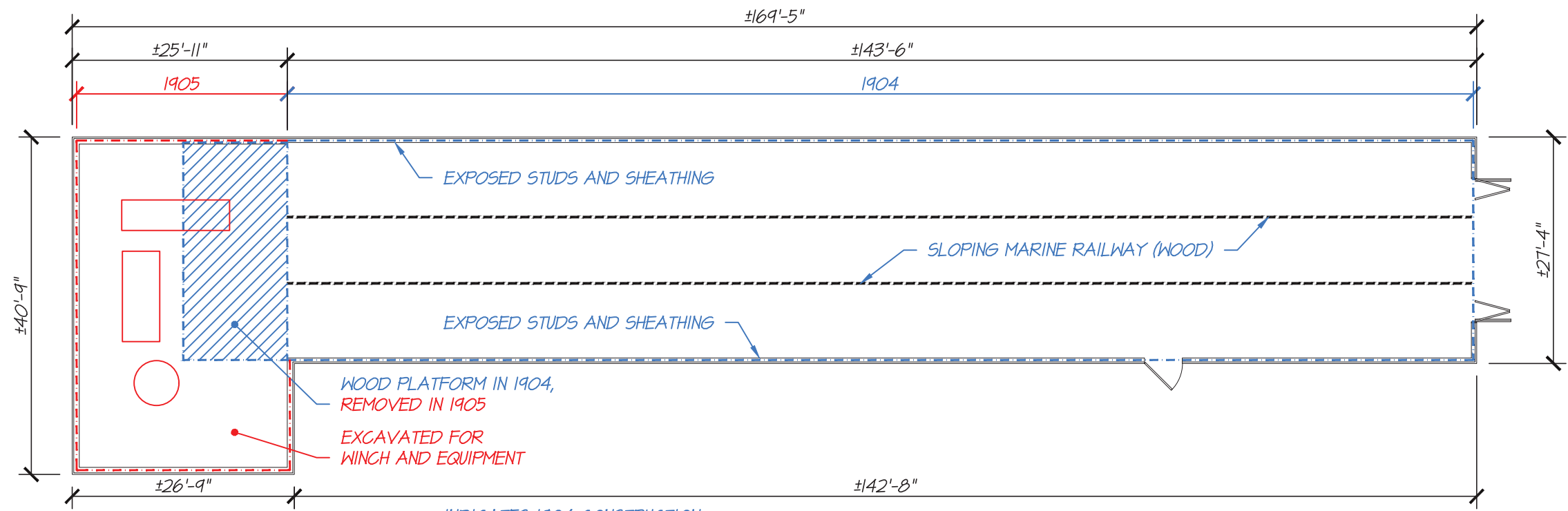
15 Atlantic Avenue
Camden, Maine



ISSUED for
0 MHS SUBMISSION 2018.04.04

EXISTING SURVEY
PLAN

Ex1.01



- - - - - INDICATES 1904 CONSTRUCTION
 - - - - - INDICATES 1905 CONSTRUCTION

LOWER LEVEL BOAT BASIN AND
 HEADHOUSE BASEMENT - CIRCA 1904/1905
 1/16" = 1'-0"

1
Ex1.02

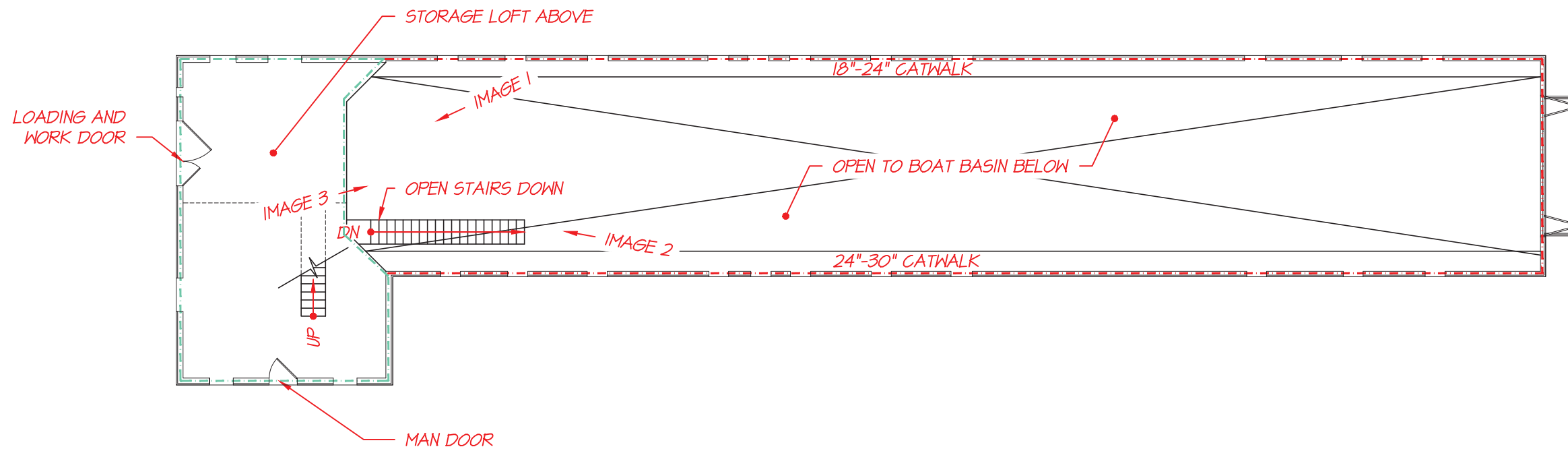
PROJECT DESIGN TEAM
ARCHITECT
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**AMERICAN
 BOATHOUSE**
 15 Atlantic Ave., Camden, Maine

ISSUED for
 0 SUPPLEMENTAL 2018.05.20
 INFORMATION

HISTORIC FLOOR
 PLANS - EXHIBIT A

Ex1.02



--- INDICATES 1904 CONSTRUCTION
--- INDICATES 1905 CONSTRUCTION

FIRST FLOOR LEVEL - CIRCA 1905

1/16" = 1'-0"

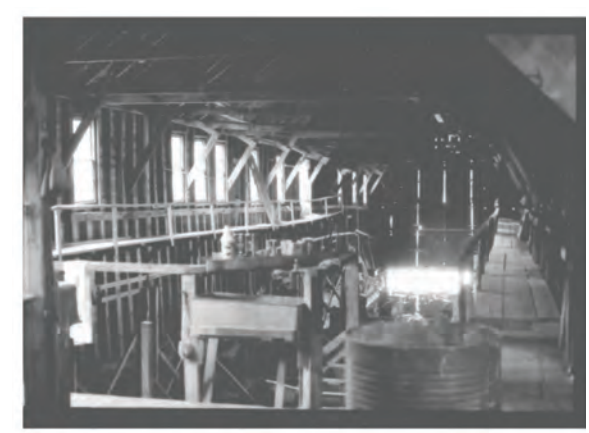
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Ex1.03



INTERIOR IMAGE 1



INTERIOR IMAGE 2



INTERIOR IMAGE 3

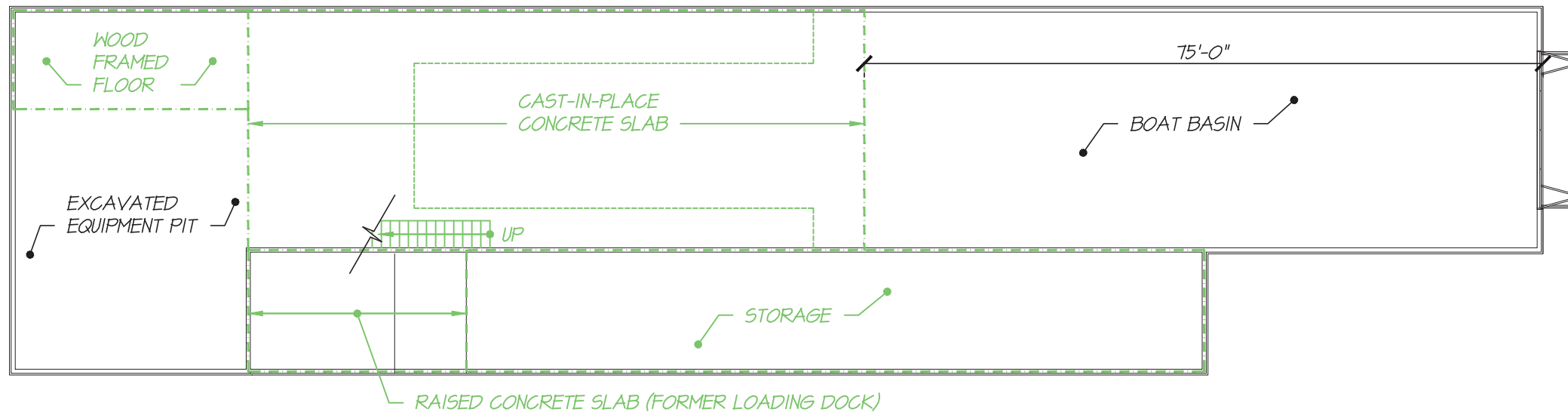
PROJECT DESIGN TEAM
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**AMERICAN
BOATHOUSE**
 15 Atlantic Ave., Camden, Maine

ISSUED for
 SUPPLEMENTAL INFORMATION 2018.05.20

HISTORIC FLOOR
PLANS - EXHIBIT B

Ex1.03



--- INDICATES 1982 CONSTRUCTION
 LOWER LEVEL BOAT BASIN AND
 HEADHOUSE BASEMENT - CIRCA 1982
 1/16" = 1'-0"

1
 Ex1.04

PROJECT DESIGN TEAM

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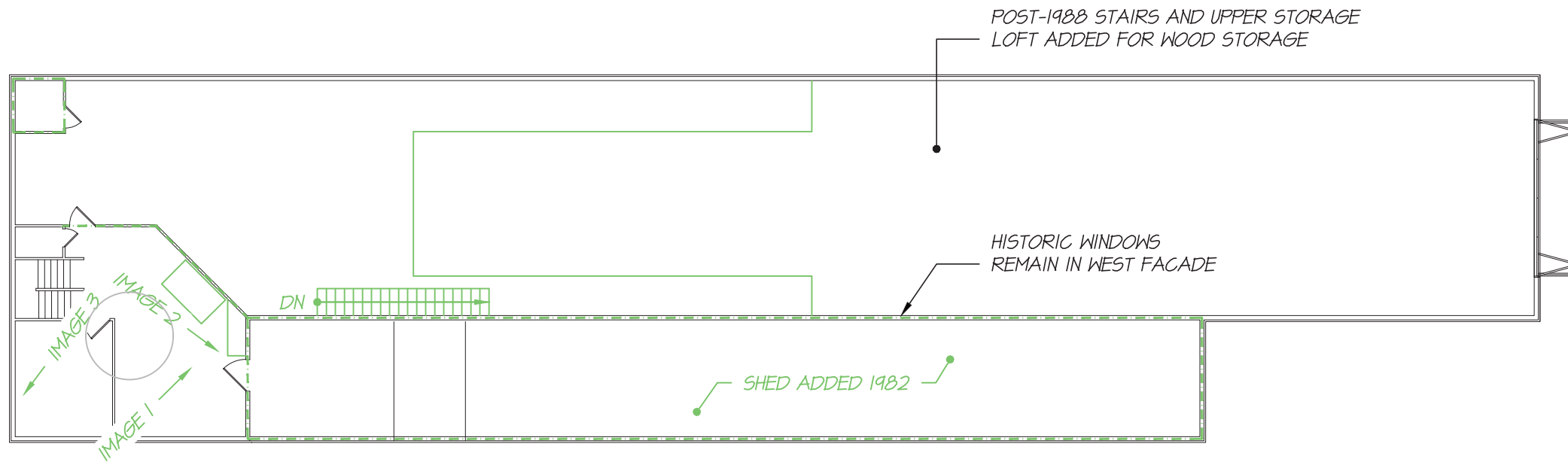
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 t: 207-338-4552

**AMERICAN
 BOATHOUSE**
 15 Atlantic Ave., Camden, Maine

ISSUED for
 0 SUPPLEMENTAL 2018.05.20
 INFORMATION

HISTORIC FLOOR
 PLANS - EXHIBIT C

Ex1.04



--- INDICATES 1982 CONSTRUCTION
FIRST FLOOR LEVEL - CIRCA 1982
 1/16" = 1'-0"

1
 Ex1.05

PROJECT DESIGN TEAM

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**AMERICAN
 BOATHOUSE**
 15 Atlantic Ave., Camden, Maine

ISSUED for
 0 SUPPLEMENTAL
 INFORMATION 2018.05.20

HISTORIC FLOOR
 PLANS - EXHIBIT D

Ex1.05



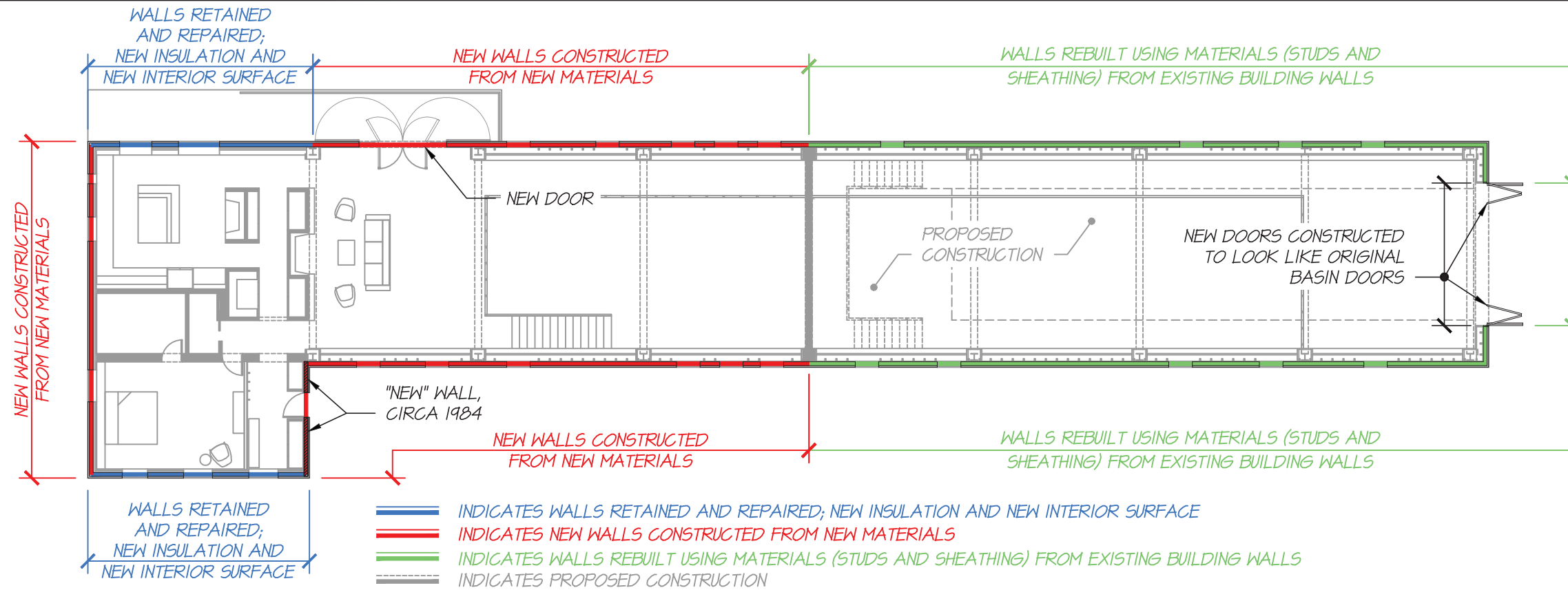
INTERIOR IMAGE 1



INTERIOR IMAGE 2



INTERIOR IMAGE 3



EXTERIOR WALL TREATMENT PLAN

1/16" = 1'-0"

1
Ex1.06

PROJECT DESIGN TEAM

ARCHITECT
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t: 207-729-6230

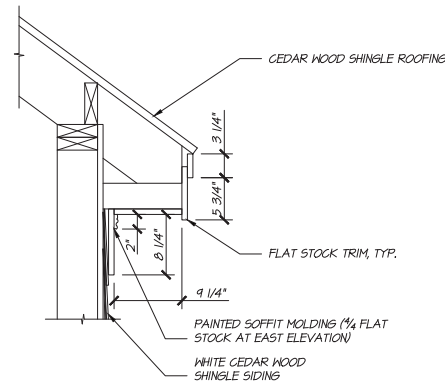
GENERAL CONTRACTOR
COLD MOUNTAIN BUILDERS
33 PENDLETON STREET
BELFAST, MAINE 04915
t: 207-338-4552

**AMERICAN
BOATHOUSE**
15 Atlantic Ave., Camden, Maine

ISSUED for
0 SUPPLEMENTAL 2018.05.20
INFORMATION

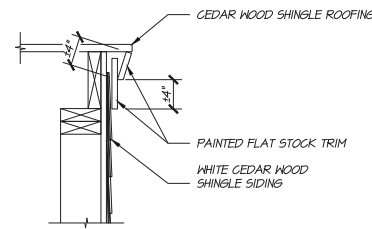
WALL TREATMENT
PLAN - EXHIBIT E

Ex1.06



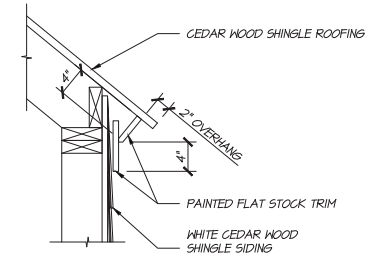
TYPICAL EAVE AT HEAD HOUSE
1" = 1'-0"

3
Ex2.01



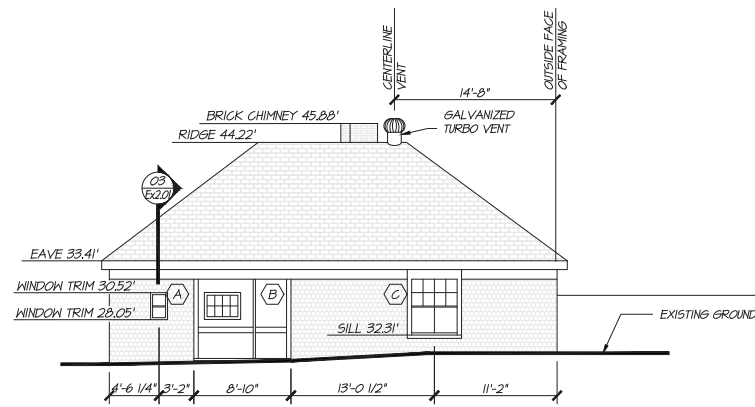
NOTE: RAKE GEOMETRY IS APPROXIMATE BASED ON OBSERVATION FROM GRADE ONLY.
TYPICAL RAKE AT MAIN BUILDING
1" = 1'-0"

4
Ex2.01



TYPICAL EAVE AT MAIN BUILDING
1" = 1'-0"

3
Ex2.01

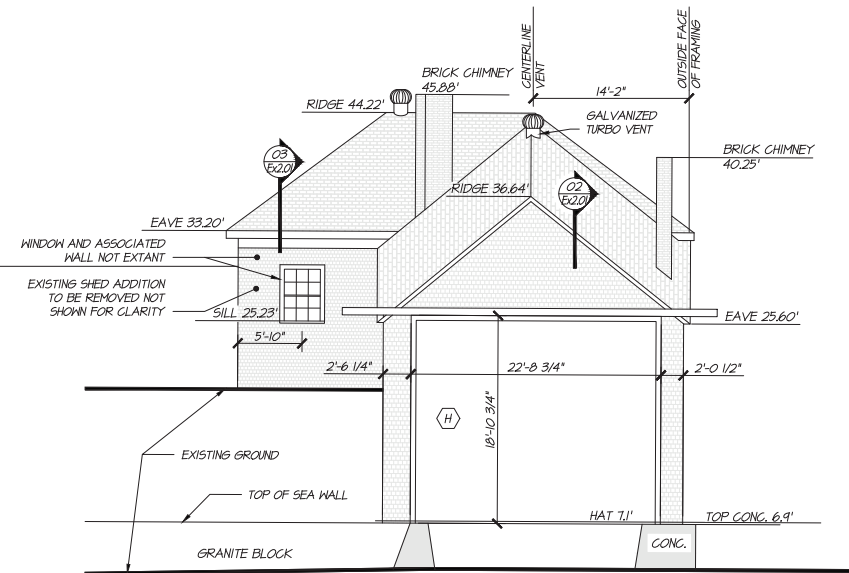


NOTES:

1. INDICATES WINDOW/DOOR TYPE, SEE DETAILS.
2. DRAWINGS INTENDED AS CATALOG OF EXISTING EXTERIOR TRIM AND OPENING DETAILS ONLY.
3. BUILDING ELEVATIONS AND OVERALL DIMENSIONS BASED ON SURVEY BY GARTLEY & DORSKY, DATED MAY 25, 2017.

SOUTH ELEVATION
1/8" = 1'-0"

2
Ex2.01



NORTH ELEVATION
1/8" = 1'-0"

1
Ex2.01



WINDOW TYPE A
ATLANTIC AVENUE



DOOR TYPE B
ATLANTIC AVENUE



WINDOW TYPE C
ATLANTIC AVENUE



DOOR TYPE H
HARBOR BOAT DOORS

PROJECT DESIGN TEAM

ARCHITECT
G. P. SCHAFER ARCHITECT, DPC
19 UNION SQUARE WEST,
4TH FLOOR
NEW YORK, NEW YORK 10003
t: 212-965-1355

LANDSCAPE ARCHITECT
MOHR & SEREDIN LANDSCAPE
ARCHITECTS, INC.
18 PLEASANT STREET
PORTLAND, ME 04101
t: 207-871-0003

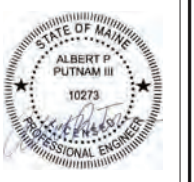
MARINE ENGINEER
TEC ASSOCIATES CONSULTING
ENGINEERS
46 SAWYER STREET
SOUTH PORTLAND, ME 04106
t: 207-767-6068

STRUCTURAL ENGINEER
ALBERT PUTNAM ASSOCIATES, LLC
183 PARK ROW
BRUNSWICK, ME 04011
t: 207-729-6230

GENERAL CONTRACTOR
COLD MOUNTAIN BUILDERS
33 PENDLETON STREET
BELFAST, MAINE 04915
t: 207-338-4552

AMERICAN BOATHOUSE

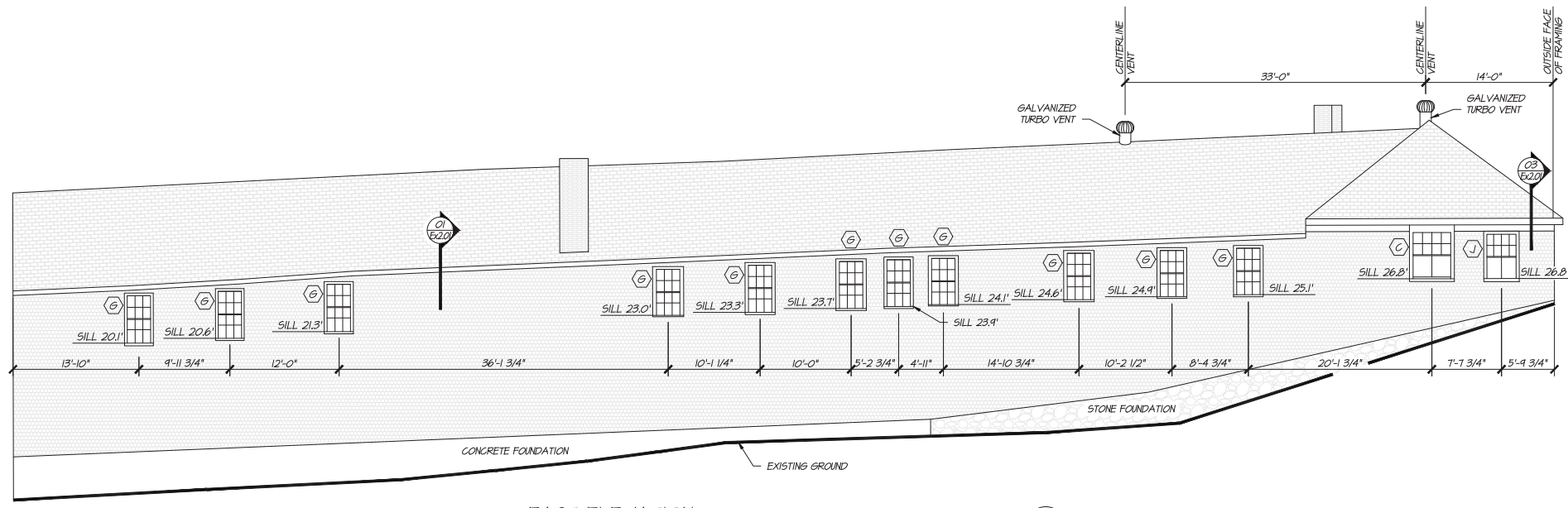
15 Atlantic Avenue
Camden, Maine



ISSUED for
0 MHS SUBMISSION 2018.04.04

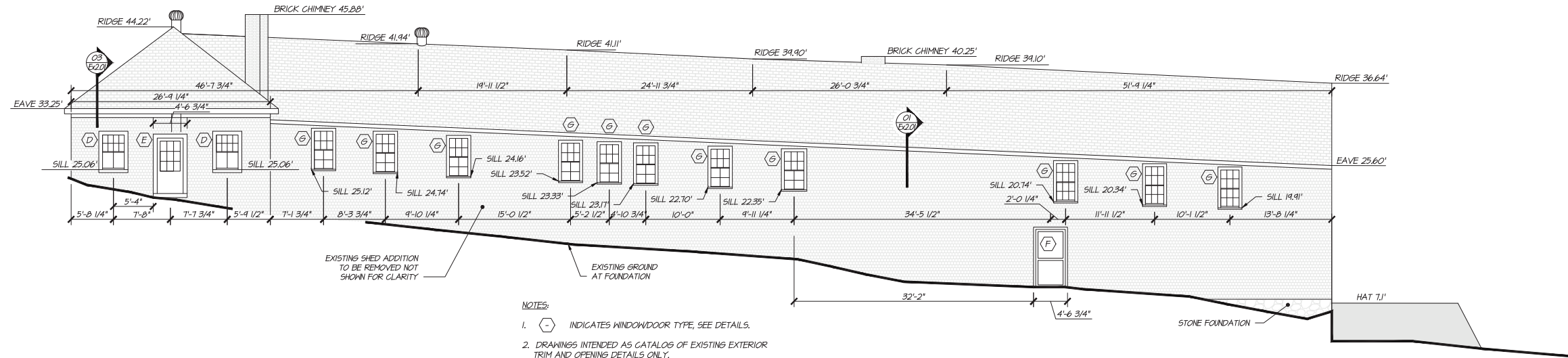
EXISTING ELEVATIONS
AND SECTIONS

Ex2.01



EAST ELEVATION
1/8" = 1'-0"

2
Ex2.02



WEST ELEVATION
1/8" = 1'-0"

1
Ex2.02

- NOTES:
1. INDICATES WINDOW/DOOR TYPE, SEE DETAILS.
 2. DRAWINGS INTENDED AS CATALOG OF EXISTING EXTERIOR TRIM AND OPENING DETAILS ONLY.
 3. BUILDING ELEVATIONS AND OVERALL DIMENSIONS BASED ON SURVEY BY GARTLEY & DORSKY, DATED MAY 25, 2017.



WINDOW TYPE G
EAST SIDE

WINDOW TYPE C
EAST SIDE

WINDOW TYPE J
EAST SIDE



WINDOW TYPE D
HARBOR PARK
HEAD HOUSE



DOOR TYPE E
HARBOR PARK
HEAD HOUSE DOOR

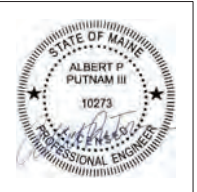


DOOR TYPE F
HARBOR PARK
LOWER MAIN DOOR

PROJECT DESIGN TEAM
ARCHITECT
 G. P. SCHAFER ARCHITECT, DPC
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 ARCHITECTS, INC.
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 33 PENDLETON STREET
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 t: 207-338-4552

AMERICAN BOATHOUSE

15 Atlantic Avenue
Camden, Maine



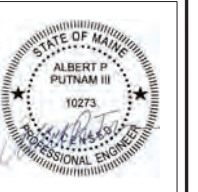
ISSUED for
0 MHS SUBMISSION 2018.04.04

EXISTING ELEVATIONS

Ex2.02

PROJECT DESIGN TEAM
 ARCHITECT
 G. P. SCHAFER ARCHITECT, DPC
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 TEC ASSOCIATES CONSULTING
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 GENERAL CONTRACTOR
 COLD MOUNTAIN BUILDERS
 33 PENDLETON STREET
 BELFAST, MAINE 04915
 t: 207-338-4552

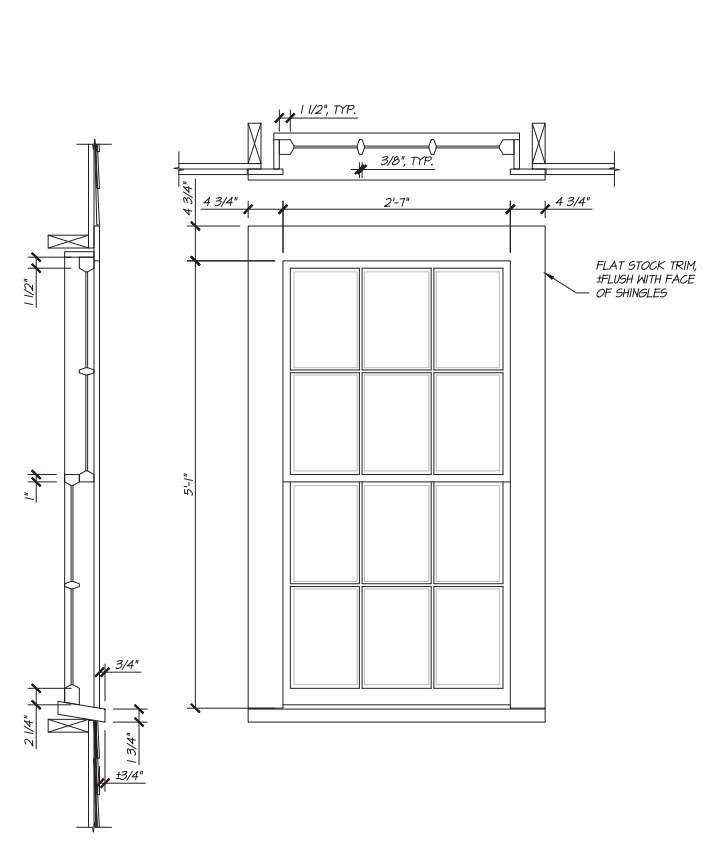
AMERICAN BOATHOUSE
 15 Atlantic Avenue
 Camden, Maine



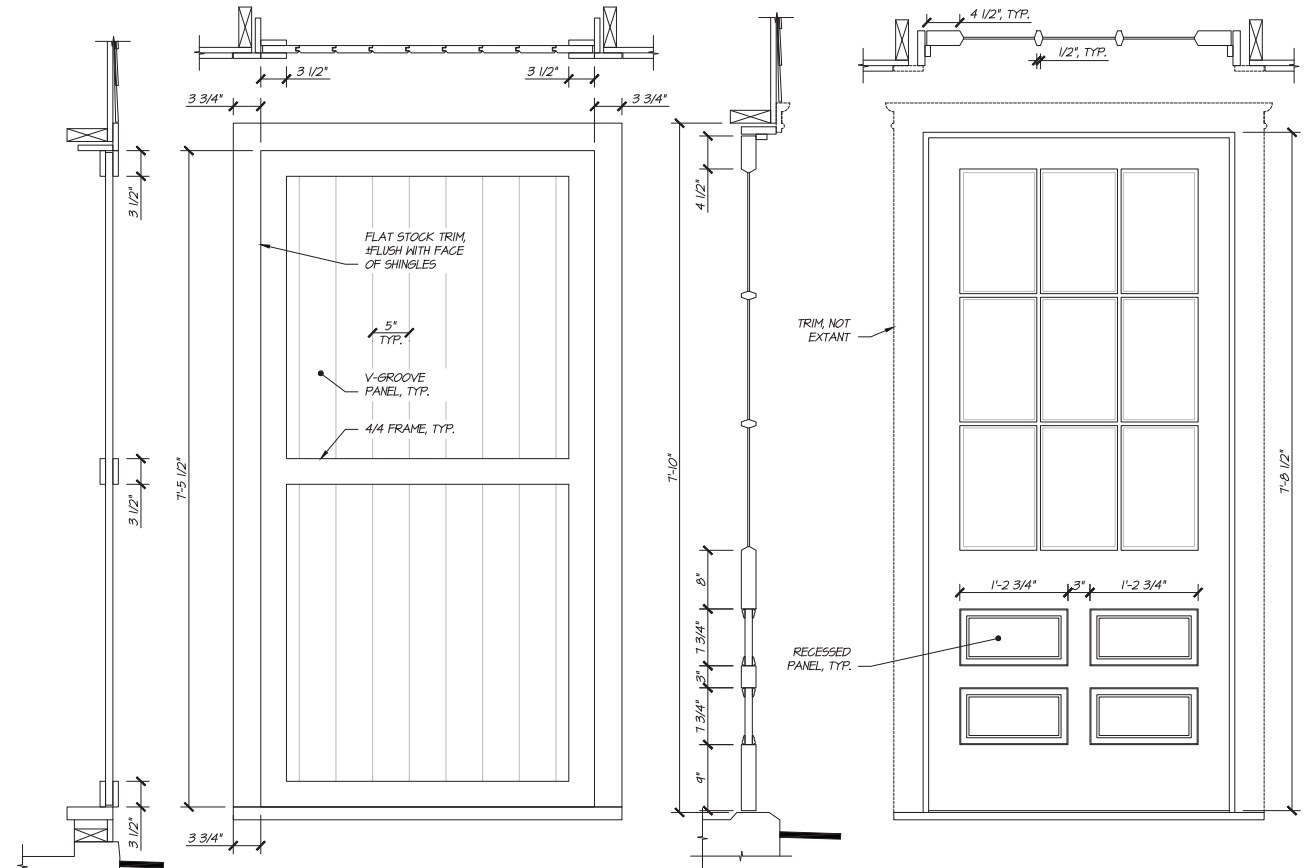
ISSUED for
 0 MHS SUBMISSION 2018.04.04

EXISTING DETAILS

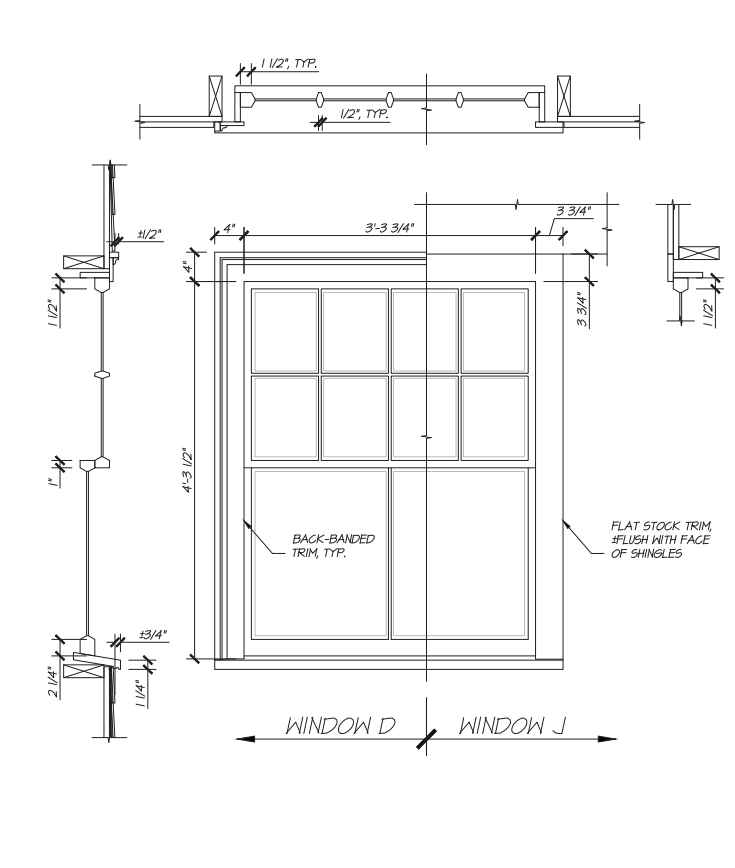
Ex3.01



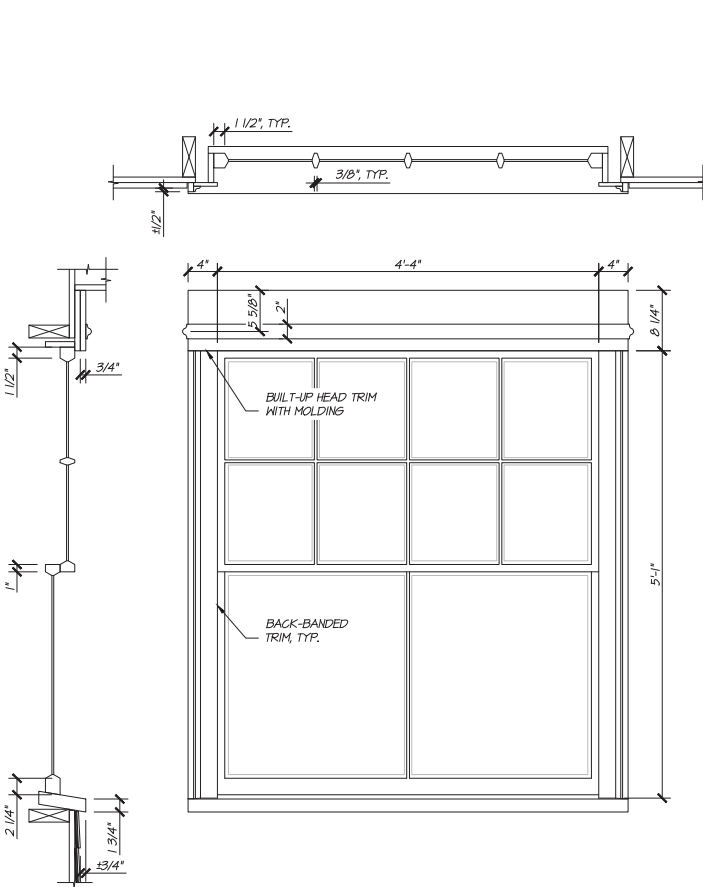
NOTE: LITE PATTERN VARIES, SEE ELEVATIONS.
WINDOW TYPE G
 BOAT SHED, BOTH SIDES
 1" = 1'-0" G
Ex3.01



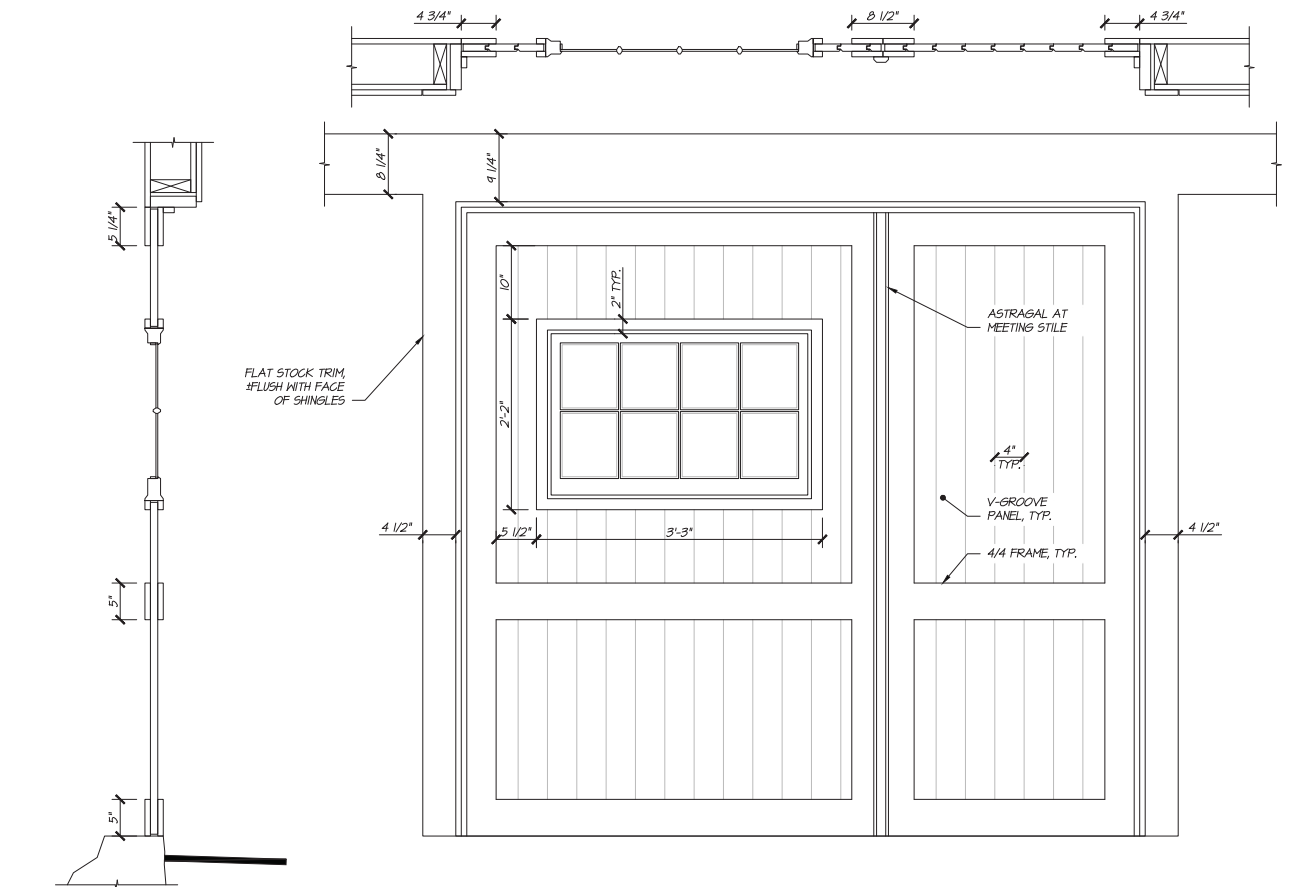
DOOR TYPE F - SEE ELEVATIONS FOR WIDTH
 HARBOR PARK SIDE
 1" = 1'-0" F
Ex3.01



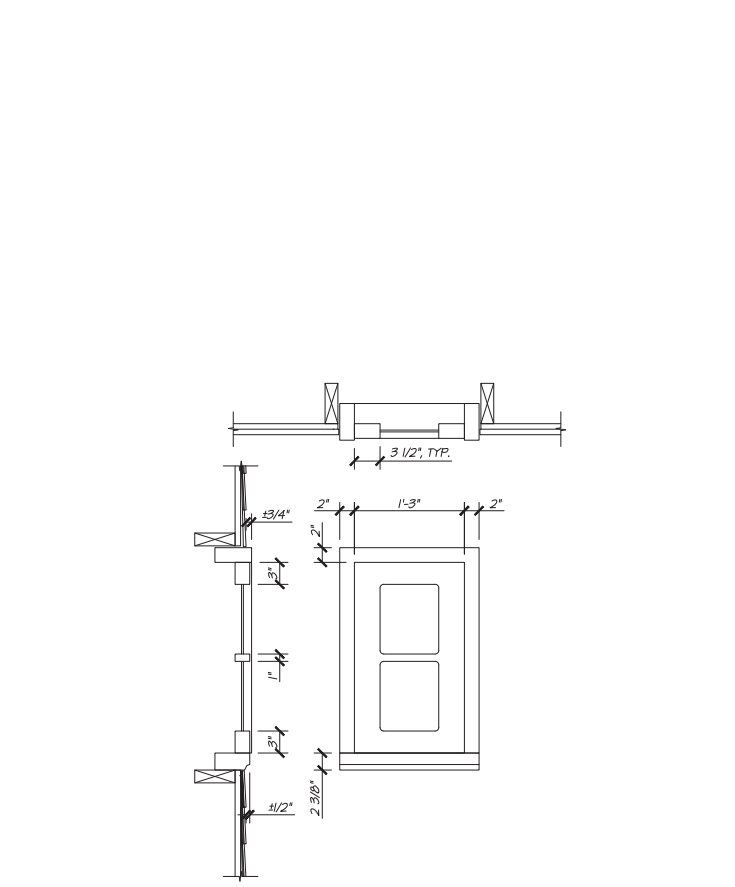
WINDOW TYPE D+J
 HEAD HOUSE - HARBOR PARK AND EAST SIDES
 1" = 1'-0" D+J
Ex3.01



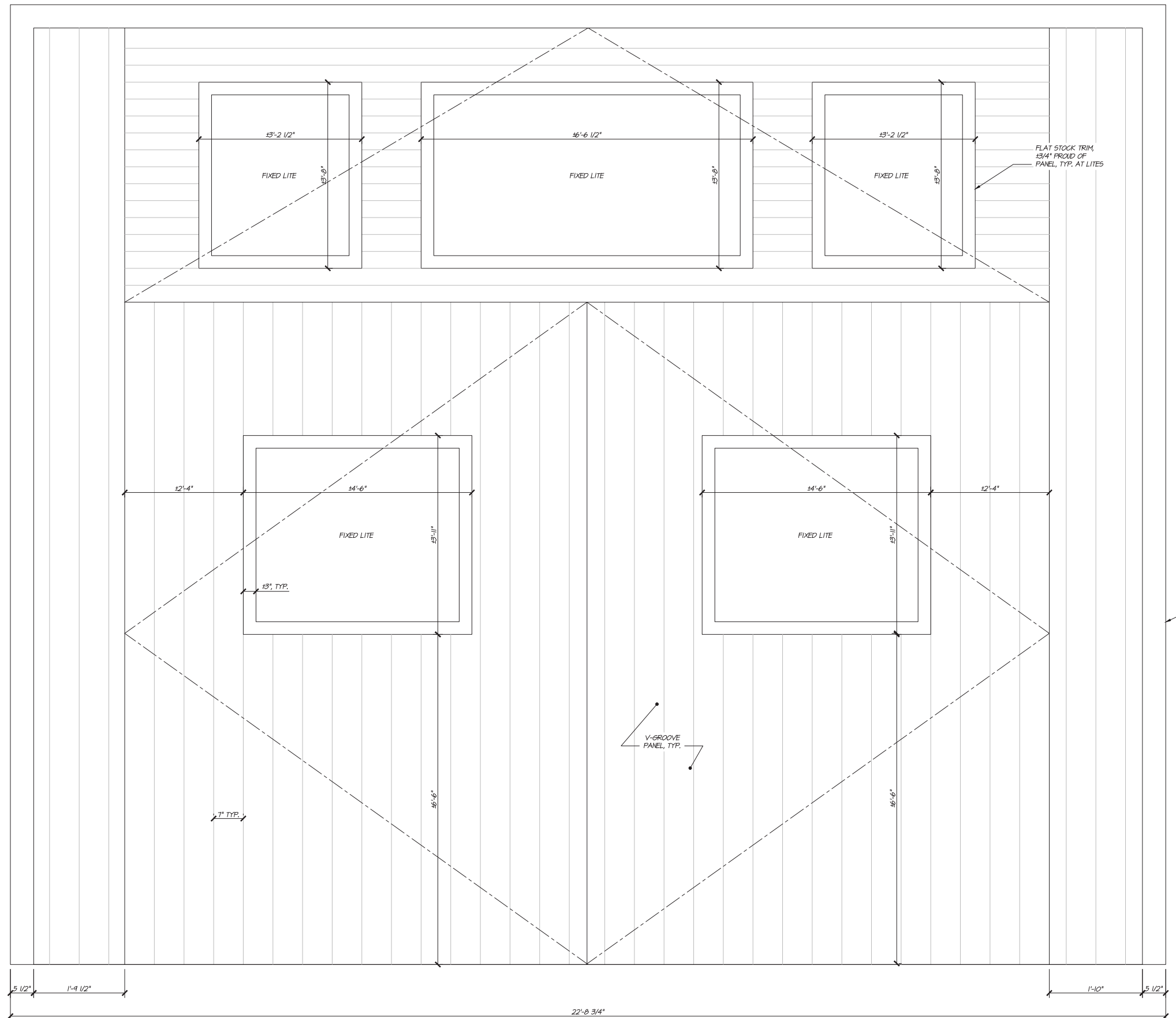
WINDOW TYPE C
 ATLANTIC AVENUE AND EAST SIDE
 1" = 1'-0" C
Ex3.01



DOOR TYPE B - SEE ELEVATIONS FOR WIDTH
 ATLANTIC AVENUE
 1" = 1'-0" B
Ex3.01

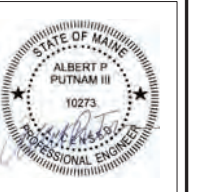


WINDOW TYPE A - SEE ELEVATIONS FOR HEIGHT
 ATLANTIC AVENUE
 1" = 1'-0" A
Ex3.01



PROJECT DESIGN TEAM
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 ARCHITECTS, INC.
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 COLD MOUNTAIN BUILDERS
 33 PENDLETON STREET
 BELFAST, MAINE 04915
 t: 207-338-4552

AMERICAN BOATHOUSE
 15 Atlantic Avenue
 Camden, Maine



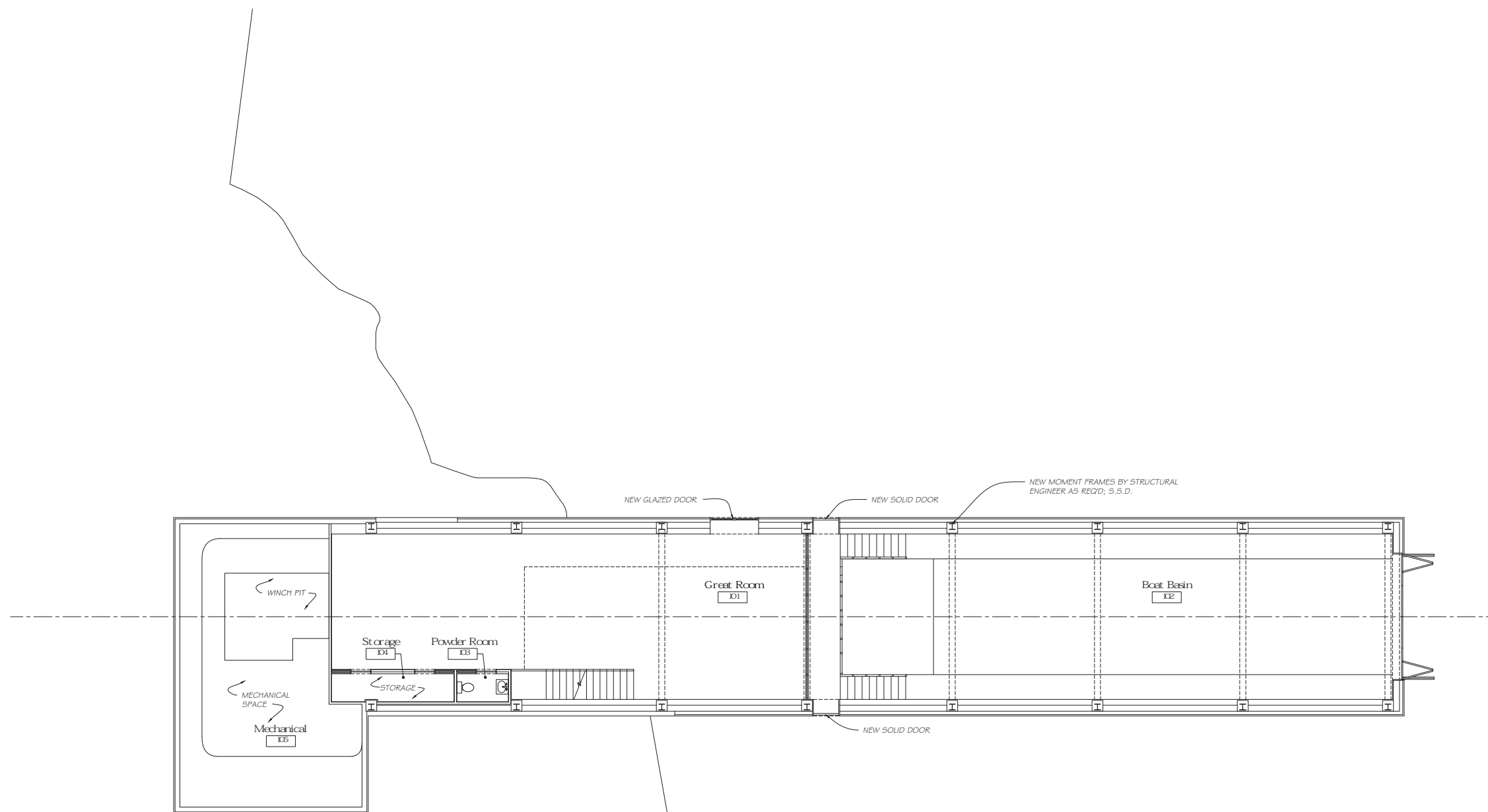
ISSUED for
 0 MHS SUBMISSION 2018.04.04

HARBORSIDE
 BOATHOUSE DOOR
 EXISTING DETAILS

Ex3.02

DOOR TYPE H
 BOAT SHED HARBOR DOORS
 1" = 1'-0"





05/24/2018

THE RENOVATION
of
THE AMERICAN BOATHOUSE
15 ATLANTIC AVE
CAMDEN, ME 04843

SHEET TITLE:
First Floor Plan

PRINT DATE:
May 24 2018

SCALE:
1/8" = 1'-0"

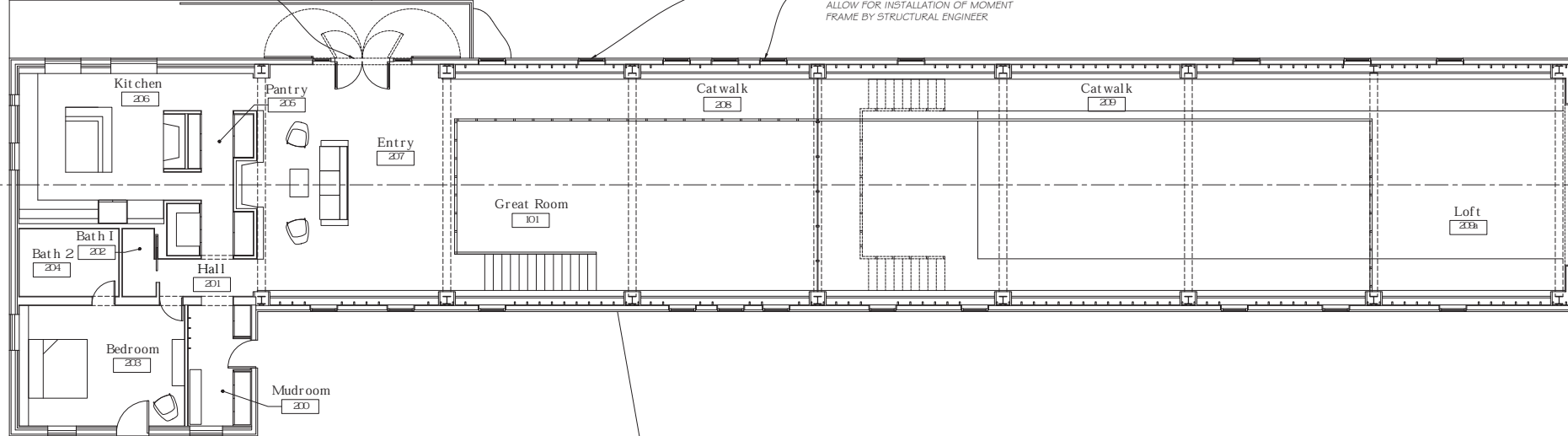
DRAWN BY:
AH

SHEET NUMBER:
A- 101

G. P. SCHAFER ARCHITECT, DPC
19 UNION SQUARE WEST
4TH FLOOR
NEW YORK, NEW YORK 10003
TELEPHONE: 212-965-1355
TELEFAX: 212-965-1356

NEW DOORS, SIDELITES, & SWINGING BARN DOORS;
SWINGING BARN DOORS TO BE CONSTRUCTED TO
MATCH BOAT BAY DOORS AT SOUTH FACADE

EXISTING WINDOWS TO BE REMOVED,
REFURBISHED, AND REALLOCATED TO
ALLOW FOR INSTALLATION OF MOMENT
FRAME BY STRUCTURAL ENGINEER



THE RENOVATION
of
THE AMERICAN BOATHOUSE
15 ATLANTIC AVE
CAMDEN, ME 04843

SHEET TITLE:
Second Floor Plan

PRINT DATE:
May 24 2018

SCALE:
1/8" = 1'-0"

DRAWN BY:
AH

SHEET NUMBER:

A- 1.02

G. P. SCHAFER ARCHITECT, DPC
—
19 UNION SQUARE WEST
4TH FLOOR
NEW YORK, NEW YORK 10003
TELEPHONE: 212-965-1355
TELEFAX: 212-965-1356

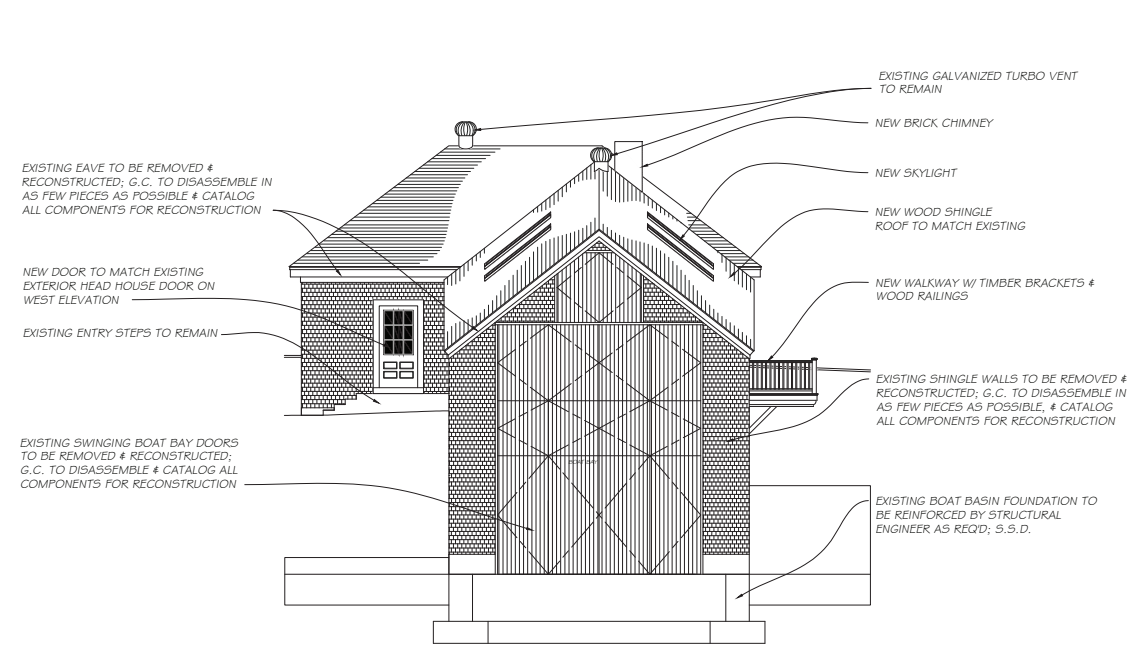
EXTERIOR FINISH NOTES:

ALL SIDING MATERIAL TO BE WHITE CEDAR UNFINISHED & LEFT TO WEATHER

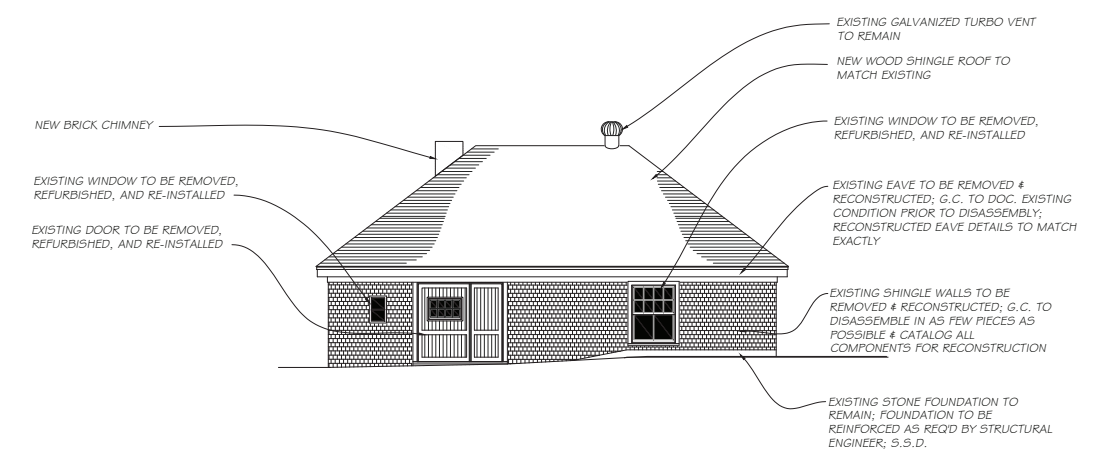
ALL WINDOWS AND DOORS TO BE PAINTED

ALL WINDOW AND DOOR TRIM TO BE PAINTED

ALL EAVE TRIM TO BE PAINTED



2 South Elevation
A-201 1/8" = 1'-0"



1 North Elevation
A-201 1/8" = 1'-0"

THE RENOVATION
of
THE AMERICAN BOATHOUSE
15 ATLANTIC AVE
CAMDEN, ME 04843

SHEET TITLE:
Exterior Elevations
North & South

PRINT DATE: May 24, 2018	SHEET NUMBER: A-201
SCALE: 1/8" = 1'-0"	
DRAWN BY: AH	

G. P. SCHAFER ARCHITECT, DPC
19 UNION SQUARE WEST
4TH FLOOR
NEW YORK, NEW YORK 10003
TELEPHONE: 212-965-1355
TELEFAX: 212-965-1356

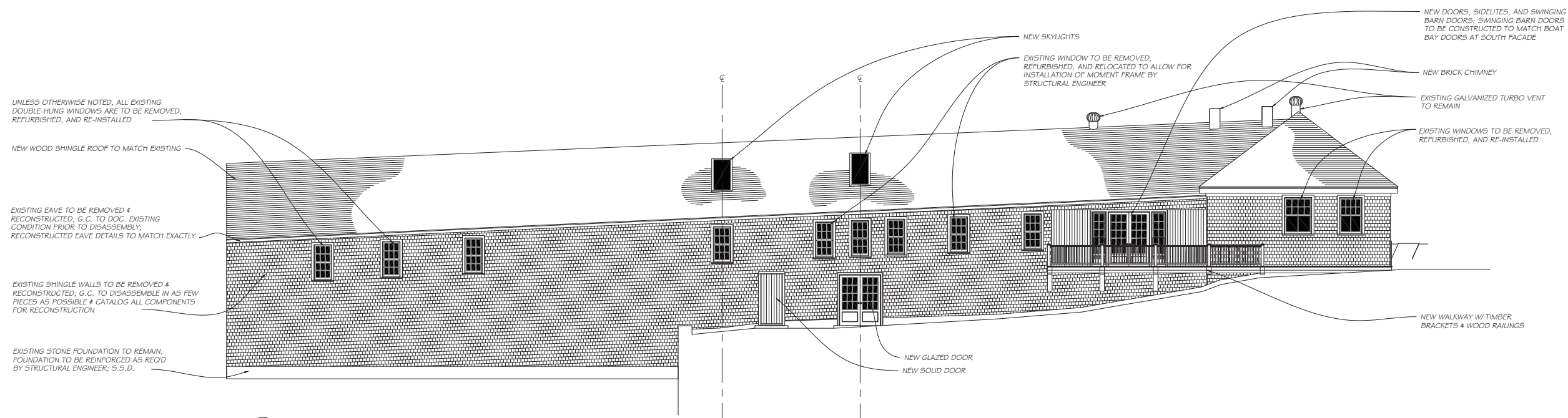
EXTERIOR FINISH NOTES:

ALL SIDING MATERIAL TO BE WHITE CEDAR UNFINISHED & LEFT TO WEATHER

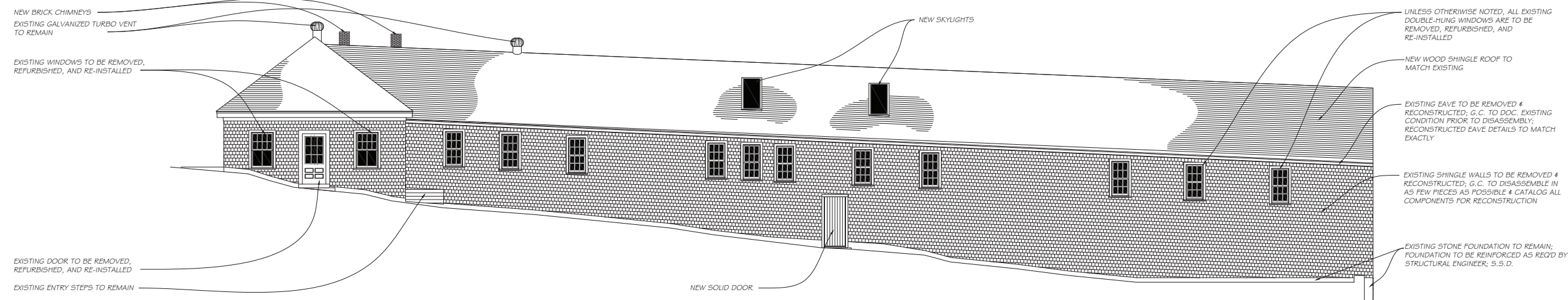
ALL WINDOWS AND DOORS TO BE PAINTED

ALL WINDOW AND DOOR TRIM TO BE PAINTED

ALL EAVE TRIM TO BE PAINTED



2 East Elevation
A-2.02 1/8" = 1'-0"



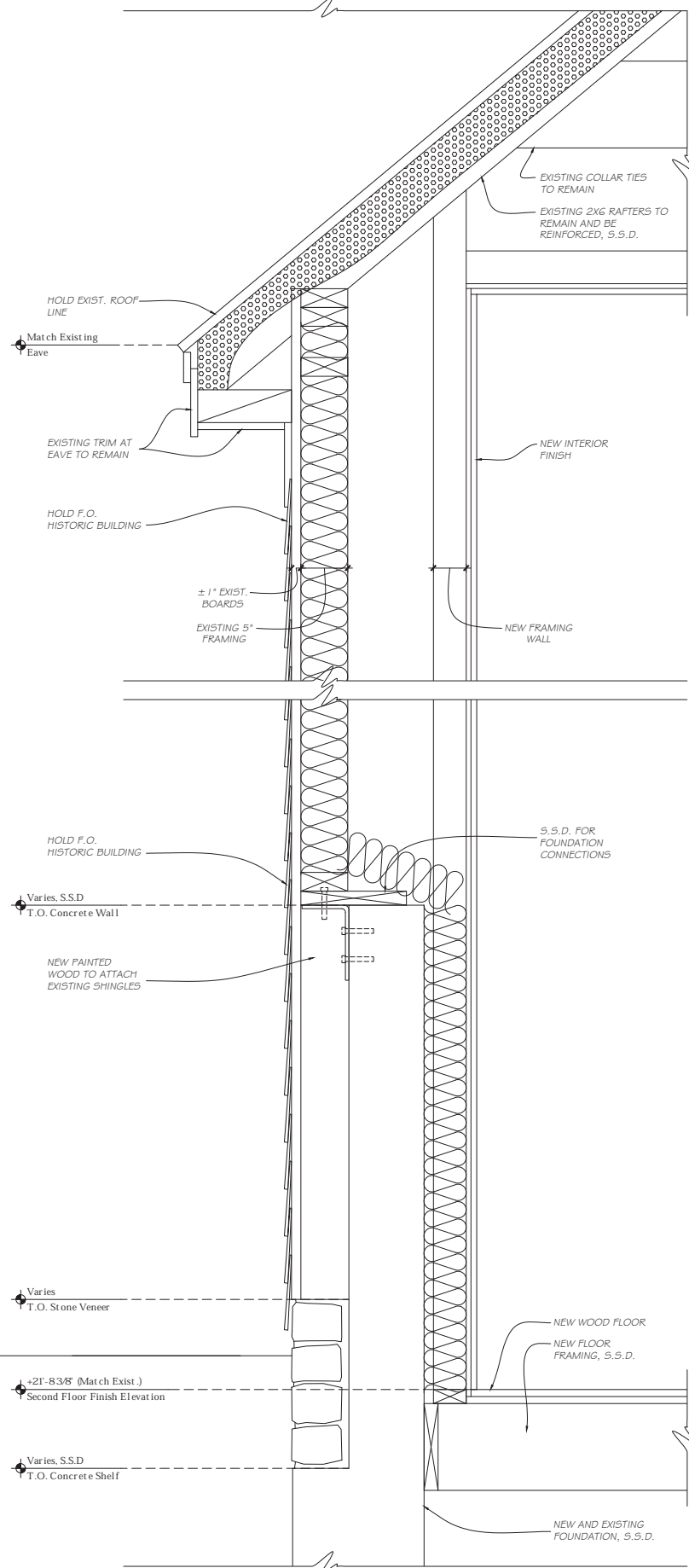
1 West Elevation
A-2.02 1/8" = 1'-0"

THE RENOVATION
of
THE AMERICAN BOATHOUSE
15 ATLANTIC AVE
CAMDEN, ME 04843

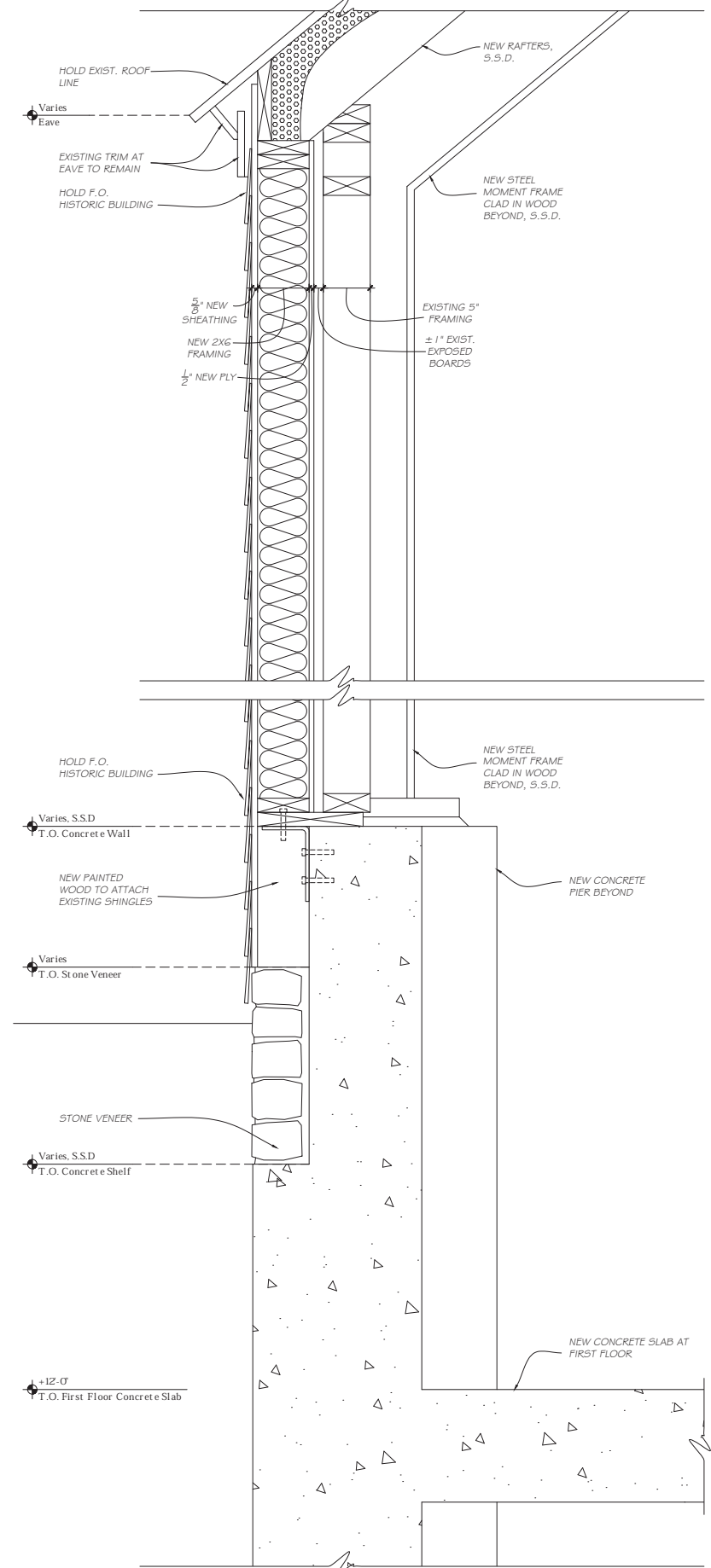
SHEET TITLE:
Exterior Elevations
West & East

PRINT DATE: May 24 2018	SHEET NUMBER: A-2.02
SCALE: 1/8" = 1'-0"	
DRAWN BY: AH	

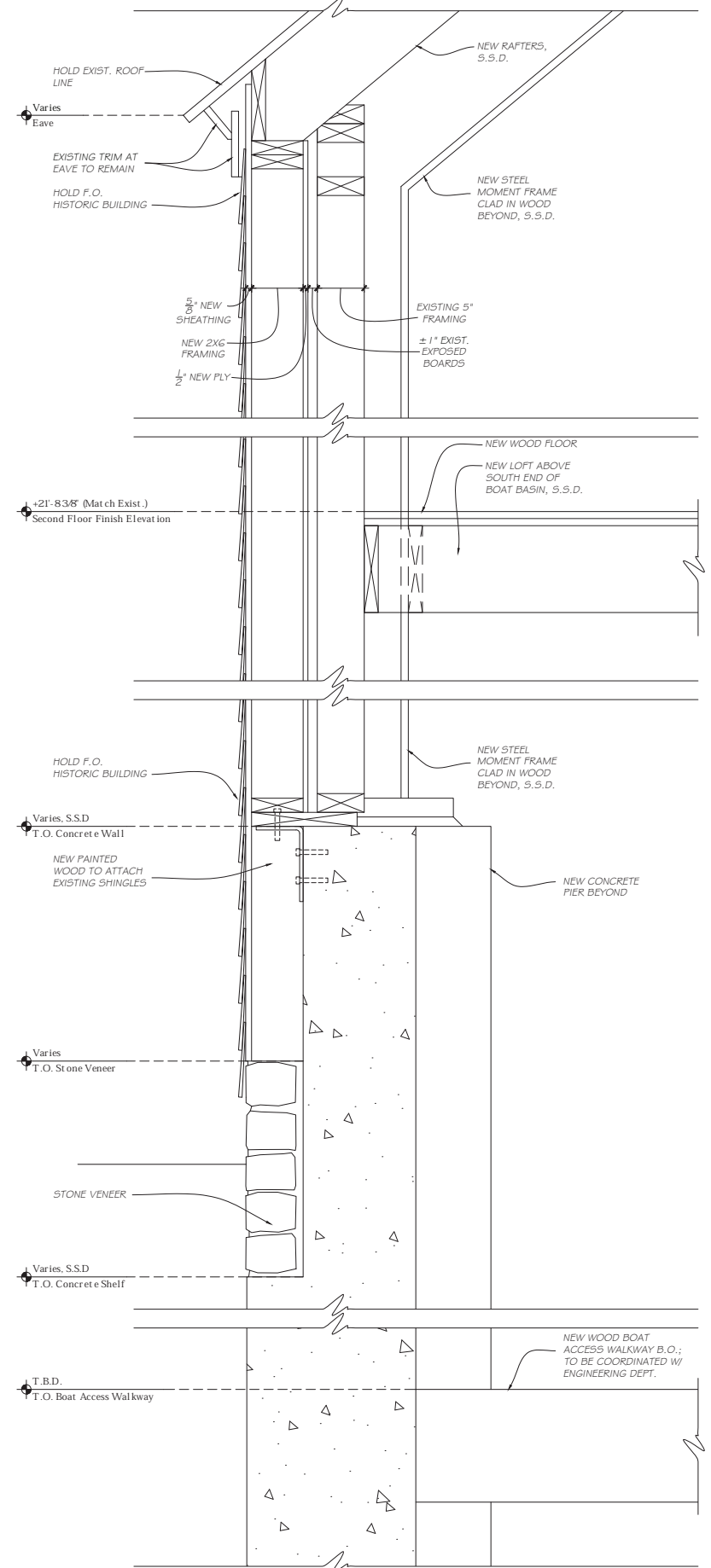
G. P. SCHAFER ARCHITECT, DPC
19 UNION SQUARE WEST
4TH FLOOR
NEW YORK, NEW YORK 10003
TELEPHONE: 212-965-1355
TELEFAX: 212-965-1356



3 Typ. Wall Section at Head House
1 1/2" = 1'-0"



2 Typ. Wall Section at Great Room
1 1/2" = 1'-0"



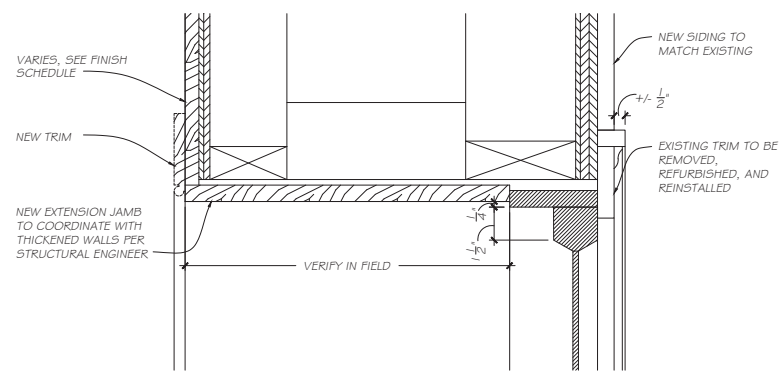
1 Typ. Wall Section at Boat Basin
1 1/2" = 1'-0"

THE RENOVATION
of
THE AMERICAN BOATHOUSE
15 ATLANTIC AVE
CAMDEN, ME 04843

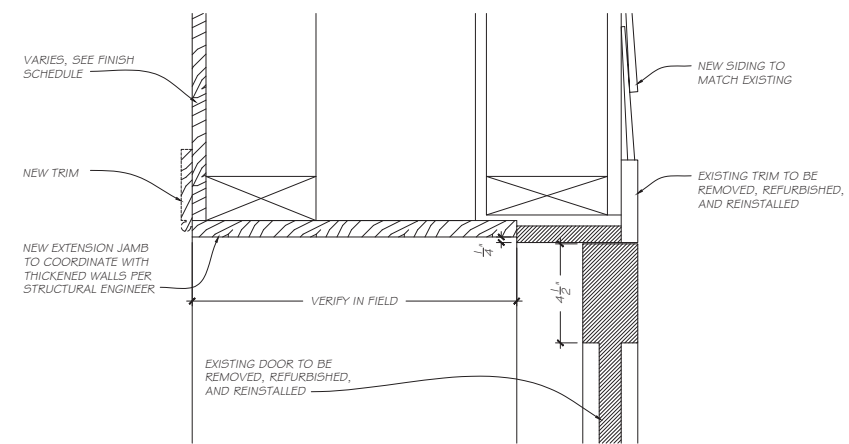
SHEET TITLE:
Typical
Wall Sections

PRINT DATE: May 24 2018	SHEET NUMBER: A-401
SCALE: 1-1/2" = 1'-0"	
DRAWN BY: PM	

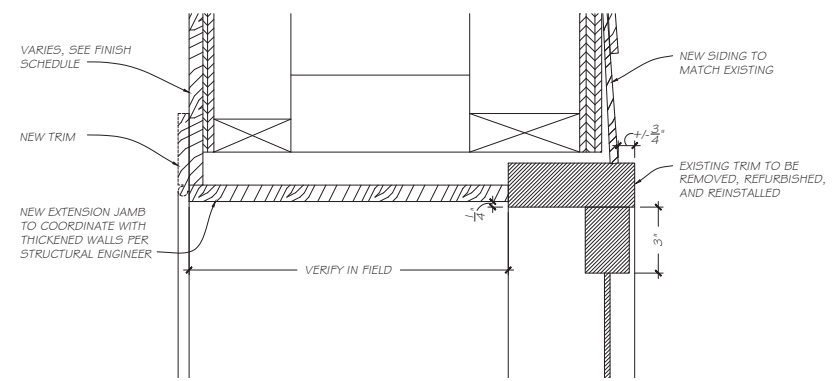
G. P. SCHAFER ARCHITECT, DPC
19 UNION SQUARE WEST
4TH FLOOR
NEW YORK, NEW YORK 10003
TELEPHONE: 212-965-1355
TELEFAX: 212-965-1356



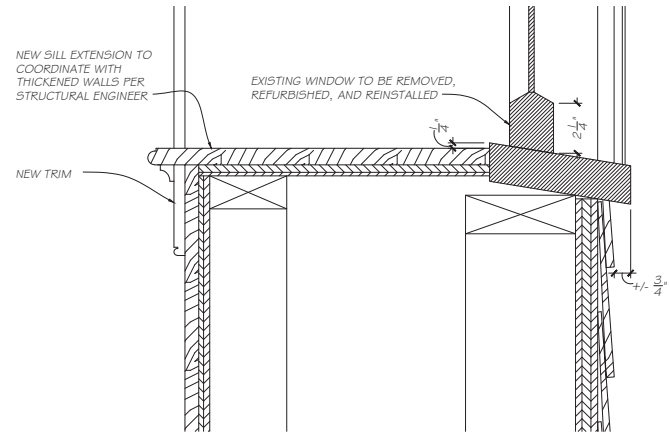
6 Jamb and Head at Hung Window
A-7.01 3' = 1'-0"



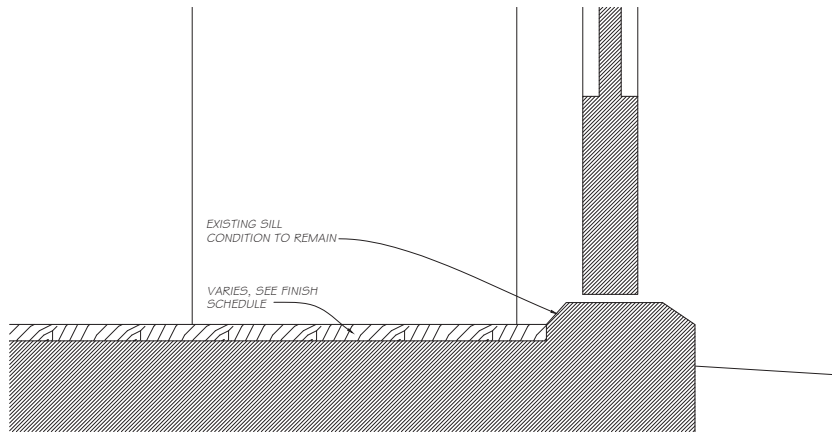
4 Jamb and Head at Door
A-7.01 3' = 1'-0"



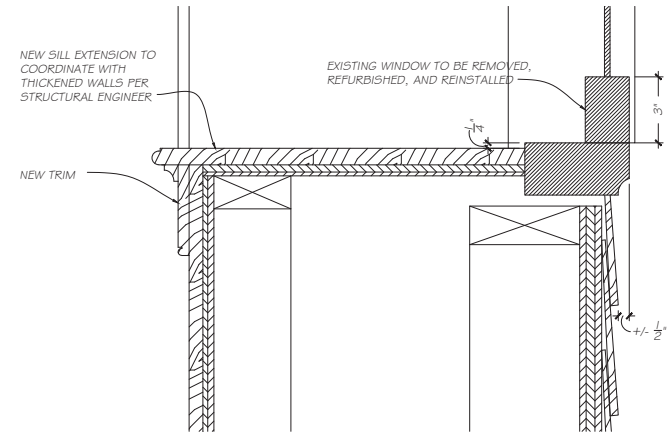
2 Jamb and Head at Fixed Window
A-7.01 3' = 1'-0"



5 Sill at Hung Window
A-7.01 3' = 1'-0"



3 Sill at Door
A-7.01 3' = 1'-0"



1 Sill at Fixed Window
A-7.01 3' = 1'-0"

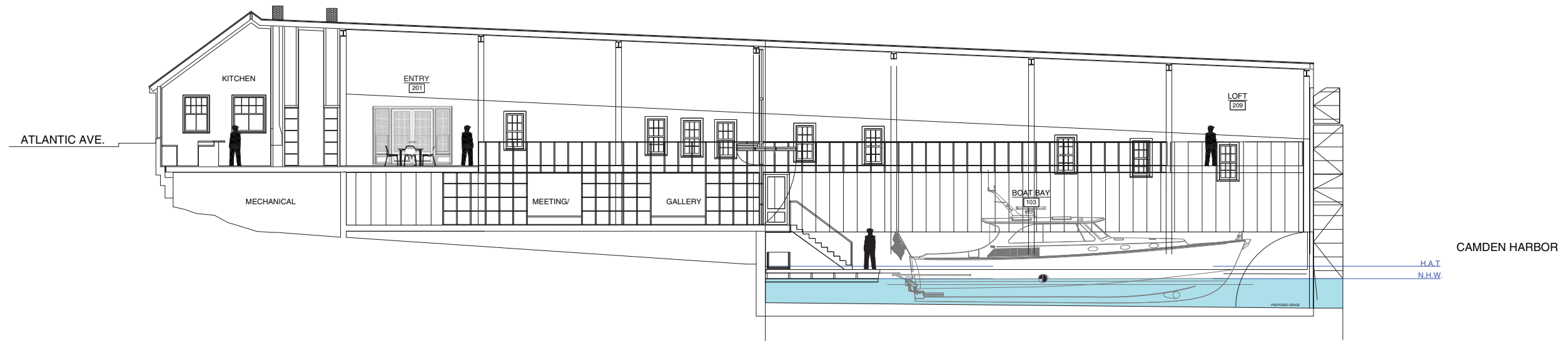
THE RENOVATION
of
THE AMERICAN BOATHOUSE
15 ATLANTIC AVE
CAMDEN, ME 04843

SHEET TITLE:
**Windows
Details**

PRINT DATE: May 24 2018
SCALE: As Noted
DRAWN BY: AH

SHEET NUMBER:
A-7.01

G. P. SCHAFER ARCHITECT, DPC
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4TH FLOOR
NEW YORK, NEW YORK 10003
TELEPHONE: 212-965-1355
TELEFAX: 212-965-1356



BUILDING SECTION

Scale 1" = 8'-0"

**Schematic Building Section
American Boathouse**

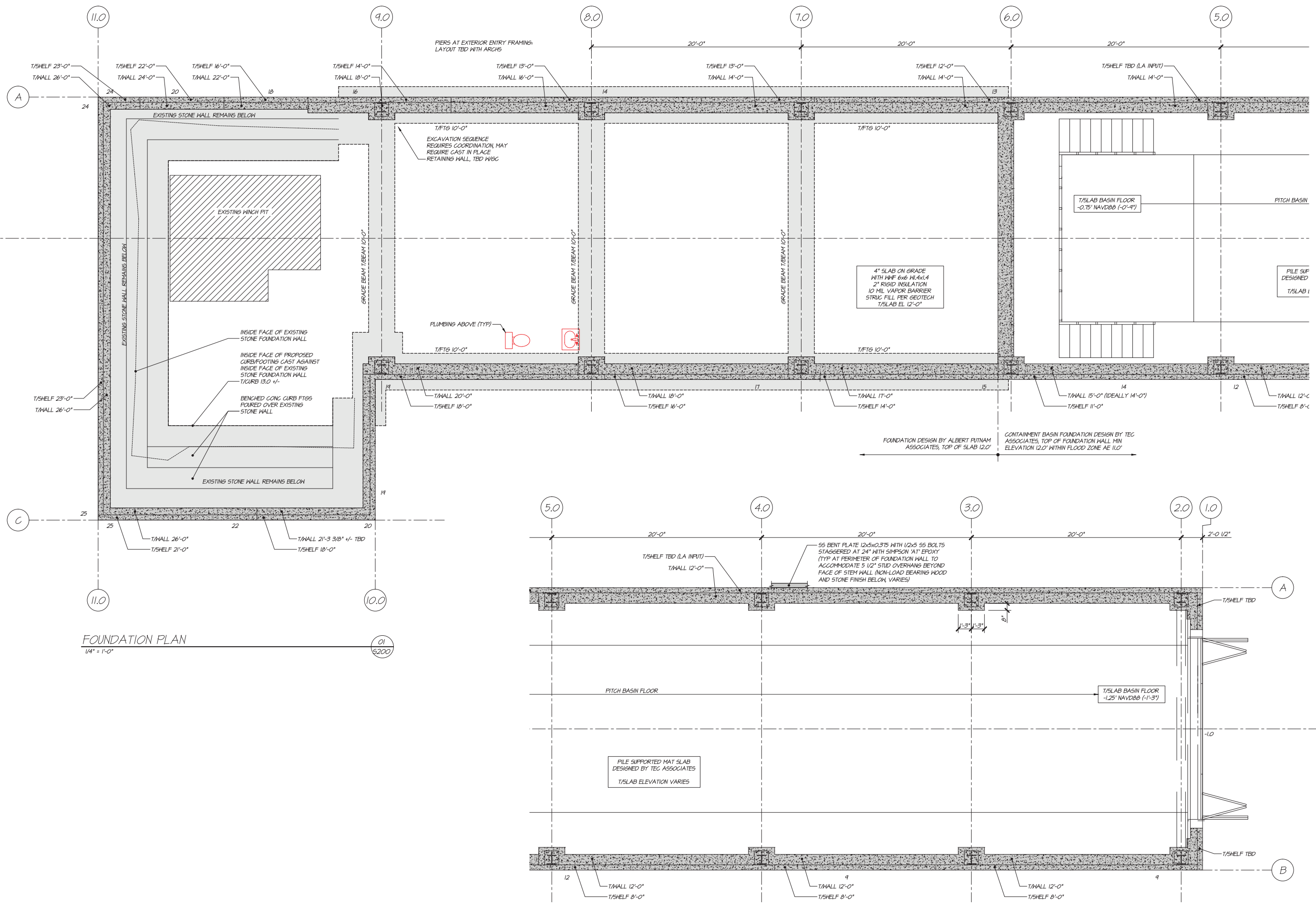
Atlantic Ave., Camden, ME



April 3, 2018
Maine Historic Preservation Submission

Project Team:

Mohr & Seredin	Landscape Architect
G.P. Schafer Architect	Architect
TEC Associates	Marine Engineer
Albert Putnam	Structural Engineer
Cold Mountain Builders	General Contractor
Prock Marine	Marine Contractor



FOUNDATION PLAN
1/4" = 1'-0"

PROJECT DESIGN TEAM
ARCHITECT
 C. P. SCHAFER ARCHITECT, DPC
 19 UNION SQUARE WEST,
 4TH FLOOR
 NEW YORK, NY 10003
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LANDSCAPE ARCHITECT
 MOHR & SERIDN LANDSCAPE
 ARCHITECTS, INC.
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STRUCTURAL ENGINEER
 ALBERT PUTNAM ASSOCIATES, LLC
 183 PARK ROW
 BRUNSWICK, ME 04011
 t: 207-729-6230
GENERAL CONTRACTOR
 COLD MOUNTAIN BUILDERS
 33 PENDELTON STREET
 BELFAST, MAINE 04915
 t: 207-338-4552

AMERICAN BOATHOUSE

15 Atlantic Avenue
Camden, Maine

0 MHS SUBMISSION 2018.04.04
 1 TOWN OF CAMDEN 2018.06.08
 SELECT BOARD
 SUBMISSION

FOUNDATION PLAN

S200

NOTES: ALL ELEVATIONS SHOWN ARE NAVD88. MLLW
 ELEVATIONS WILL BE PROVIDED IN CONSTRUCTION DOCUMENTS

PROJECT DESIGN TEAM

ARCHITECT
C. P. SCHAFER ARCHITECT, DPC
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ARCHITECTS, INC.
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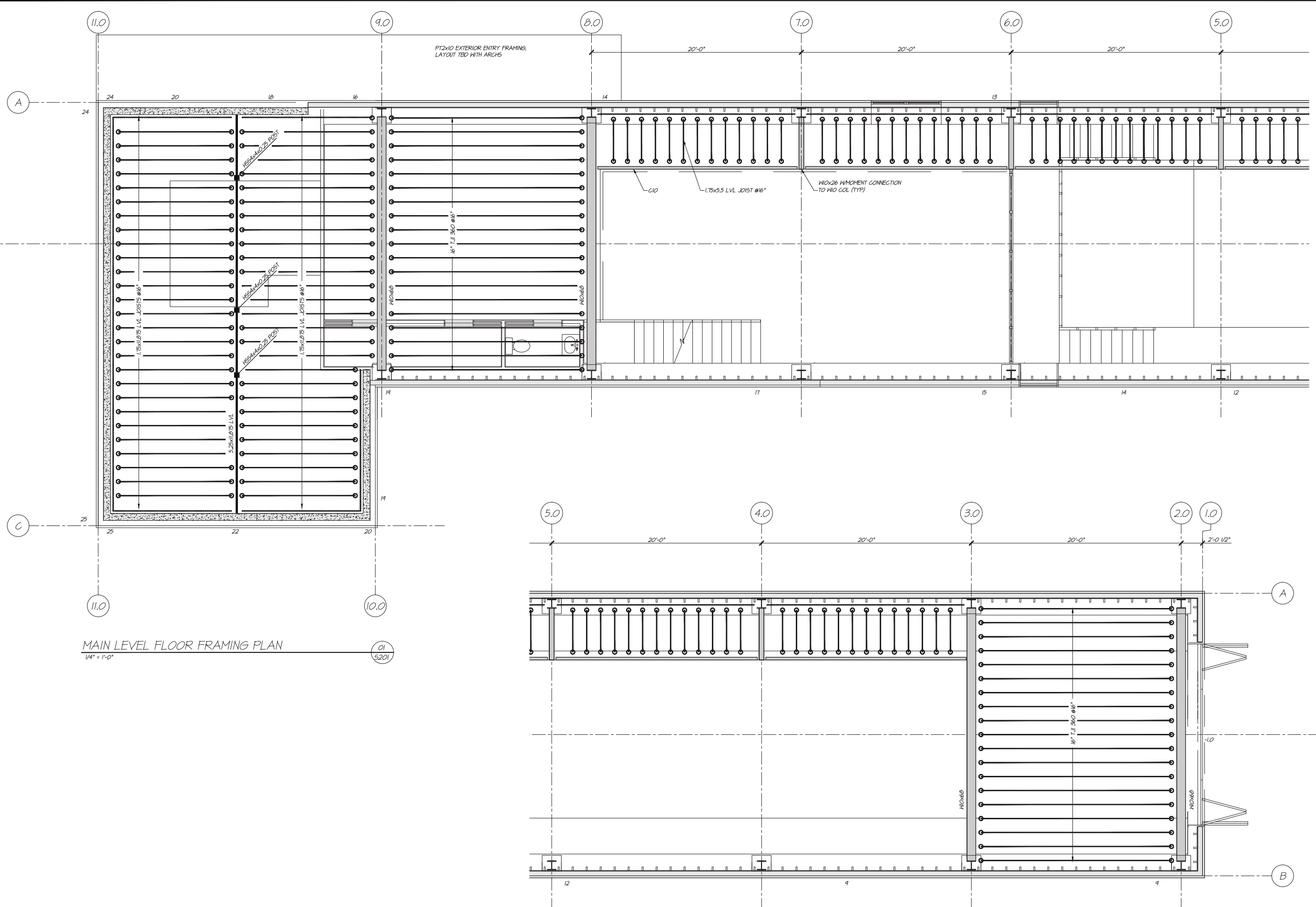
AMERICAN BOATHOUSE

15 Atlantic Avenue
Camden, Maine

0 MHS SUBMISSION 2018.04.04
1 TOWN OF CAMDEN 2018.06.08
SELECT BOARD
SUBMISSION

MAIN LEVEL FLOOR
FRAMING PLAN

S201



MAIN LEVEL FLOOR FRAMING PLAN
1/4" = 1'-0"

01
S201

PROJECT DESIGN TEAM
 ARCHITECT
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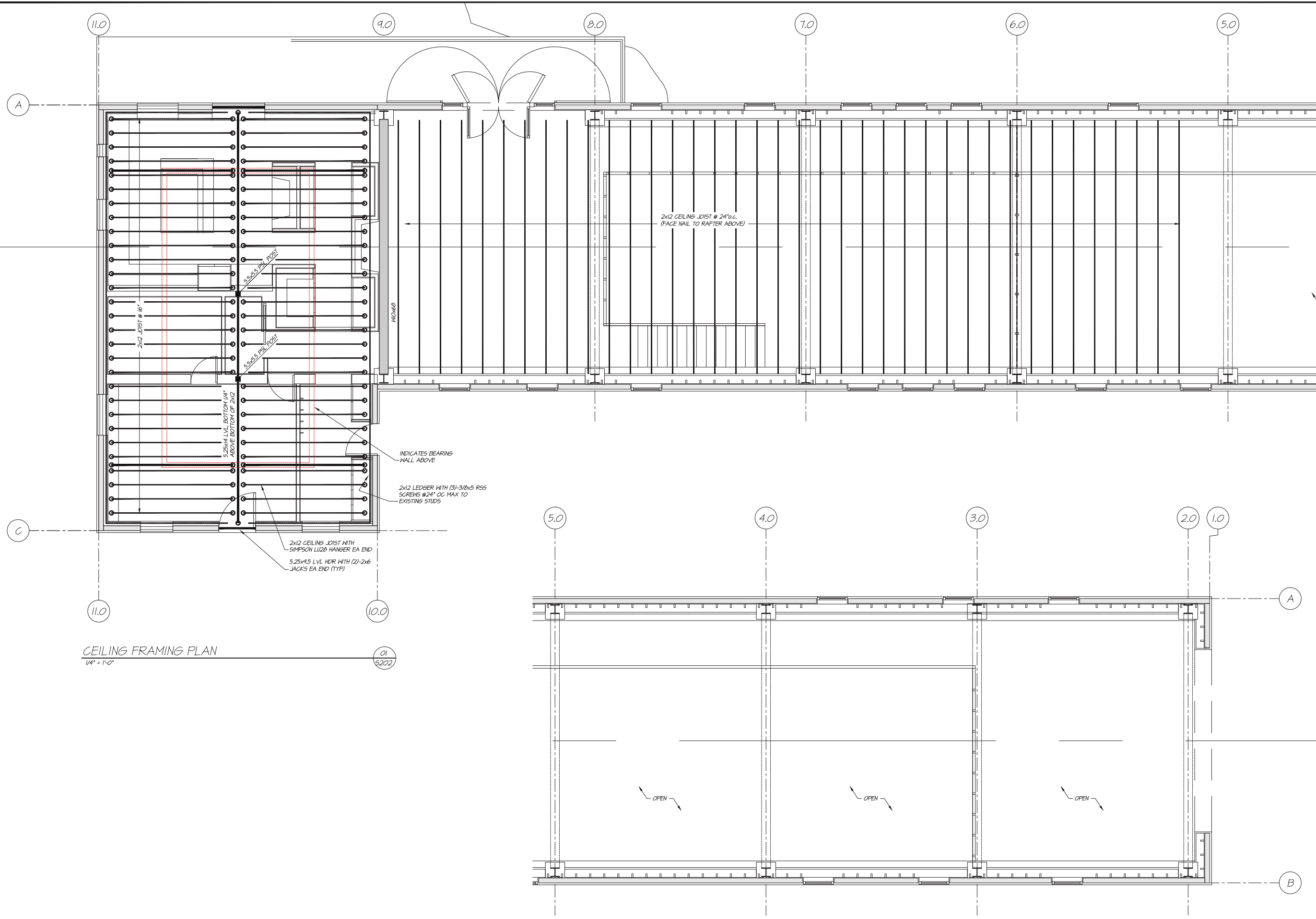
AMERICAN BOATHOUSE

15 Atlantic Avenue
 Camden, Maine

0 MHS SUBMISSION 2018.04.04
 1 TOWN OF CAMDEN 2018.06.08
 SELECT BOARD
 SUBMISSION

CEILING
 FRAMING PLAN

S202



CEILING FRAMING PLAN
 1/4" = 1'-0"

01
 S202

PROJECT DESIGN TEAM

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 183 PARK ROW
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GENERAL CONTRACTOR
 COLD MOUNTAIN BUILDERS
 33 PENDELTON STREET
 BELFAST, MAINE 04915
 T: 207-338-4552

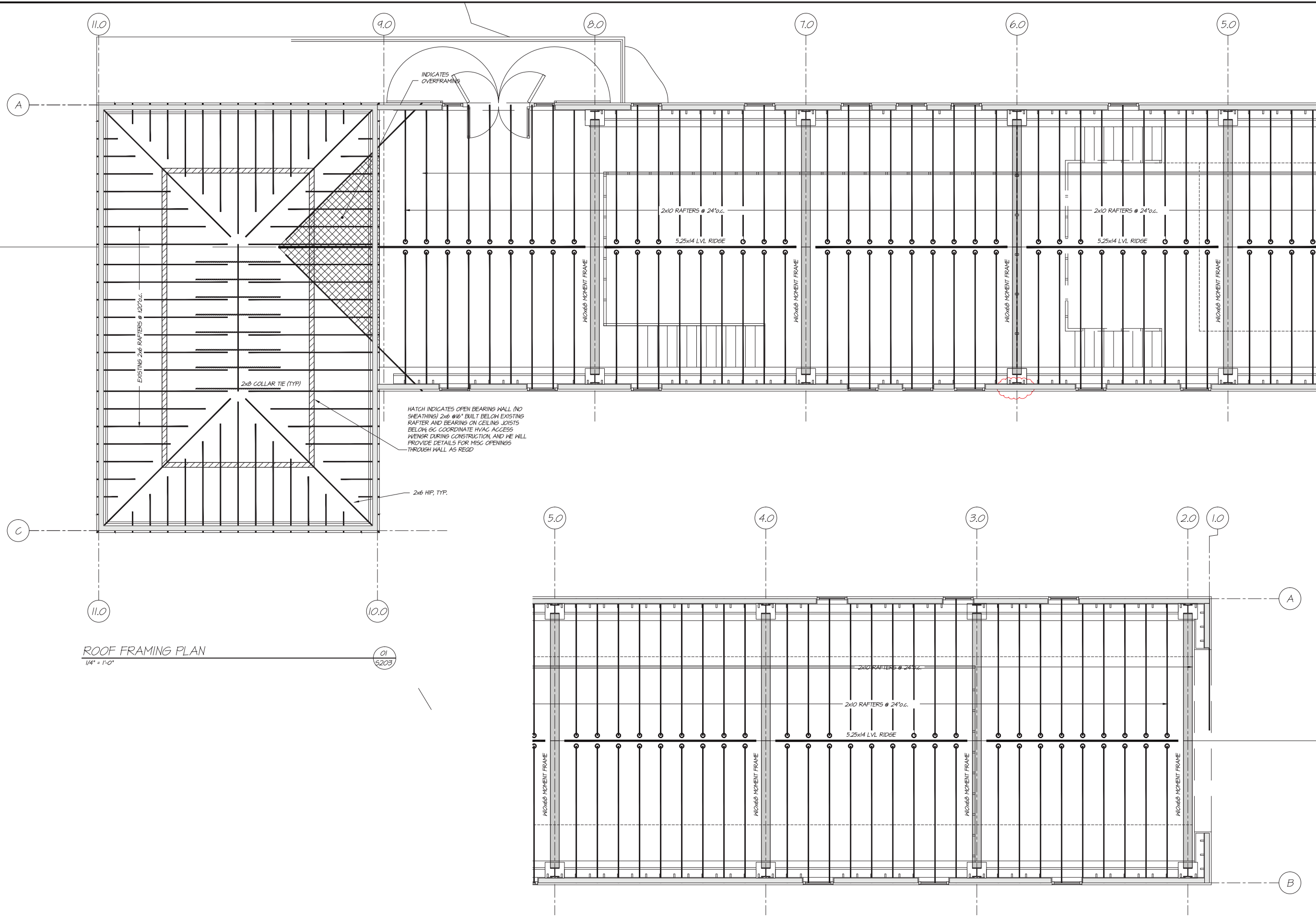
AMERICAN BOATHOUSE

15 Atlantic Avenue
 Camden, Maine

0 MHS SUBMISSION 2018.04.04
 1 TOWN OF CAMDEN 2018.06.08
 SELECT BOARD
 SUBMISSION

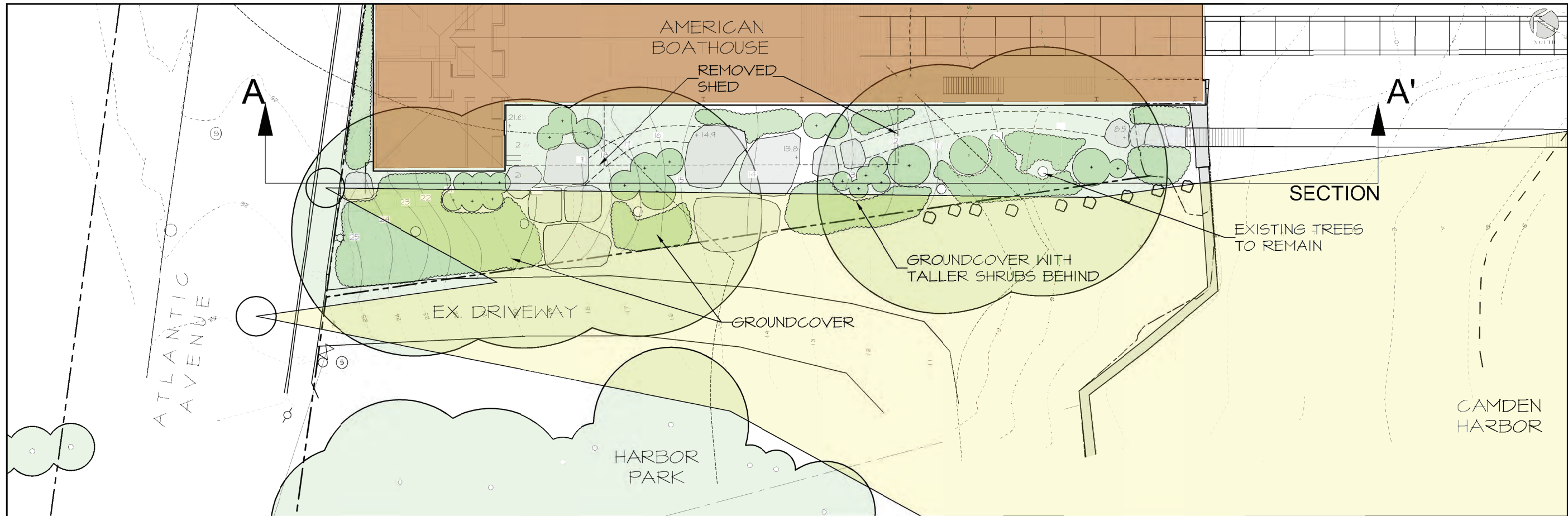
ROOF
 FRAMING PLAN

S203

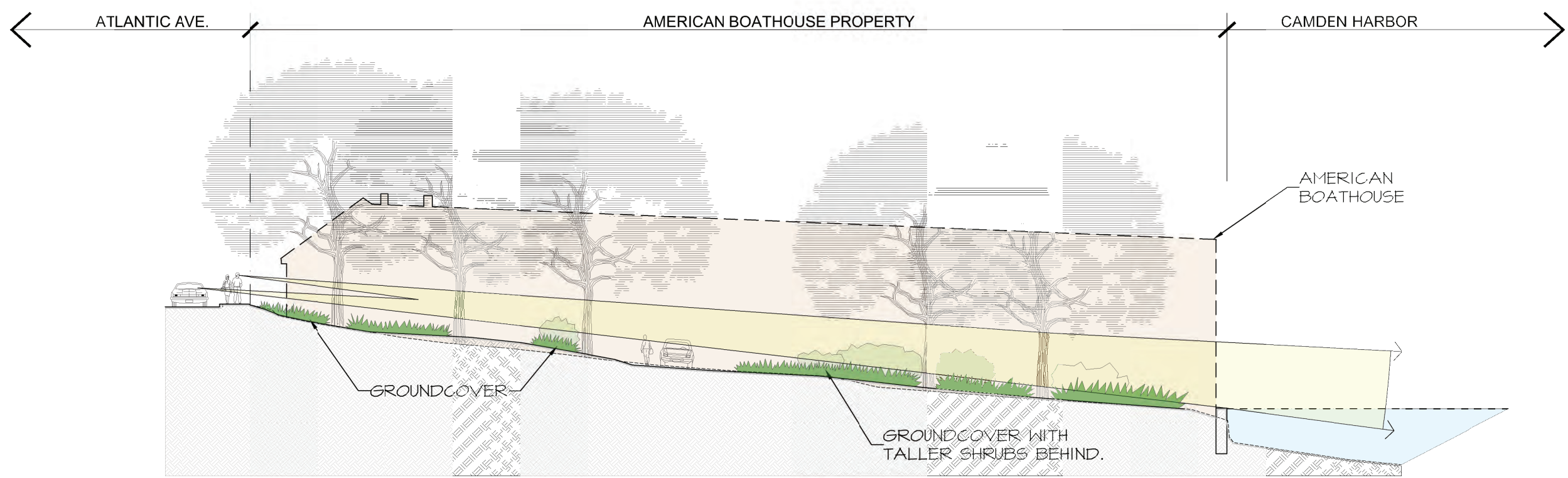


ROOF FRAMING PLAN
 1/4" = 1'-0"

01
 S203



PLAN VIEW
Scale: 1" = 10'-0"



SITE SECTION A - A'
Scale: 1" = 10'-0"



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THE AMERICAN BOATHOUSE
15 ATLANTIC AVENUE
CAMDEN, MAINE

Title: SECTION		
No.	Date	Revision
Job # 931	Dwg. No.	
Date: Feb. 16, 2018		
Scale: AS SHOWN		
Drawn: TSSS		
Checked: SM		
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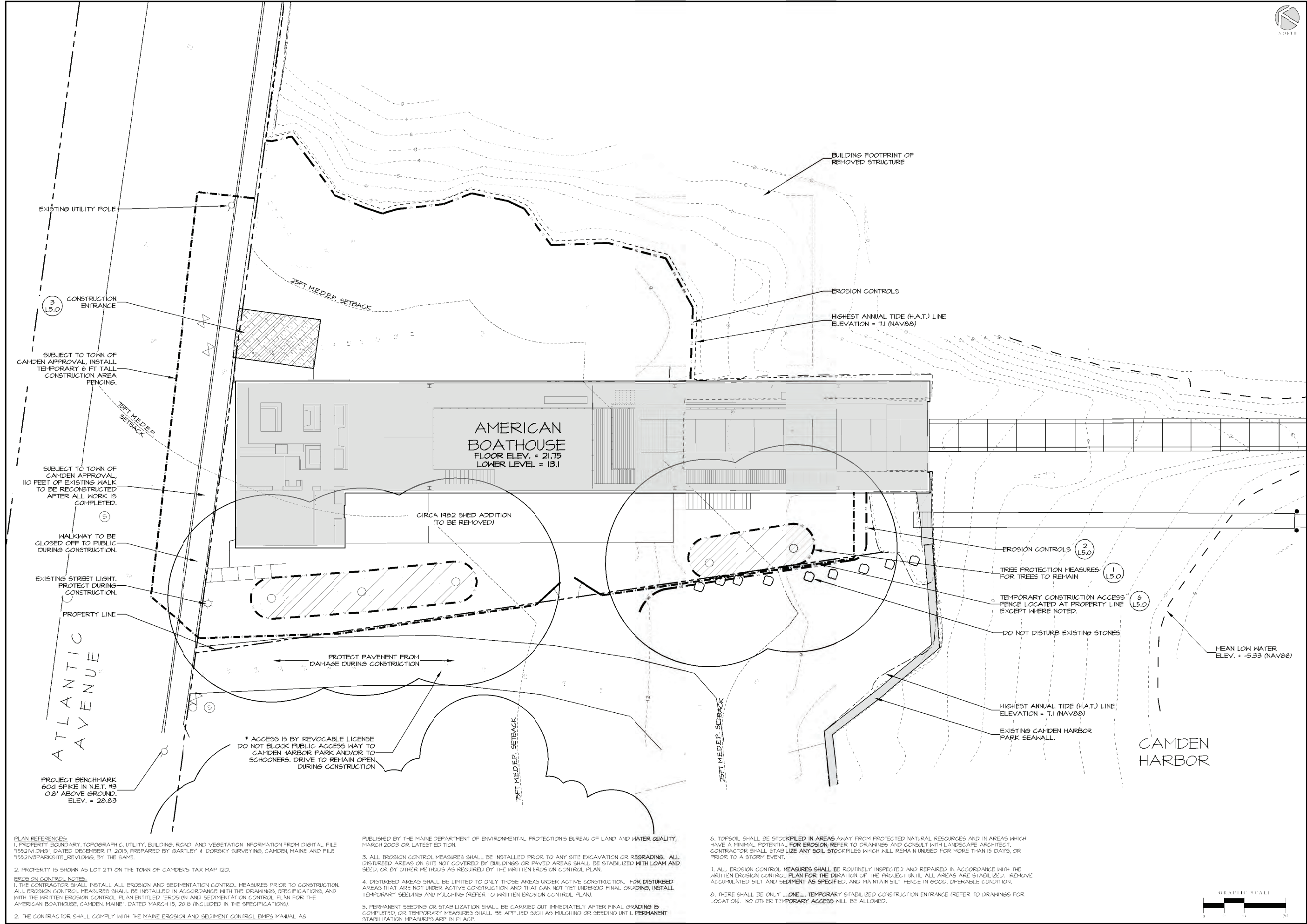
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THE AMERICAN BOATHOUSE
 15 ATLANTIC AVENUE
 CAMDEN, MAINE

Title:
**SITE PREPARATION
 AND EROSION
 CONTROL PLAN**

No.	Date	Revision

Job # 941	Dwg. No.
Date: Feb. 16, 2018	L1.0
Scale: AS SHOWN	
Drawn: TSSS	
Checked: SM	



PLAN REFERENCES:
 1. PROPERTY BOUNDARY, TOPOGRAPHIC, UTILITY, BUILDING, ROAD, AND VEGETATION INFORMATION FROM DIGITAL FILE "15521V1.DWG", DATED DECEMBER 17, 2015, PREPARED BY GORTLEY & DORSKY SURVEYING, CAMDEN, MAINE AND FILE "15521V3.PARKSITE_REV1.DWG, BY THE SAME.

2. PROPERTY IS SHOWN AS LOT 271 ON THE TOWN OF CAMDEN'S TAX MAP 120.

EROSION CONTROL NOTES:
 1. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO CONSTRUCTION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, AND WITH THE WRITTEN EROSION CONTROL PLAN ENTITLED "EROSION AND SEDIMENTATION CONTROL PLAN FOR THE AMERICAN BOATHOUSE, CAMDEN, MAINE", DATED MARCH 15, 2018 (INCLUDED IN THE SPECIFICATIONS).

2. THE CONTRACTOR SHALL COMPLY WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPs MANUAL AS

PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BUREAU OF LAND AND WATER QUALITY, MARCH 2003 OR LATEST EDITION.

3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. ALL DISTURBED AREAS ON SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED, OR BY OTHER METHODS AS REQUIRED BY THE WRITTEN EROSION CONTROL PLAN.

4. DISTURBED AREAS SHALL BE LIMITED TO ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION. FOR DISTURBED AREAS THAT ARE NOT UNDER ACTIVE CONSTRUCTION AND THAT CAN NOT YET UNDERGO FINAL GRADING, INSTALL TEMPORARY SEEDING AND MULCHING (REFER TO WRITTEN EROSION CONTROL PLAN).

5. PERMANENT SEEDING OR STABILIZATION SHALL BE CARRIED OUT IMMEDIATELY AFTER FINAL GRADING IS COMPLETED, OR TEMPORARY MEASURES SHALL BE APPLIED SUCH AS MULCHING OR SEEDING UNTIL PERMANENT STABILIZATION MEASURES ARE IN PLACE.

6. TOPSOIL SHALL BE STOCKPILED IN AREAS AWAY FROM PROTECTED NATURAL RESOURCES AND IN AREAS WHICH HAVE A MINIMAL POTENTIAL FOR EROSION; REFER TO DRAWINGS AND CONSULT WITH LANDSCAPE ARCHITECT. CONTRACTOR SHALL STABILIZE ANY SOIL STOCKPILES WHICH WILL REMAIN UNUSED FOR MORE THAN 15 DAYS, OR PRIOR TO A STORM EVENT.

7. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED AND REPAIRED IN ACCORDANCE WITH THE WRITTEN EROSION CONTROL PLAN FOR THE DURATION OF THE PROJECT UNTIL ALL AREAS ARE STABILIZED. REMOVE ACCUMULATED SILT AND SEDIMENT AS SPECIFIED, AND MAINTAIN SILT FENCE IN GOOD, OPERABLE CONDITION.

8. THERE SHALL BE ONLY ONE TEMPORARY STABILIZED CONSTRUCTION ENTRANCE (REFER TO DRAWINGS FOR LOCATION). NO OTHER TEMPORARY ACCESS WILL BE ALLOWED.





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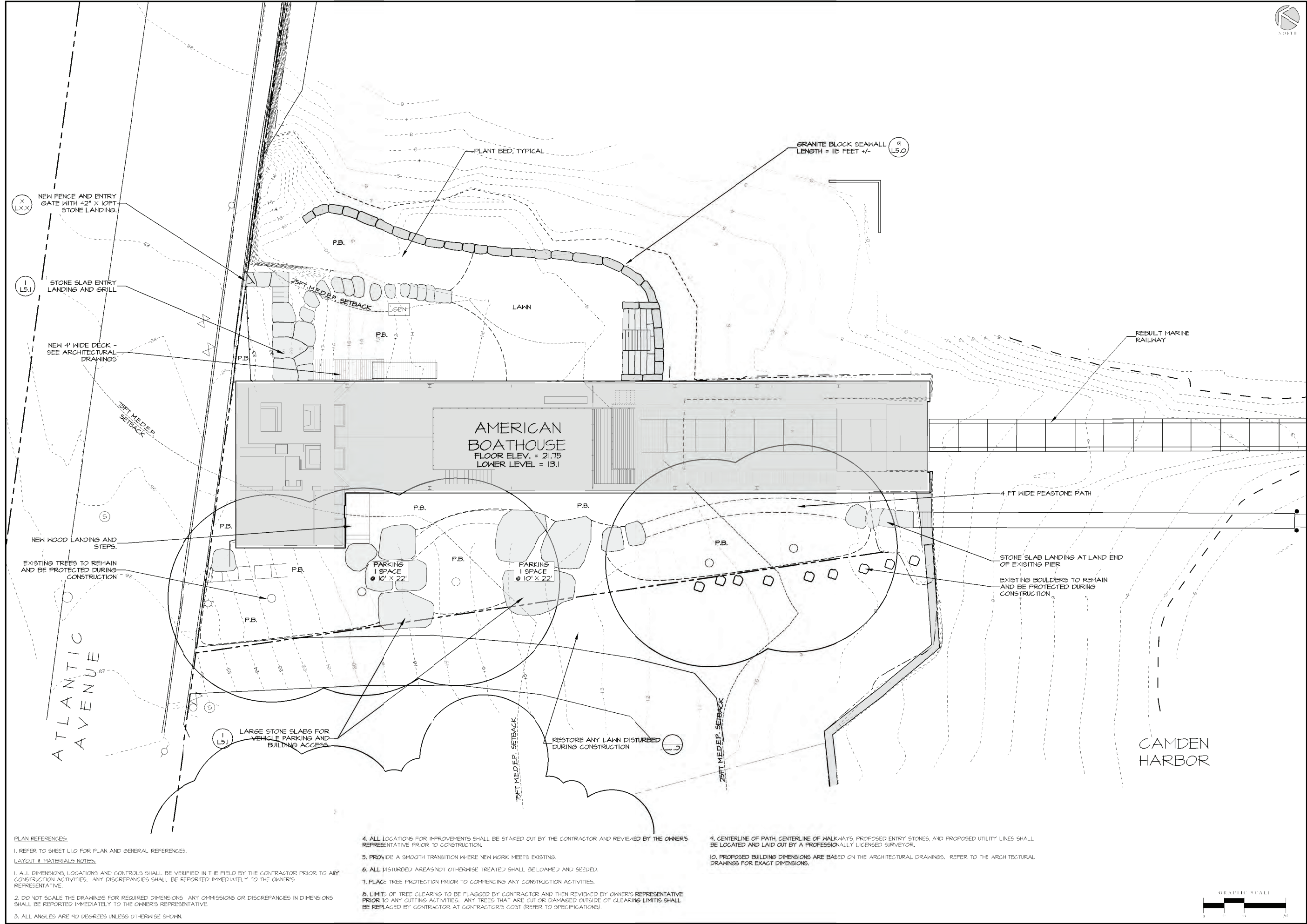
THE AMERICAN BOATHOUSE
 15 ATLANTIC AVENUE
 CAMDEN, MAINE

Title:
SITE LAYOUT AND MATERIALS PLAN

No. Date Revision

Job # 931 Dwg. No.
 Date: Feb. 16, 2018
 Scale: AS SHOWN
 Drawn: TSSS
 Checked: SM

L2.0



PLAN REFERENCES:

1. REFER TO SHEET L1.0 FOR PLAN AND GENERAL REFERENCES.

LAYOUT & MATERIALS NOTES:

1. ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
2. DO NOT SCALE THE DRAWINGS FOR REQUIRED DIMENSIONS. ANY OMISSIONS OR DISCREPANCIES IN DIMENSIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
3. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.

4. ALL LOCATIONS FOR IMPROVEMENTS SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

5. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.

6. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDING.

7. PLACE TREE PROTECTION PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.

8. LIMITS OF TREE CLEARING TO BE FLAGGED BY CONTRACTOR AND THEN REVIEWED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CUTTING ACTIVITIES. ANY TREES THAT ARE CUT OR DAMAGED OUTSIDE OF CLEARING LIMITS SHALL BE REPLACED BY CONTRACTOR AT CONTRACTOR'S COST (REFER TO SPECIFICATIONS).

9. CENTERLINE OF PATH, CENTERLINE OF WALKWAYS, PROPOSED ENTRY STONES, AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY A PROFESSIONALLY LICENSED SURVEYOR.

10. PROPOSED BUILDING DIMENSIONS ARE BASED ON THE ARCHITECTURAL DRAWINGS. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS.

GRAPHIC SCALE





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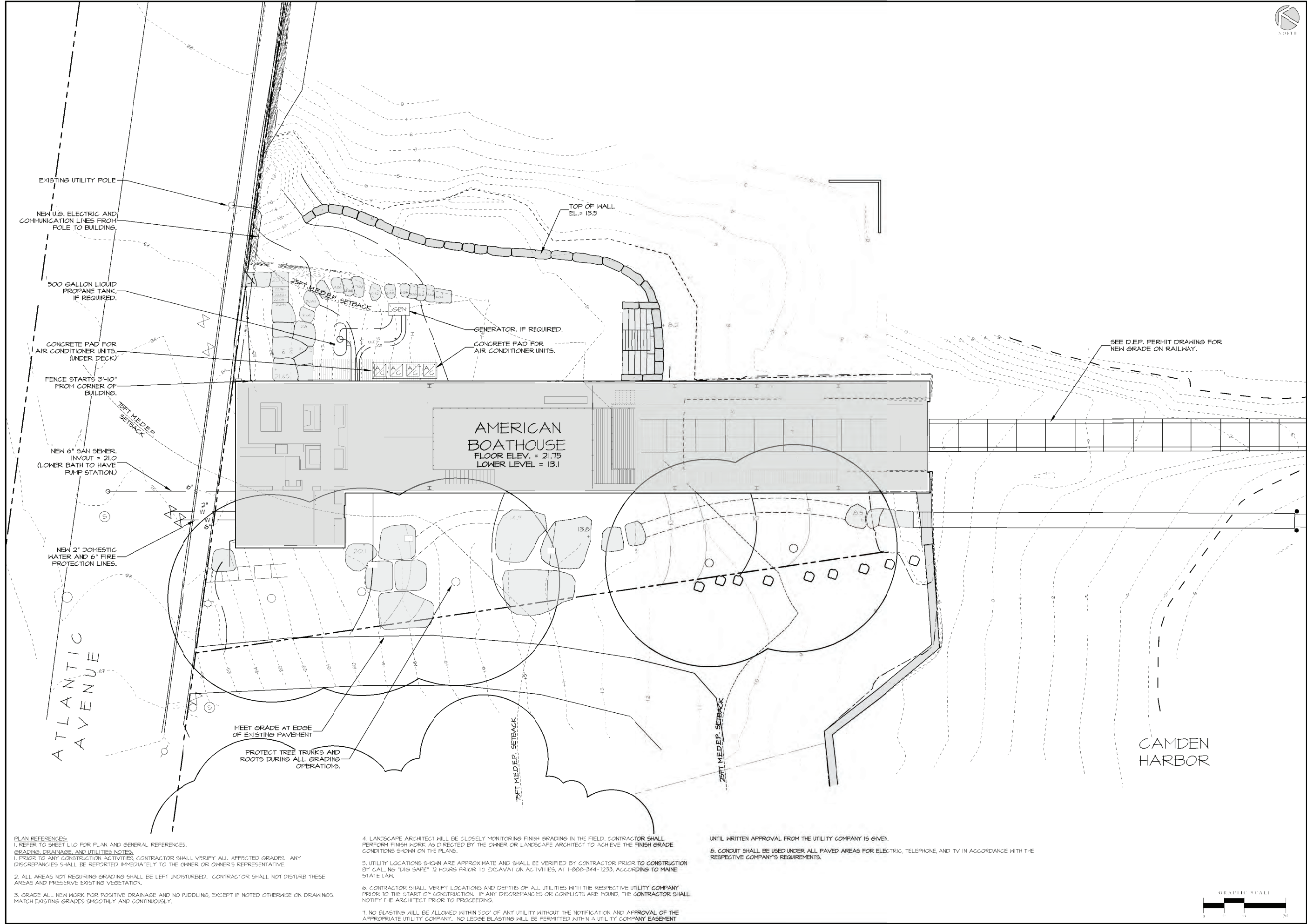
THE AMERICAN BOATHOUSE
 15 ATLANTIC AVENUE
 CAMDEN, MAINE

Title:
**SITE GRADING,
 DRAINAGE &
 UTILITIES PLAN**

No. Date Revision

Job # 931 Dwg. No.
 Date: Feb. 16, 2018
 Scale: AS SHOWN
 Drawn: TSSS
 Checked: SM

L3.0



PLAN REFERENCES:
 1. REFER TO SHEET L1.0 FOR PLAN AND GENERAL REFERENCES.

GRADING, DRAINAGE, AND UTILITIES NOTES:

1. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL VERIFY ALL AFFECTED GRADES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
2. ALL AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL NOT DISTURB THESE AREAS AND PRESERVE EXISTING VEGETATION.
3. GRADE ALL NEW WORK FOR POSITIVE DRAINAGE AND NO RIDDLING, EXCEPT IF NOTED OTHERWISE ON DRAWINGS. MATCH EXISTING GRADES SMOOTHLY AND CONTINUOUSLY.

4. LANDSCAPE ARCHITECT WILL BE CLOSELY MONITORING FINISH GRADING IN THE FIELD. CONTRACTOR SHALL PERFORM FINISH WORK AS DIRECTED BY THE OWNER OR LANDSCAPE ARCHITECT TO ACHIEVE THE FINISH GRADE CONDITIONS SHOWN ON THE PLANS.

5. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION BY CALLING "DIG SAFE" 72 HOURS PRIOR TO EXCAVATION ACTIVITIES, AT 1-800-344-1233, ACCORDING TO MAINE STATE LAW.

6. CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING.

7. NO BLASTING WILL BE ALLOWED WITHIN 500' OF ANY UTILITY WITHOUT THE NOTIFICATION AND APPROVAL OF THE APPROPRIATE UTILITY COMPANY. NO LEDGE BLASTING WILL BE PERMITTED WITHIN A UTILITY COMPANY EASEMENT

UNTIL WRITTEN APPROVAL FROM THE UTILITY COMPANY IS GIVEN.

8. CONDUIT SHALL BE USED UNDER ALL PAVED AREAS FOR ELECTRIC, TELEPHONE, AND TV IN ACCORDANCE WITH THE RESPECTIVE COMPANY'S REQUIREMENTS.





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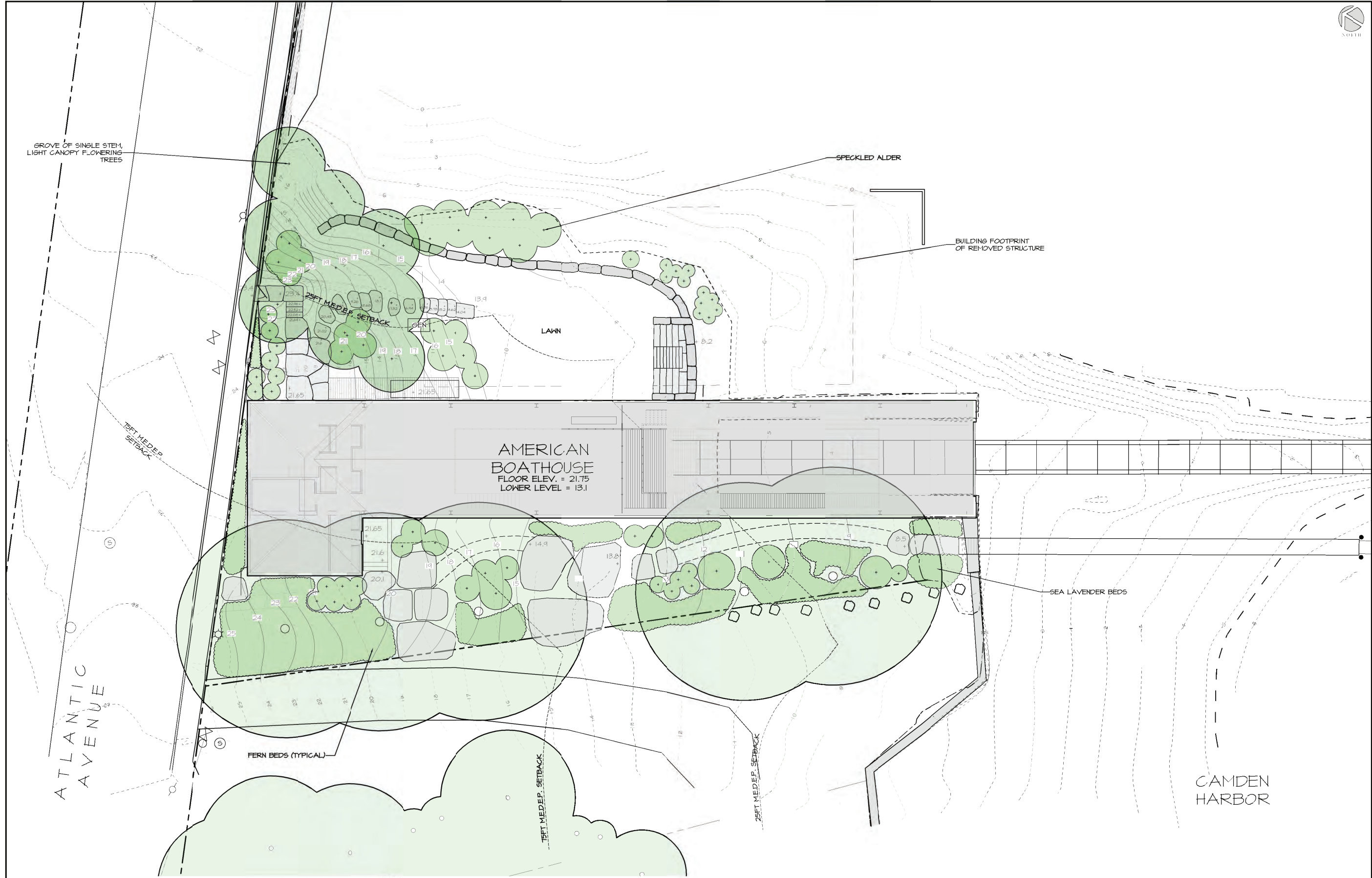
THE AMERICAN BOATHOUSE
 15 ATLANTIC AVENUE
 CAMDEN, MAINE

Title:
**LANDSCAPE
 TREATMENT PLAN**

No. Date Revision

Job # 931 Dwg. No.
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 Checked: SM

L4.0



PLAN REFERENCES:
 1. REFER TO SHEET L1.0 FOR PLAN AND GENERAL REFERENCES.
PLANTING NOTES:
 1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN.
 2. ANY SUBSTITUTION OF SPECIFIED PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. ONLY NATIVE SPECIES AND/OR VARIETIES WILL BE ACCEPTABLE.
 3. ALL TREE, SHRUB, VINE, AND PLANT BED (GROUNDCOVERS, PERENNIALS, BULBS, ETC.) LOCATIONS SHALL BE STAKED OR MARKED BY CONTRACTOR AND THEN APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO PLANTING. CONTRACTOR MUST GIVE A MINIMUM 3 DAY NOTICE BETWEEN STAKING AND PLANTING.
 4. CHALK MARK NORTH AT TREE BASE PRIOR TO DIGGING AT NURSERY. REPLANT ON SITE WITH SAME NORTH

ORIENTATION FOR ALL TREES.
 5. ALL PLANTS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST ADDITION) AS SET FORTH BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
 6. ALL PLANTS SHALL BE DELIVERED TO THE SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 7. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES, THE LOCATION OF WHICH SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION OPERATIONS. SHOULD THE LOCATION OF PROPOSED PLANTINGS CONFLICT WITH ANY OF SAID UTILITIES, ADJUST PLANT LOCATIONS ACCORDINGLY AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT.
 8. MULCH PLANTING BEDS AND TREE PITS WITH 2" FINELY SHREDDED AND AGED PINE BARK MULCH OR AS SPECIFIED

ON THE PLAN.
 9. ALL DISTURBED LAWN AREAS TO BE LOAMED AND SEEDED AS NECESSARY AT NO ADDITIONAL COST TO OWNER(S).
 10. GRADES SHOWN REPRESENT PROPOSED GRADES PER CONTRACT. CONTRACTOR TO VERIFY GRADES AS NEEDED.
 11. PLANT MATERIALS SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER PLANTING. ANY DEAD, UNSIGHTLY, OR UNHEALTHY PLANTS SHALL BE REPLACED IN KIND AT NO COST TO THE OWNER(S).
 12. THE CONTRACTOR SHALL REPLACE OR REPAIR TO ORIGINAL CONDITION ANY AND ALL UTILITIES, PAVING, CURBING, ETC., DAMAGED AS A RESULT OF THEIR OPERATIONS AT NO ADDITIONAL COST TO THE OWNER(S).
 13. A PRECONSTRUCTION MEETING SHALL BE HELD PRIOR TO LANDSCAPE CONTRACTOR BEGINNING CONSTRUCTION OR ORDERING PLANT MATERIALS.





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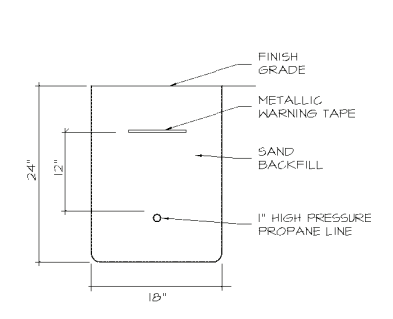
THE AMERICAN BOATHOUSE
 15 ATLANTIC AVENUE
 CAMDEN, MAINE

Title: **SITE DETAILS**

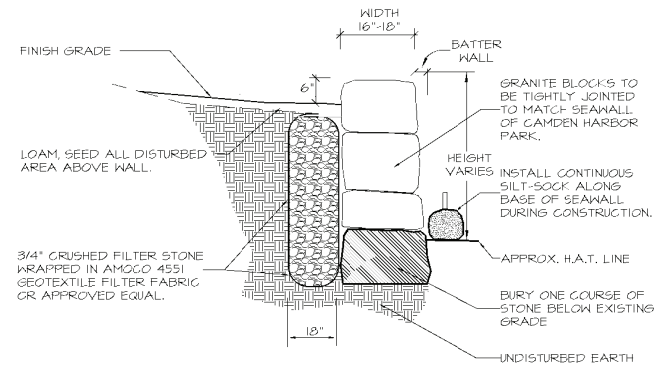
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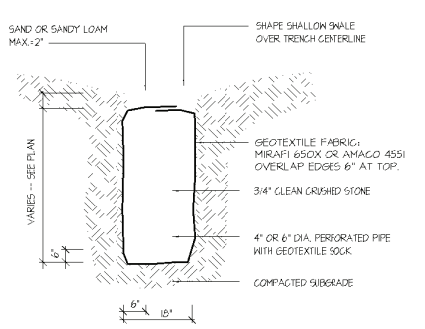
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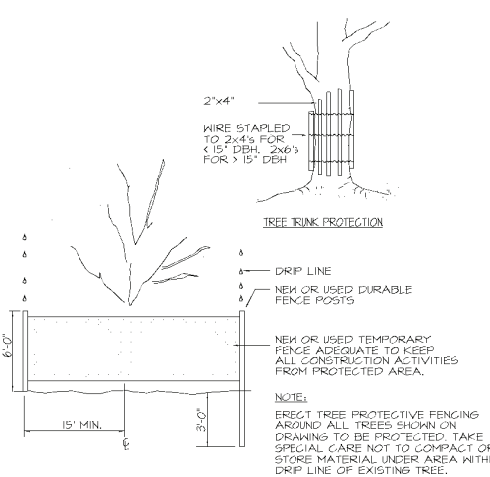
12 PROPANE SERVICE LINE TRENCH



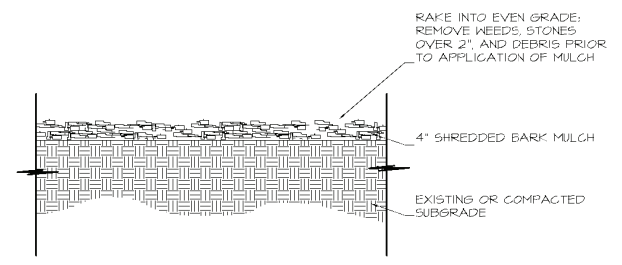
9 STONE BLOCK SEAWALL DETAIL



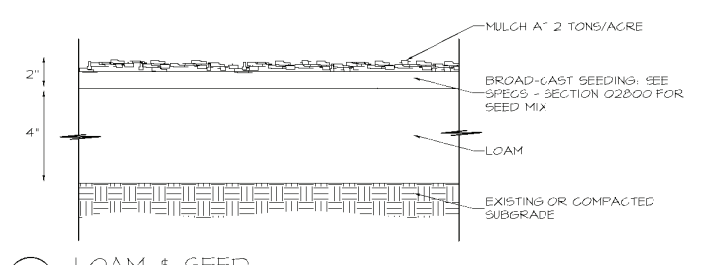
5 4" PERF. PVC UNDERDRAIN DETAIL



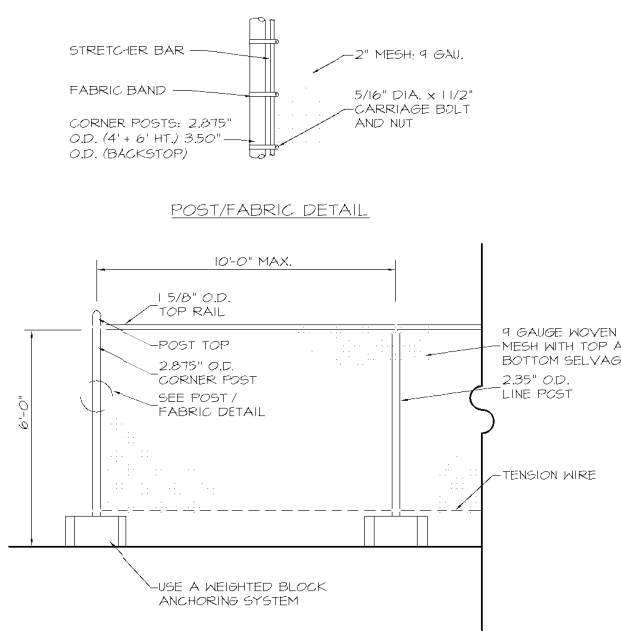
1 EXISTING TREE PROTECTIVE FENCING



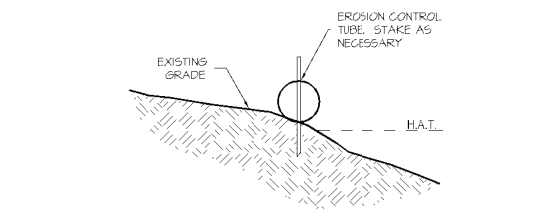
10 BARK MULCH



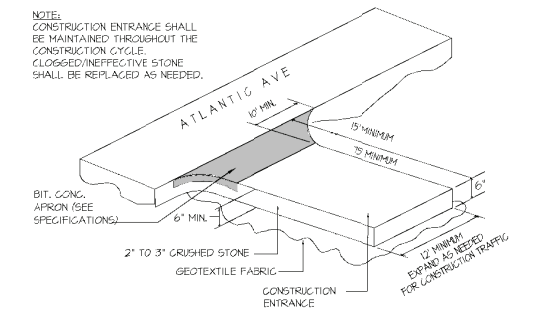
13 LOAM & SEED



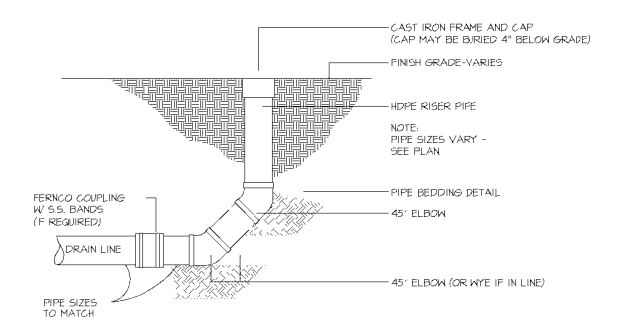
8 TEMPORARY CONSTRUCTION FENCE DETAIL



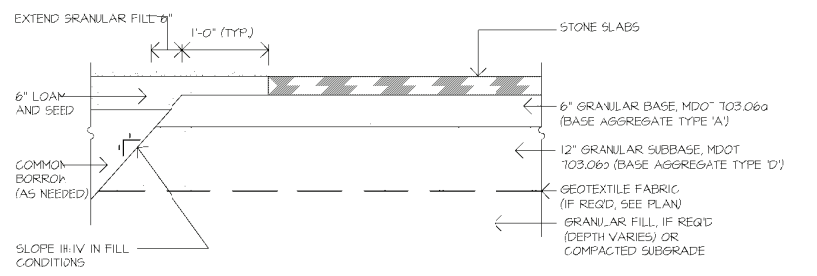
2 EROSION CONTROL TUBE DETAIL



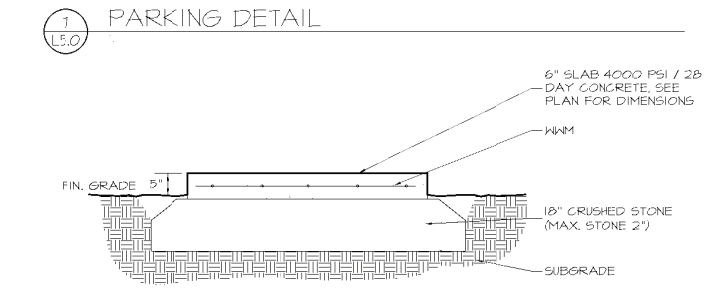
3 CONSTRUCTION ENTRANCE



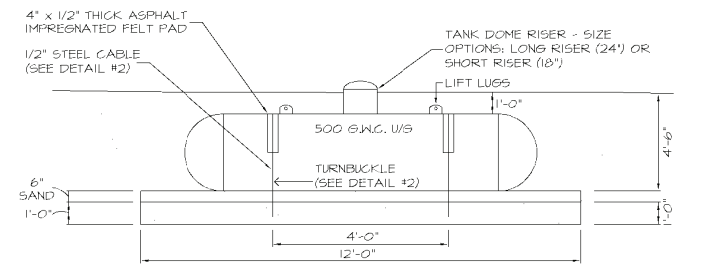
4 PIPE CLEANOUT DETAIL



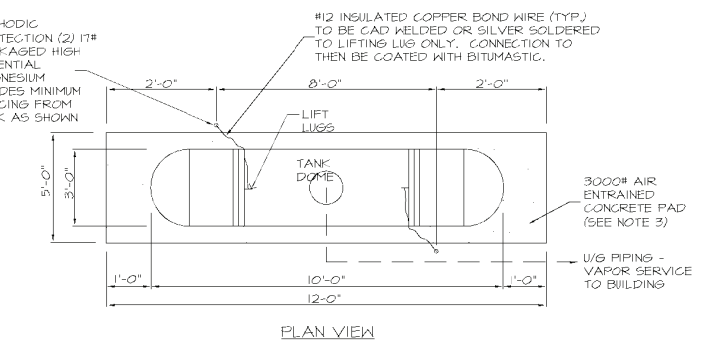
7 PARKING DETAIL



6 CONCRETE PAD FOR GENERATOR



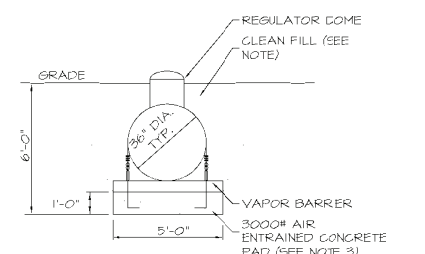
DETAIL #1 - CONCRETE PAD DETAIL



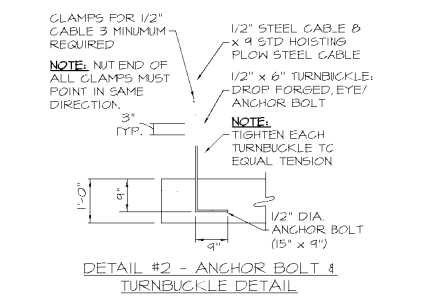
PLAN VIEW

- NOTES:**
1. ALL FILL SHALL BE FREE OF STONES OR MATTER THAT MAY DAMAGE COATINGS OF TANK, OR CLEAN SAND BACKFILL.
 2. CONTAINER SHALL BE GIVEN A PROTECTION COATING FOLLOWING MANUFACTURER'S RECOMMENDATIONS, BEFORE BEING PLACED UNDERGROUND.
 3. IN THE EVENT HIGH WATER TABLE ELEVATIONS EXCEED THE BOTTOM TANK INVERT ELEVATION THEN A CONCRETE BALLAST PAD COMPLETE WITH HOLD DOWN EQUIPMENT MAY BE REQUIRED.
 4. ALL STEEL CABLE AND ANCHORING MATERIAL IS TO BE MASTIC COATED PRIOR TO ANY BACKFILLING OF TANK (I.E. CARBOLINE 843-PRIMER AND CON-LUX EPOLON 22 BLACK MASTIC).
 5. BACKFILL IS TO BE COMPACTED BY MECHANICAL MEANS (VIBRATION AND TAMPERED) IN INCREMENTS OF ONE FOOT UP TO GRADE.

11 UNDERGROUND 500 G.W.C. LP GAS TANK INSTALLATION



ANODE ATTACHMENT DETAIL



DETAIL #2 - ANCHOR BOLT & TURNBUCKLE DETAIL



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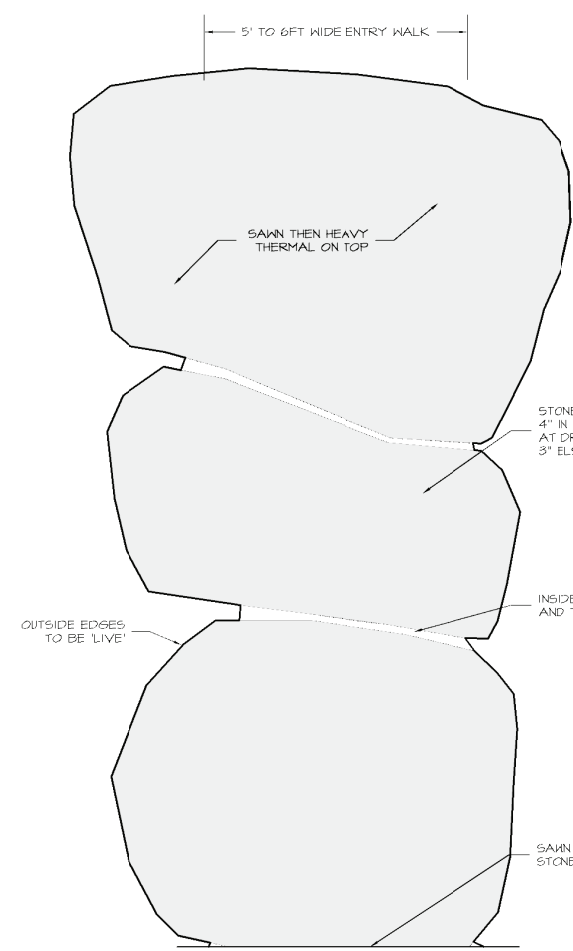
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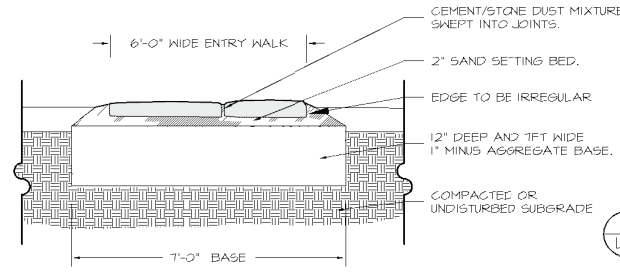
Title:
SITE DETAILS

No.	Date	Revision

Job # 931	Dwg. No.
Date: Feb. 16, 2018	L5.1
Scale: AS SHOWN	
Drawn: TSSS	
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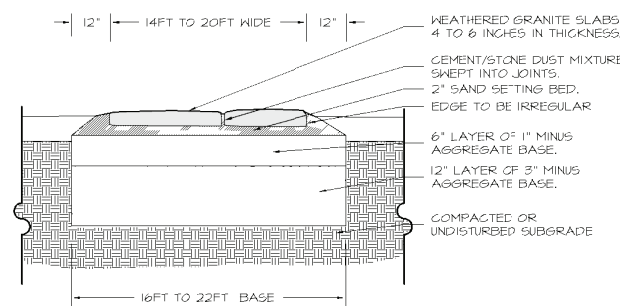


PLAN VIEW

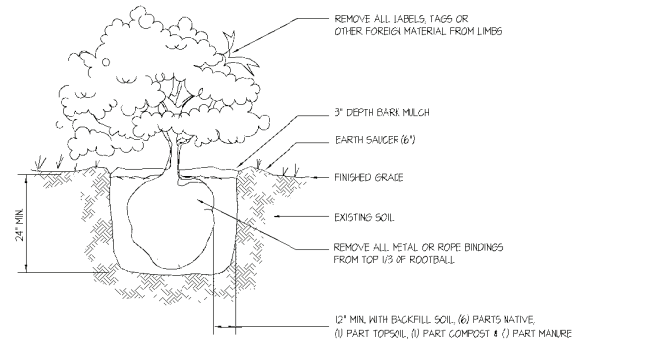


SECTION VIEW

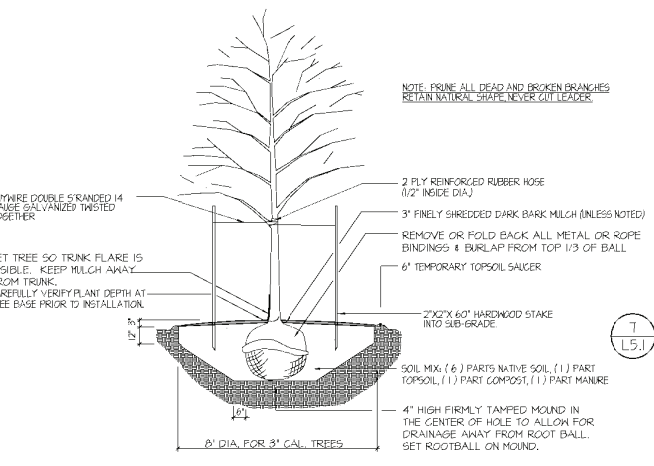
1 L5.1 STONE WALKWAY INSTALLATION



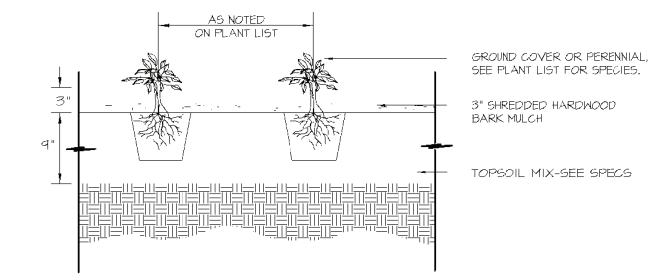
2 L5.1 STONE SLAB DRIVE INSTALLATION



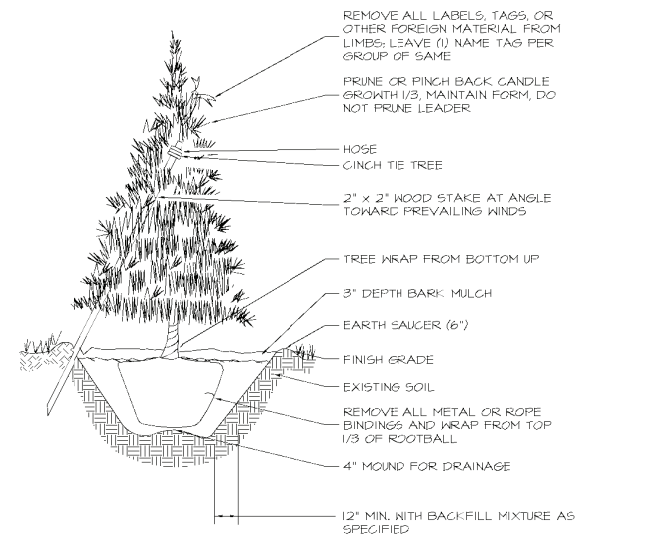
3 L5.1 SHRUB PLANTING INSTALLATION



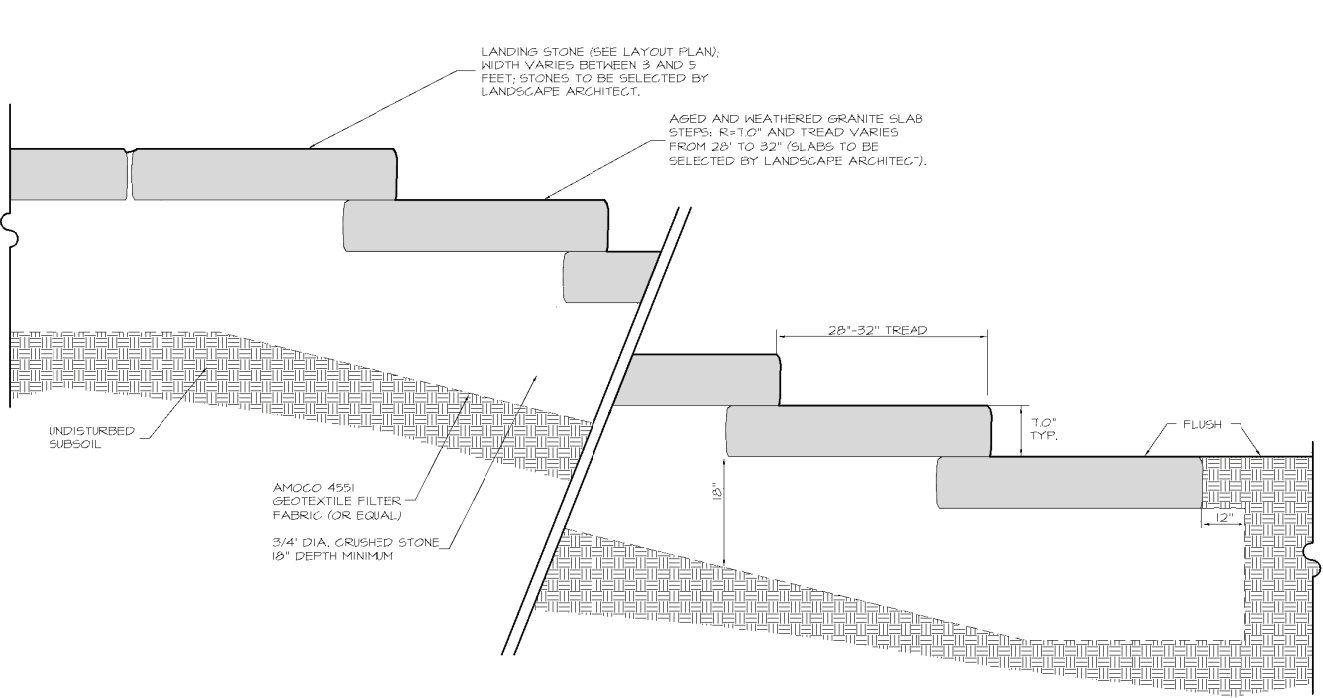
4 L5.1 DECIDUOUS TREE PLANTING INSTALLATION



5 L5.1 GROUND COVER/PERENNIAL PLANT INSTALLATION



6 L5.1 EVERGREEN TREE PLANTING INSTALLATION



7 L5.1 STONE SLAB STEPS

8 L5.1 METAL FENCE AND ENTRY GATE DETAIL

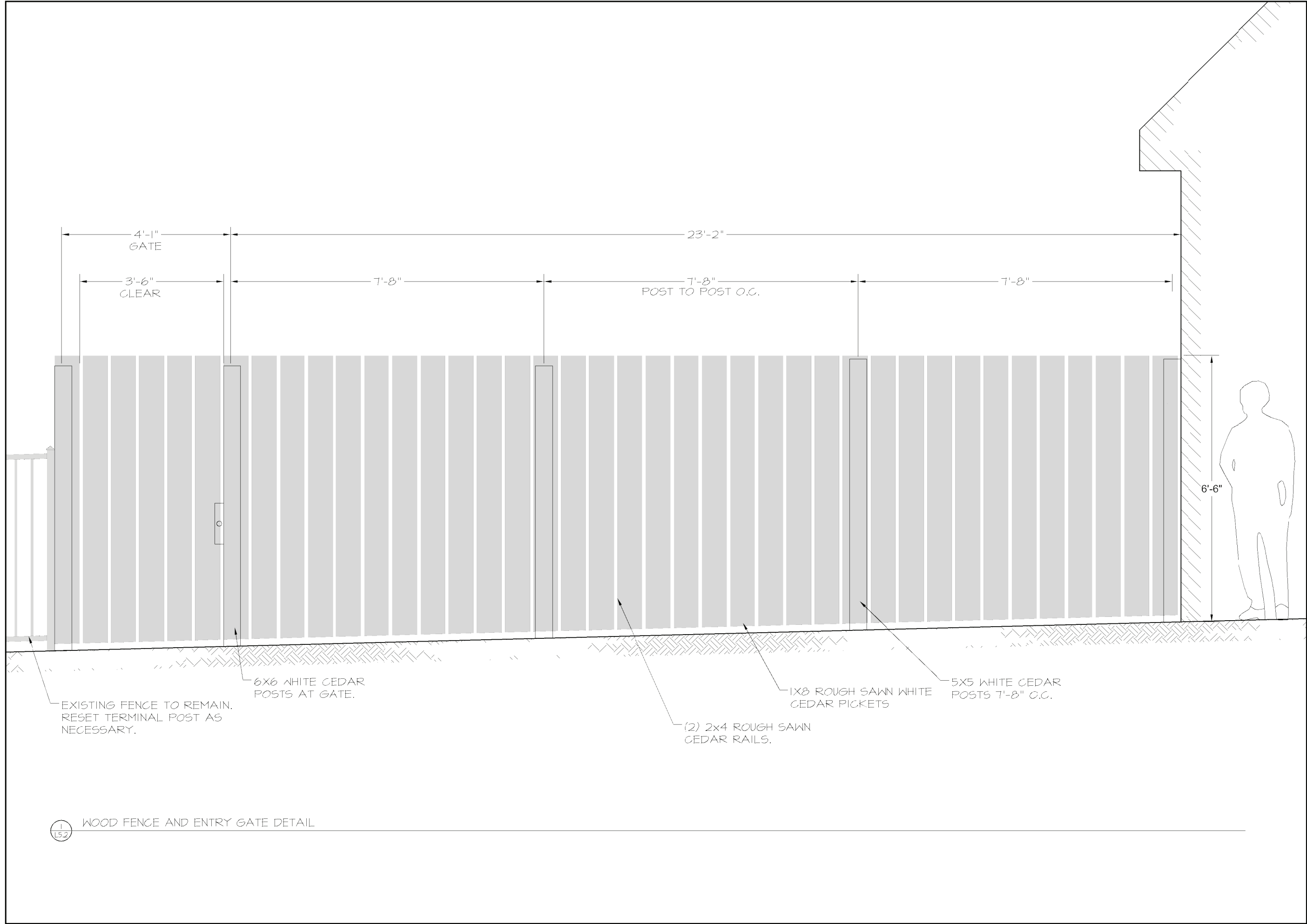


H. O. H. & S.
Landscape Architects, Inc.
18 Pleasant Street, Portland, Maine 04101
ph: 1.207.871.0003
fax: 1.207.871.1419

Consultants:
Architect:
G. P. Schafer Architect, PLLC
19 Union Square West, 4th Floor
New York City, New York, 10003
(n) 202-965-4355

Surveyor:
Gortly & Dorsky Engineering and
Surveying, Inc.
593 Union Street
Camden, Maine 04843
(t) 207-236-4365

THE AMERICAN BOATHOUSE
15 ATLANTIC AVENUE
CAMDEN, MAINE



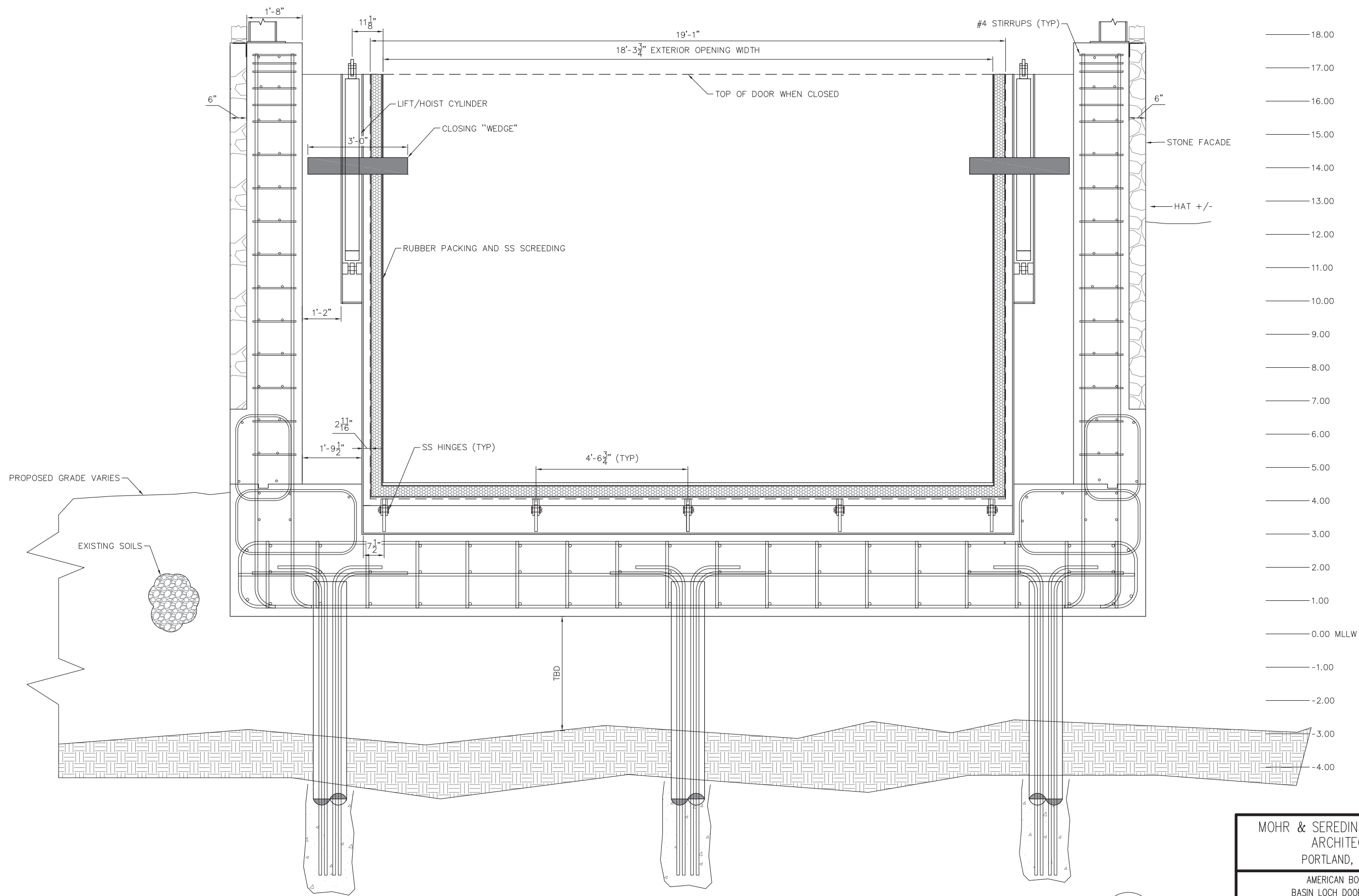
1
L5.2

WOOD FENCE AND ENTRY GATE DETAIL

Title:
SITE DETAILS

No.	Date	Revision

Job # 931	Dwg. No.
Date: Feb. 16, 2018	L5.2
Scale: AS SHOWN	
Drawn: TSSS	
Checked: SM	



BASIN FOUNDATION @ DOOR - SECTION VIEW @ PIER/ BASIN DOOR

SCALE: 3/4" = 1'-0"

PRELIMINARY

MOHR & SEREDIN LANDSCAPE ARCHITECTS PORTLAND, MAINE			
AMERICAN BOATHOUSE BASIN LOCH DOOR SCHEMATIC			
		CONSULTING ENGINEERS 46 SAWYER STREET SOUTH PORTLAND, MAINE 04106	
SCALE	NOTED	DATE	5-16-2018
JOB NUMBER 18248-1	DRAWN BY GWA	DESIGNED BY GWA	DRAWING NO. 3 OF 8



Memo

To: Camden Select board
From: Beth Ward
cc: Audra Caler-Bell
Date: June 14, 2018
Re: Erosion on Northeaster

Select board members,

It has come to our attention that during the spring melt and several heavy rain storms a large water bar washed out on part of the ski trail Northeaster. We met with Ferraiolo and discussed how to remediate the erosion on the trail.

Please see the attached quote from Ferraiolo as well as photos. We recommend using surplus money from FY18 as well as funds from next season's operational budget.

Thank you.







READY-MIX CONCRETE • GENERAL CONTRACTORS
 EXCAVATION • COMMERCIAL • INDUSTRIAL • RESIDENTIAL • SITE WORK



John@ferraioloinc.com; chris@ferraioloinc.com

PROPOSAL SUBMITTED TO: Camden Snow Bowl		PHONE	DATE 5/18/2018
STREET		JOB NAME Reclamation	
CITY, STATE AND ZIP CODE		JOB LOCATION	
WE HEREBY SUBMIT A QUOTE FOR THE FOLLOWING:			\$12,400.00
Starting just below Tower 9, we will pull material up the slope towards Tower 10 while filling in all washed out areas. (Approximate area 200' x 130'). We will also be cutting down existing water berms that run horizontally to the trail in an attempt to more efficiently direct water off the trail.			
At the head wall by Tower 10, we will also cut down that berm and shape a direct flow off the trail Then we will go from Tower 10 to Tower 11 filling in all washed out areas with material (Approximate area 60' by 110'). We will fill all washed out areas with material gathered from below and reconstruct the last 50' of the water berm that has washed out at the end of the berm by Tower 10 then continue towards Tower 11 filling in all washed out areas, and cleating in the earth in a manner to promote rapid vegetation growth while maintaining soil stabilization.			
At Tower 11, we will install approximately 50' of 12" ADS pipe and dig out trench to lay culvert then back fill the pipe with proper compaction of 95% of original proctor.			
We will establish water berms along access road.			
After slope restoration, while walking excavator down access road, we will re-establish water bars along access road after shaping crown of road. This will alleviate any channeling and prevent further material displacement that may exist from roadway surface.			
Additionally, by Tower 10, where the culvert goes under the road, we will relocate boulders to open up the culvert and remove silt from ditch line at both ends of culvert.			
Client is responsible for all jute mat and seeding.			
Thank you for this opportunity to quote this project. Please call if you have any questions			
ALL LOCAL, STATE AND FEDERAL PERMITS AND FEES BY OTHERS			
ALL TESTING BY OTHERS			
Payment Terms: Net 30 days			DOLLARS \$12,400.00
Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.			
Authorized Signature _____			
DATE OF ACCEPTANCE: _____			

262 PLEASANT ST., ROCKLAND ME 04841
 OFFICE: 207-597-9840 FAX: 207-594-2812

**Town of Camden
Village Green Application for Permission to Use**

The purpose of this application form is to aid in the application and review process. However, it is not designed to cover every possible circumstance. The Select Board may require additional information in order to approve an application.

Application Date 6/12/2018 (must be filed at least 15 calendar days prior to the event)
Name of Entity requesting permission Camden Community Breakfast (Chestnut St. Baptist)
Type of Entity (non-profit, political, etc.) Non-Profit
Contact Person Susan Craft Connection with the event Director
Address 29 Chestnut Street Camden Maine
Phone 2075420360 Email Craftrasc@aol.com
Event Date July 9, 2018 Event Time and Duration _____
Event Purpose "Breakfast on the Green"

1. Will there be entertainment or a speaker? YES NO. If so, describe: Music - appropriate for morning outdoor event
2. Will food and/or beverages be served? YES NO. If so, describe: Cooking will take place on church grounds.
3. Please describe any other activities taking place during the event: _____
4. Will there be supplemental illumination or other electrical equipment? YES NO. If so, describe the items and power source: Coffee Urn/Warmer + Elec. Tea Kettle
5. Will there be signage? YES NO. If so, describe form and content: Our normal Monday morning signs will direct people to the green.
6. What provisions will be made to handle litter or refuse from the event? All trash will be removed by volunteers during and after the event
7. What, if any, liability insurance will the requesting entity be carrying for the event? Our policy will cover this event
8. Are there any structures, tents, booths, tables, or other large objects planned as part of the event? YES NO . If so, describe the size, material, location, use, and method (if any) by which they are fixed in place and how long they will be in place before and after the event. TABLES and chairs

Draw your plan on the map on the Letter of Agreement page.

The Select Board grants permission for the above named Entity to hold the above named Event on the Town of Camden Village Green on the above named Date.

Select Board Chair Signature _____ Date _____
Printed Name : _____
Entity Representative Signature _____ Date _____
Printed Name _____

**Town of Camden Village Green
Letter of Agreement**

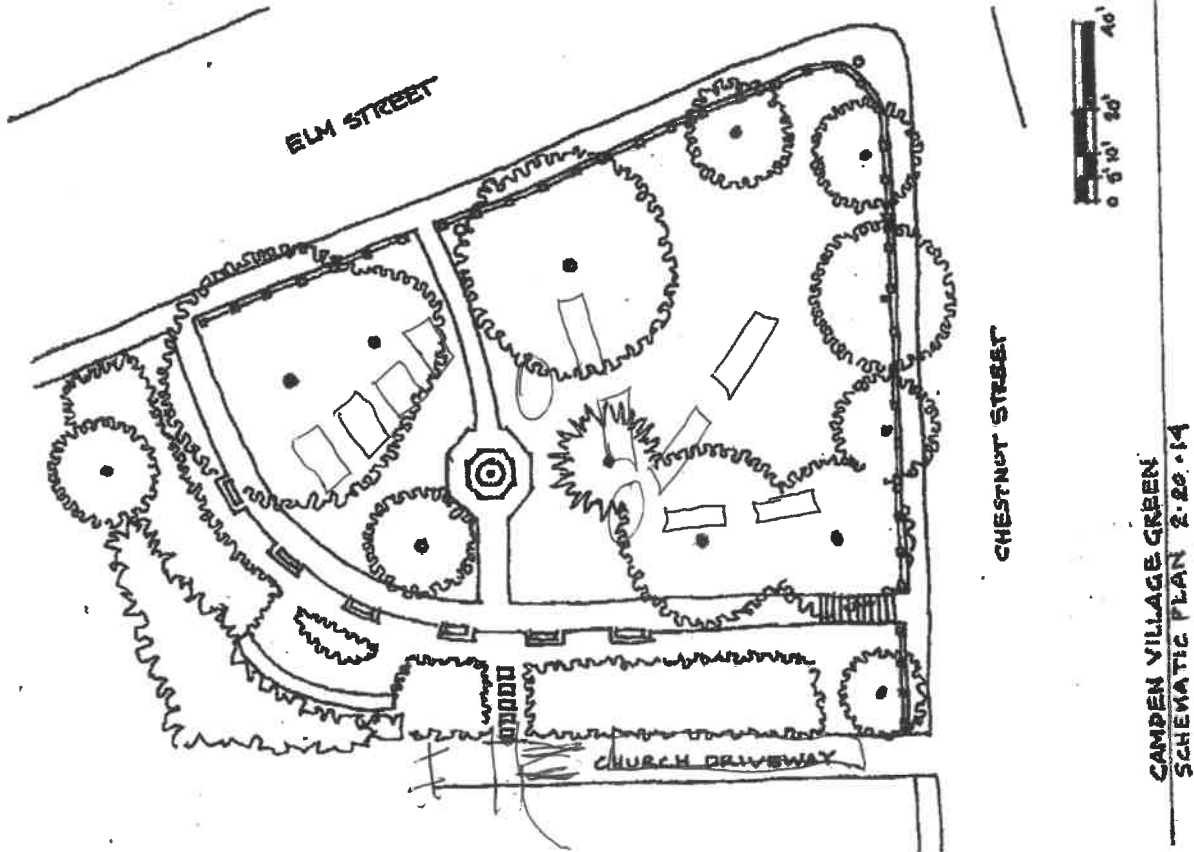
This letter must be signed by the requesting Entity's representative for a complete application.

The undersigned, as organizer of an event to be held on July 9 2018 (insert date) on the Town of Camden Village Green, agrees to be responsible for assuring: RAIN DATE July 16 2018

1. That the Village Green remains open to the public at all times during the event;
2. That no commercial activity takes place during the event;
3. That the Town is reimbursed for the cost of repairing damage to the grounds and plantings and/or the cost of cleanup due to the event;
4. That all other requirements stipulated in the "Town of Camden Village Green Policy and Use Guidelines" are honored.

Signed Susan Craft Date 6/12/2018

Printed Name Susan Craft



Janice Esancy

From: Geoff Scott <gscott@hiobs.org>
Sent: Wednesday, June 13, 2018 7:19 PM
To: Robert Falciani (falciani593@gmail.com)
Cc: Audra Caler-Bell; Janice Esancy
Subject: Short agenda item for Tues, SB meeting, June 19th

The agenda item the Pathways Committee would like to be considered is a dedication of the next Riverwalk section, the Knowlton Section which we hope to construct this year, to James "Mac" Thomas of the Pathways Committee. I can explain more why we feel Mac deserves this dedication at the meeting,

Thanks,

Geoffrey Scott
Custom Programs Director

gscott@hiobs.org

O: +1 207-706-5056

M: +1 303-968-4430

Hurricane Island Outward Bound School

PO Box 800

Camden, ME 04843


SHORT-TERM RENTAL PRESENTATION

CAMDEN SELECT BOARD,
JUNE 19, 2018


CAMDEN INNKEEPER'S PERSPECTIVE

- Belmont Inn, a Camden B&B---Anita Zeno, Owner and Innkeeper
- 

PERTINENT QUOTE

- To quote the mayor of Vancouver, Canada, “The city of Vancouver is taking a balanced approach to regulating short-term rentals that prioritizes housing as homes first and commodity second, while also recognizing that many residents depend on that extra income to help make ends meet.”
- 

THE EVOLUTION OF THIS COMMITTEE

- Lodging Alliance (LA,) formed in 2015 as a sub-committee of the Camden Area Business Group (CABG)
 - Ad hoc STR committee, some LA members and invited town government officials as resources and guides; October, 2017
 - Other people from a cross-section of the community who either joined the committee or added their voice and perspective in other ways; December, 2017 - current
- 

STR COMMITTEE MEMBERS

- Ted Weiss, Hawthorn Inn
- Deb Dodge, Camden Design Team
- Matthew Levin, Bayview Collection
- Tiffany Ford, On the Water in Maine
- Siobhan Kelly and Katja Hawlitzschka, Towne Motel
- Cale Pickford, Allen Agency
- Barbara Heard, Camden Accommodations
- Matt Brown, Camden Opera House Board and Camden Area Business Group Board
- Anita Zeno, Belmont Inn
- Greg Dugal. Lincolnville Resident and works with the Maine Innkeepers Association

GROWTH OF SHORT TERM RENTALS

- Airbnb, from \$0 to \$30 billion in its first 10 years (2007-17)
 - It is the biggest but it's only one of 100+ online STR sites
 - Maine data
- 


TO CONSIDER: POTENTIAL IMPACT OF STRS ON THE TOWN OF CAMDEN AS A WHOLE

- Real estate prices
 - Rental prices and availability
 - Year-round livability
 - Community vitality
 - Business vitality
 - Life-safety issues for
 - STR homeowners
 - Neighbors
 - Guests
- 


CAMDEN RESIDENT'S PERSPECTIVE

- **Deb Dodge**
 - **30 + year resident of Camden**
 - **Former member of the Planning Board, Select Board and CEDAC**
 - **Current co-chair of the Camden Design Team**
- 

BENEFITS TO SHORT-TERM RENTALS

- Extra Income for home owners
 - Affords ability to purchase future retirement home now
 - Broadens base of visitors
- 


POTENTIAL IMPACTS

- Decrease in year-round population
 - Shortage of long-term rentals
 - Lack of housing affordability
 - Lack of neighborhood cohesiveness
- 

CAMDEN'S COMPREHENSIVE PLAN

- “It should be noted that private short-term rentals impact more than the traditional lodging establishments. Removing homes from the long-term rental market results in fewer homes available for those in the workforce and young families not ready for home ownership.”
- “The inability to attract people from all income levels, coupled with an aging population and a significant number of homes occupied during the summer months only, could erode the fabric of our community, its economy and participation in town organizations.”

ESSENTIAL COMPONENTS OF REGISTRATION

- Clear definition of an STR as less than 30 days
 - Maintain 7 day STR minimum
 - Maintain Right to Host a Homestay
 - Reasonable fee structure
 - Licensing Standards
 - Building & safety standards
 - Insurance coverage
 - Display of license permit #
 - Annual Renewals
 - Easy, friendly web-based registration process a la Vancouver, BC
- 

SHORT-TERM RENTAL MANAGER'S PERSPECTIVE

- **Barbara Heard, owner of Camden Accommodations & Reservations, Inc. and Camden resident**
- 

EXAMPLES OF CAMDEN ACCOMMODATIONS' HEALTH AND SAFETY MEASURES

- Owners receive a pre-season check-list of necessary tasks
- Smoke alarms and CO detectors are in all of our rental properties;
- Checked seasonally for expiration dates; new batteries are inserted
- Fire extinguishers are checked and replaced if needed
- Flashlights and first aid kits in each house
- We are on call 24/7; if there is an emergency the staff member on call responds.

EXAMPLES OF CAMDEN ACCOMMODATIONS' HEALTH AND SAFETY MEASURES CONTINUED

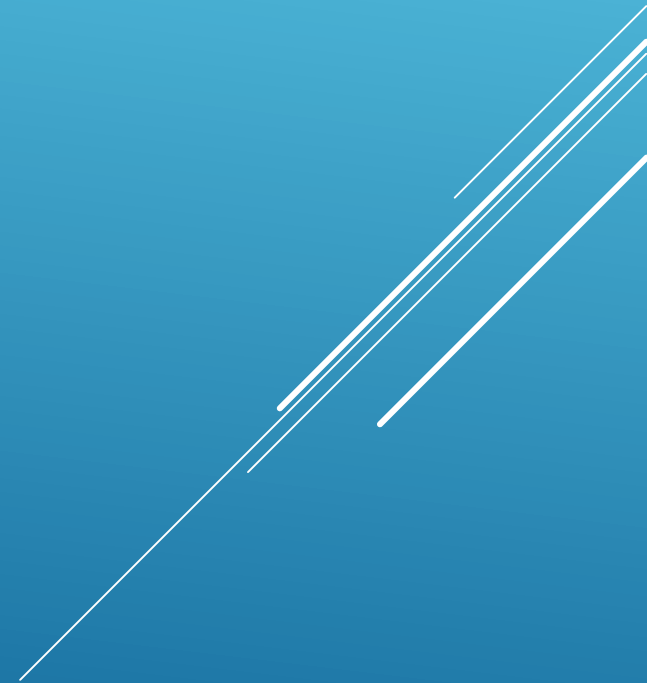
- To help ensure good community relations “Neighbor” letters distributed to the neighboring properties with our contact information
- There is a “cottage notebook” in each property with the property address and all necessary emergency information.
- Before the season, an employee of CA visits each property.
- Contract with property owner stipulates they have minimum \$500K liability insurance

SHORT-TERM RENTAL MANAGER'S PERSPECTIVE


- In favor of adhering to the 7-day minimum for vacation rentals. A licensing and/or permitting process is an effective way to begin to make this possible and would volunteer my services to help with this issue.
- 

LEGAL & PLANNING PERSPECTIVE


Aga Dixon, Attorney
Drummond Woodsum



CONSIDERATIONS

- Land use conflicts (esp. in residential areas)
 - Zoning compliance (change of use? Permitted use?)
 - Level playing field (B&B vs. Airbnb)
 - Nuisances (noise, trash, parking/traffic → change of character)
 - Safety (building code, capacity issues)
 - Lack of oversight (absentee “landlords”)
 - Rental housing shortages
- 

SHORT-TERM RENTAL ISSUES FACING CAMDEN

- Adequacy of Enforcement
 - Adequacy of Zoning Ordinance
- 

CAMDEN'S ZONING ORDINANCE

- Four categories of Lodging: Homestay | Rooming House | Inn | Hotel/Motel

	ZONING DISTRICT															
	RP	RR	RU-1	RU-2	CR	VE	V	B-1	B-2	B-3	B-4	B-H	B-R	B-TR	B-TH	I
Homestay (residential use, accessory)			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Rooming House (residential use)							<input checked="" type="checkbox"/> !			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
Inn (commercial use)						<input checked="" type="checkbox"/> *!	<input checked="" type="checkbox"/> *!	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> *	<input checked="" type="checkbox"/> *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Hotel/Motel (commercial use)					<input checked="" type="checkbox"/> ***		<input checked="" type="checkbox"/> *!	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> *			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

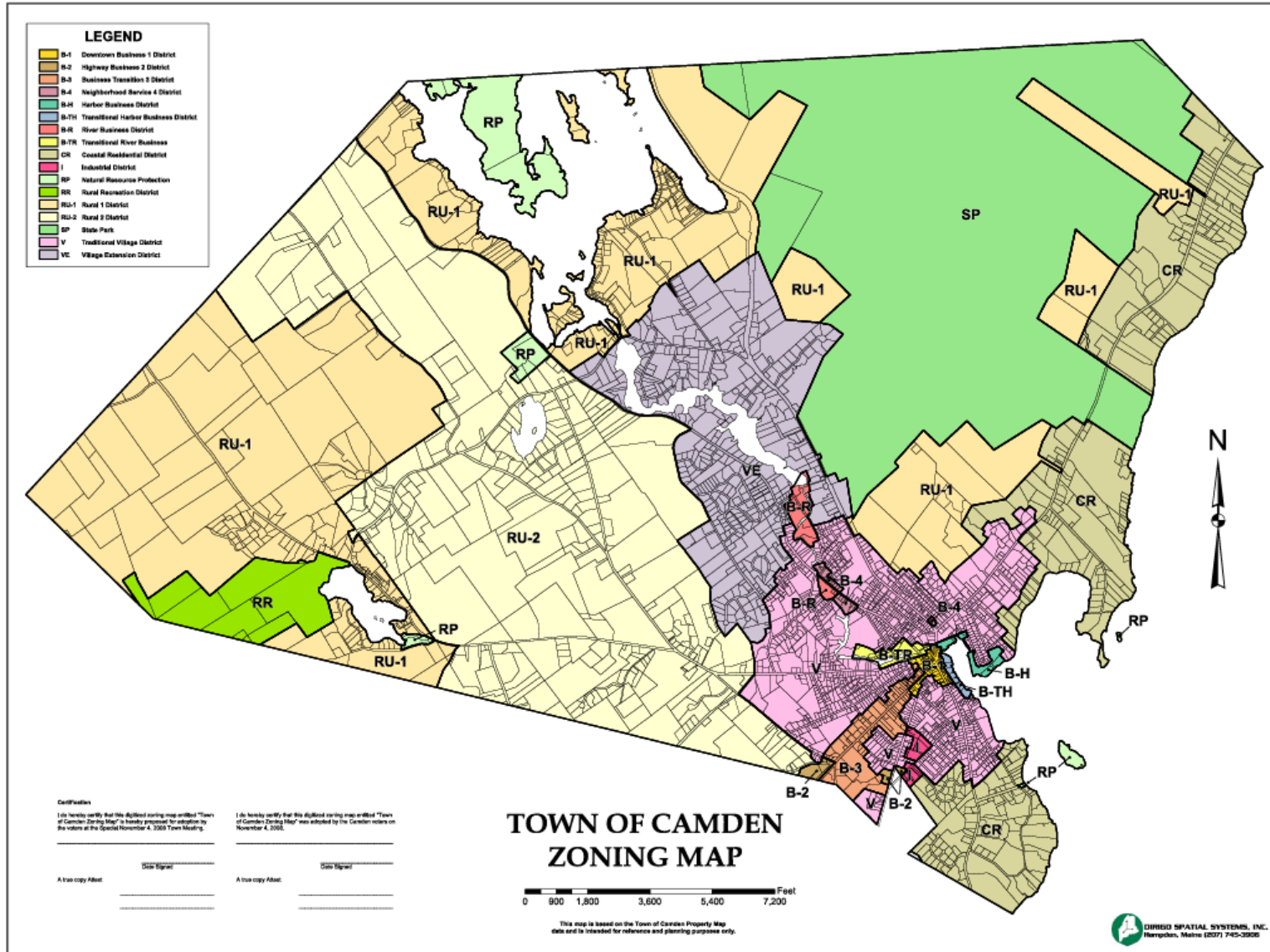
* Must be located wholly within pre-existing structure

** Not at street level

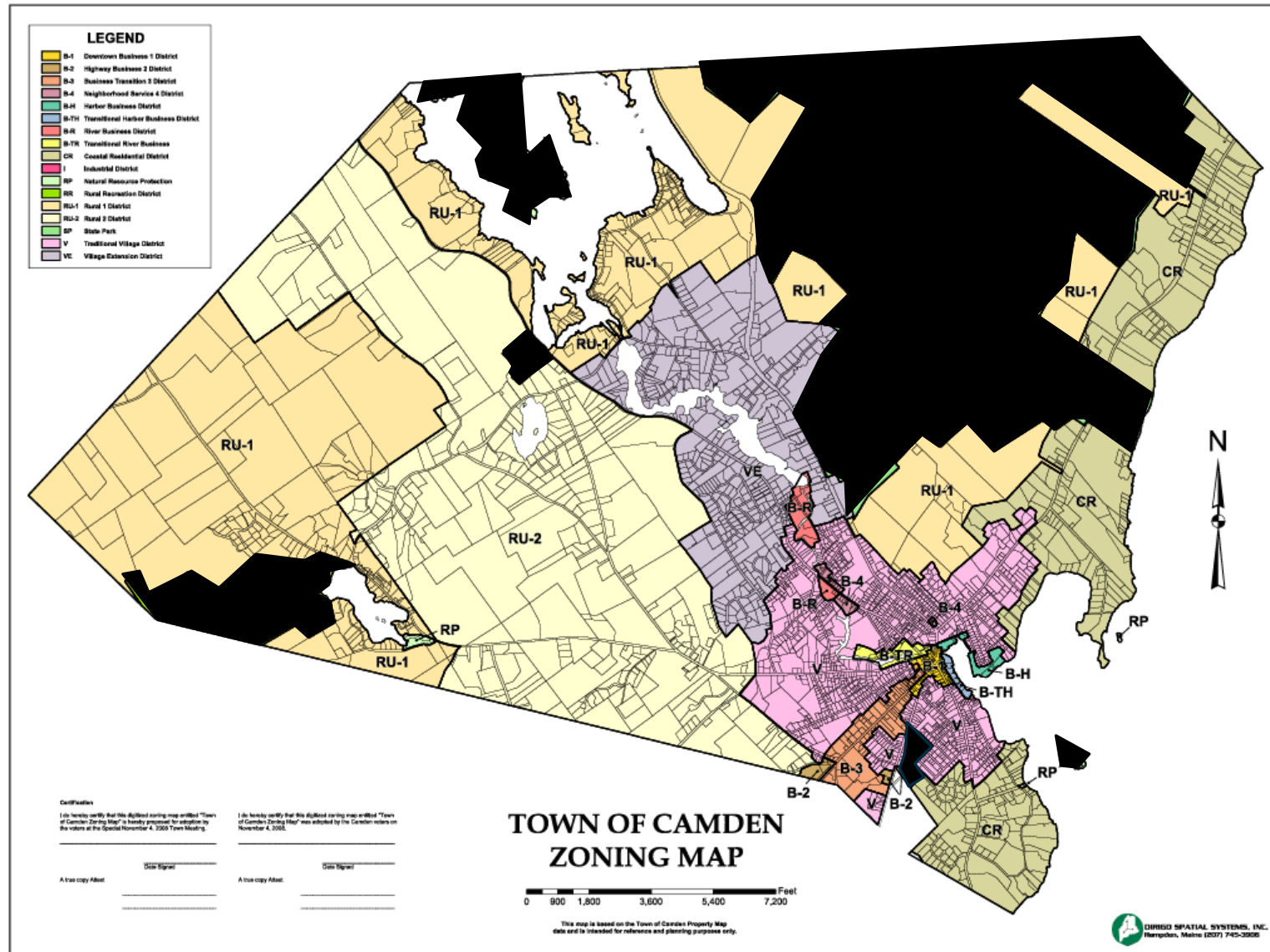
*** Expansions of pre-existing structures only

! By special exception

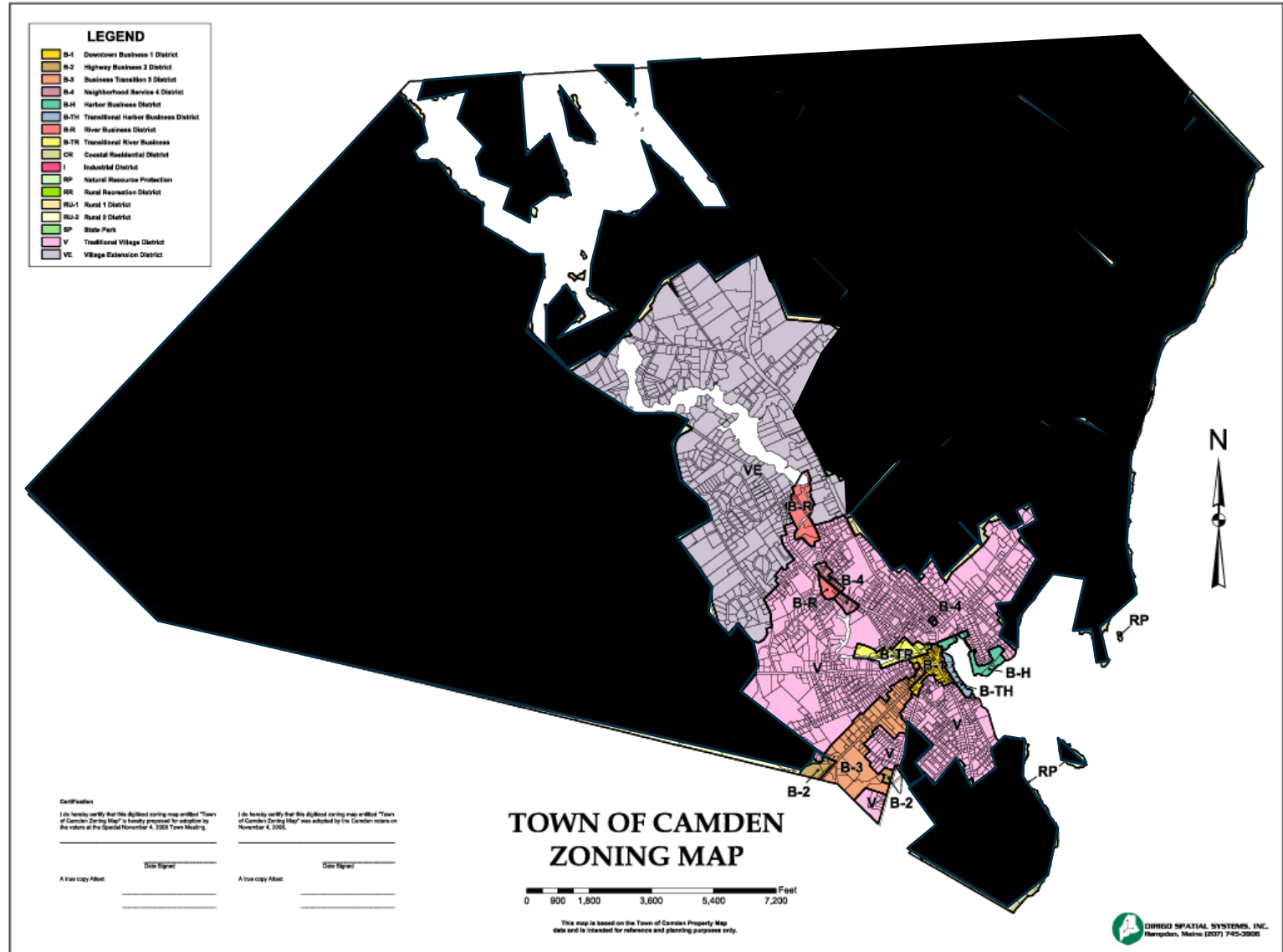
CURRENT ZONING MAP



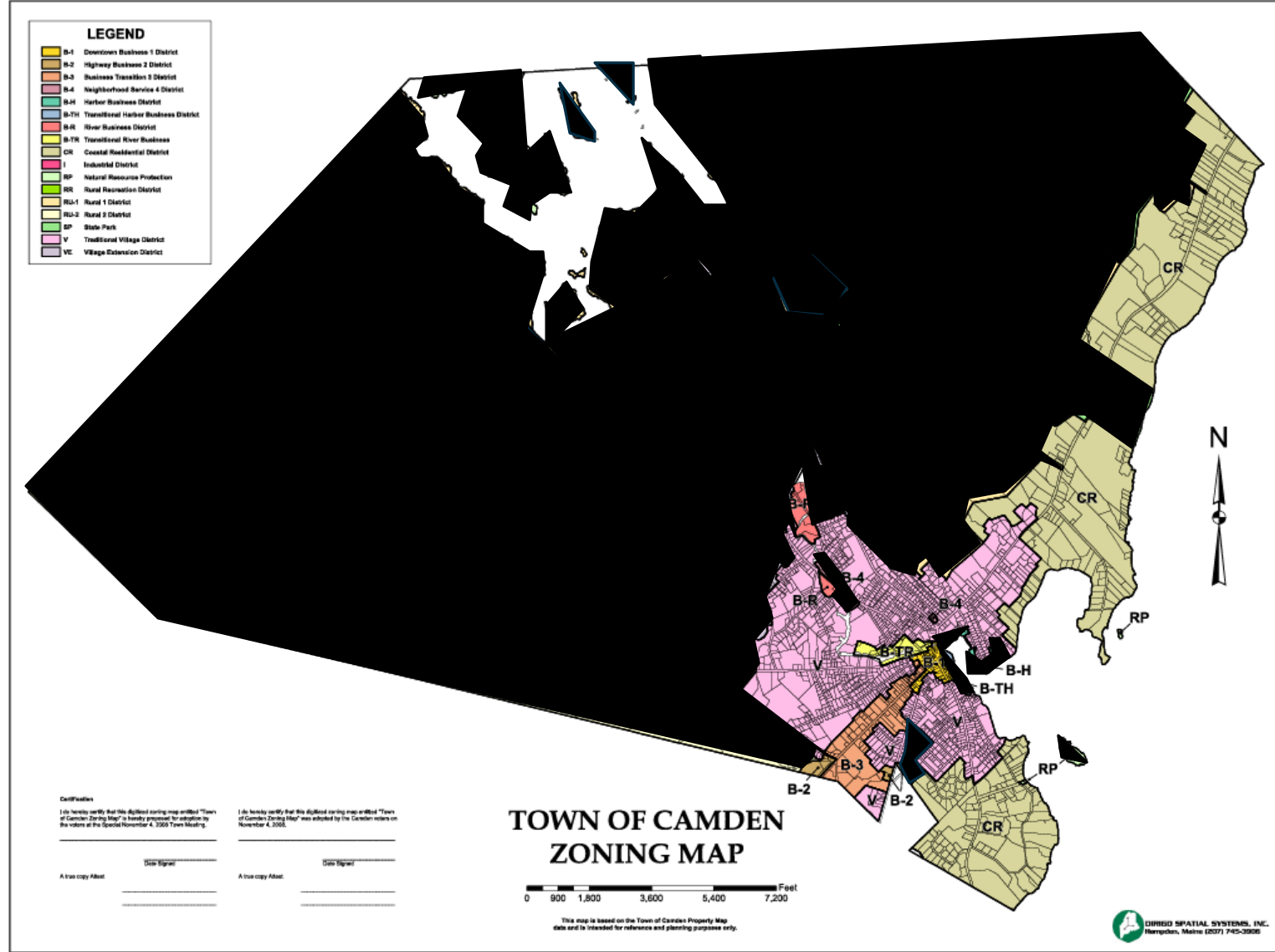
HOMESTAYS



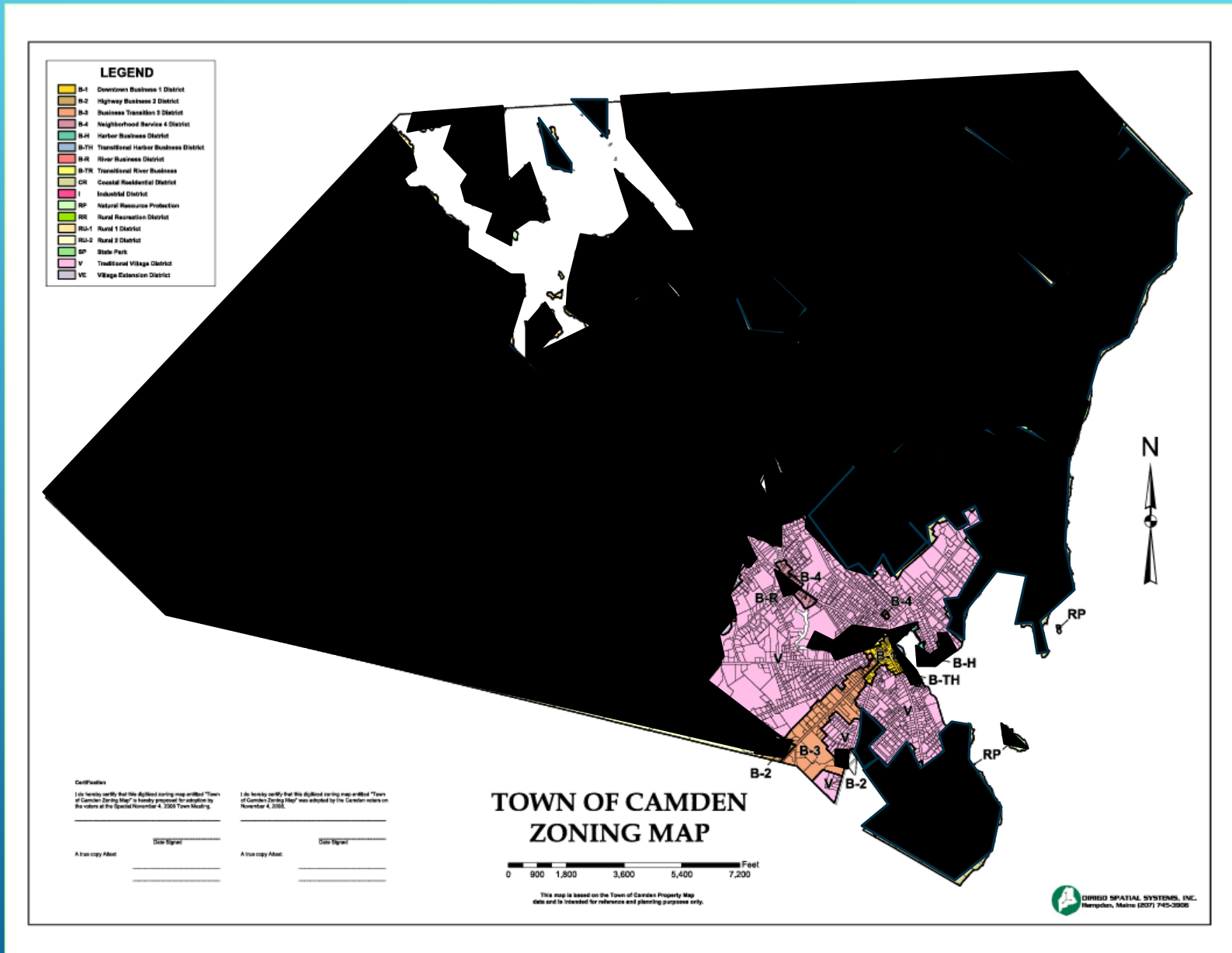
INNS



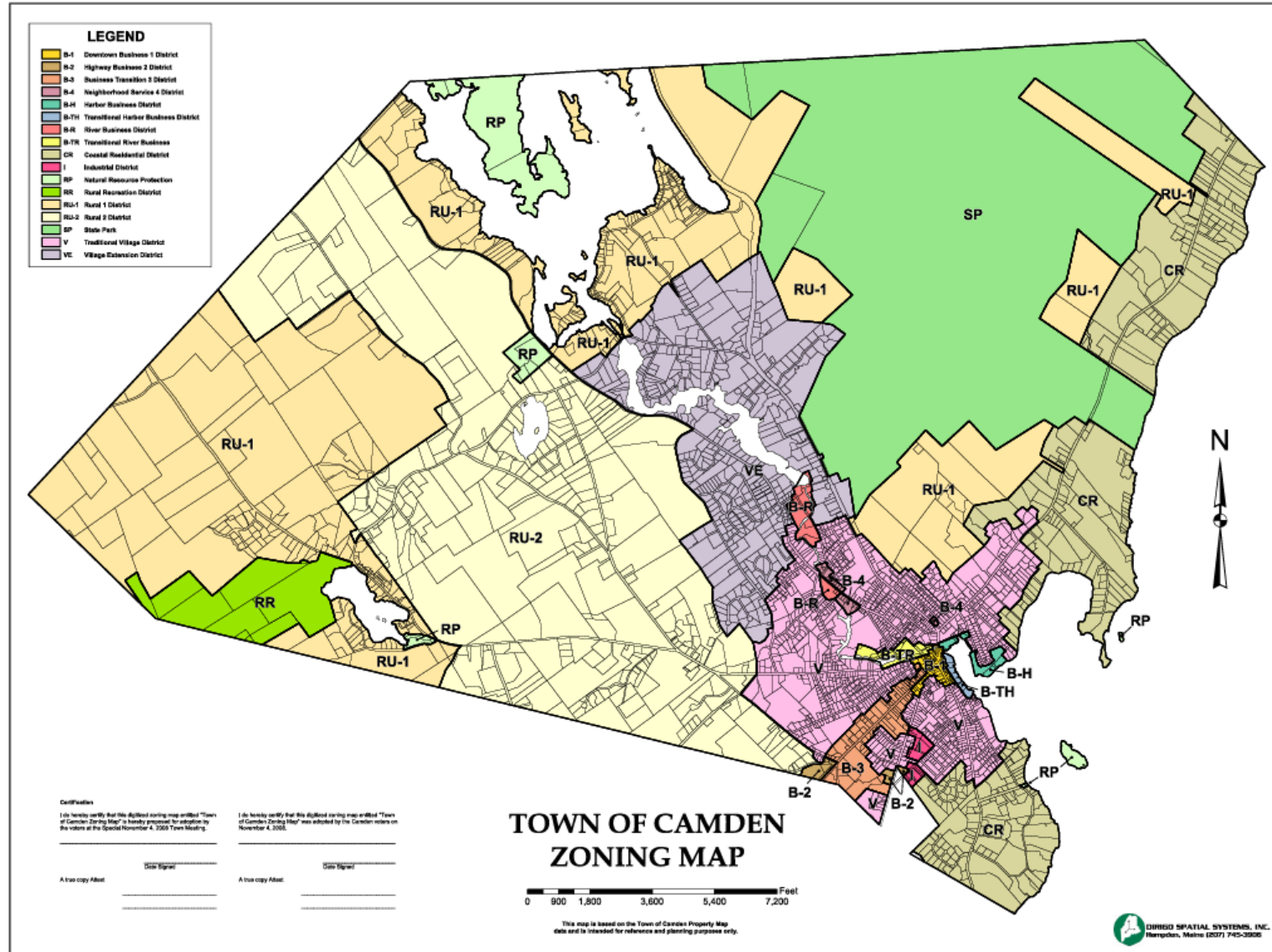
HOTELS & MOTELS




ROOMING HOUSES



SHORT-TERM RENTALS



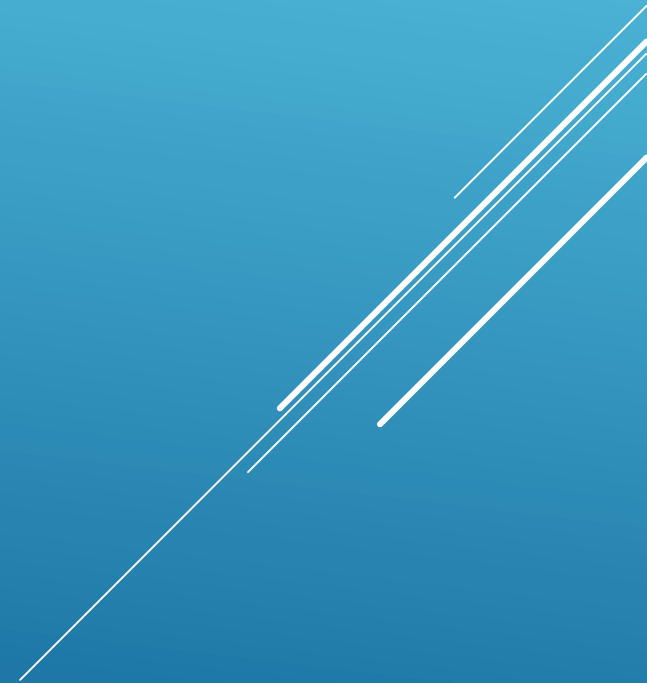
ENFORCEMENT OF CURRENT ORDINANCE

- “A dwelling unit may not be rented for periods of less than seven (7) consecutive days.” Camden Zoning Ordinance, Art. III, Sec. 2.
 - Else, LODGING → Zoning restrictions, performance standards
 - Else, prohibited
- 

RE-EVALUATION OF CURRENT ORDINANCE

- **Public Process**
 - **Evaluate Local Needs**
 - **Address STR-specific Impacts**
 - **Develop Comprehensive Permitting & Licensing Framework**
- 
- A decorative graphic consisting of several parallel white lines of varying lengths, slanted upwards from left to right, located in the bottom right corner of the slide.

SPECTRUM OF REGULATORY OPTIONS



To the Select Board,

We write to explain why the Harbor Committee unanimously recommended in early May that the Select Board rescind its April decision permitting Windjammers operating under licenses with the town to offer up to 15 daysails per season instead of the three daysail limit currently stated in their licenses. We think that there may be three aspects to this issue that the Select Board members were not aware of when they agreed to the change:

#1 In March, the Harbor Committee did discuss with some enthusiasm an experimental change in the number of daysails permitted for Windjammers. But it was only discussed as a Non-Agenda Item, the Harbor Committee did not vote on it, and we regret that action was taken. In retrospect, we should have put it on the next meeting's agenda so that affected parties like the Daysailer and Windjammer license holders had the opportunity to discuss the change.

#2 When the Harbor Committee did casually discuss this change, we were not aware of the stringent terms of the Windjammer licensing agreements. The requirements for seven-day prior notification to the Harbormaster and permission from the Library ten days in advance (for Windjammers berthed nearby) indicate that even the three permitted daysails were meant to be charters booked in advance, not daysails sold to individuals on the day of the trip.

#3 The change in the number of permitted Windjammer daysails obviously affects the Windjammer and Daysail license holders in very different ways. So it is striking that both groups unanimously oppose the change with one exception in each group, who is the same person. The Harbor Committee did not know about this concerted opposition until May -- our own fault for not putting it on the agenda -- and the Select Board could not have known about it when they made their April decision.

In summation, the Harbor Committee regrets any level of support for this change that was conveyed to the Select Board, and hence apologizes for asking the Board to rescind the decision. But, in fact, we have rescinded our own enthusiasm for the idea in light of further information learned -- along with self acknowledgement that we did not follow the proper process -- and we hope the Board is willing to rescind the change based on this new information.

Going forward, our enthusiasm for examining any and all aspects of harbor management that could be improved has not waned. We should look carefully at the Daysailer and Windjammer licenses, but they do represent particularly complex relationships between independent businesses and the town, and changes should not be made casually.

While we write as individuals because we have not had time to present this letter to the rest of the Harbor Committee, we believe their unanimous vote in May (with one abstention) is reflected here.

Richard Stetson
Chairman, Harbor Committee

Ben Ellison,
Vice Chairman, Harbor Committee

June 11, 2018

Dear Audra Caler-Bell,

We, the members of the Camden Daysail Association, respectfully request a motion that the Select Board rescind its vote regarding changes to the Windjammer License Agreements from its May 1, 2018 meeting. We request that this motion be added to the agenda for the Select Board meeting on June 19, 2018. We are writing today to provide substantiation for this request.

We believe that the process leading up the May 1, 2018 Select Board meeting was flawed:

1. *From our knowledge and review of the Harbor Committee meeting agendas, we know that the topic of Windjammer License Agreements was never placed on the Harbor Committee agenda in 2018.* As members of the daysail fleet, it is our practice to review the agenda for upcoming Harbor Committee meetings to determine whether we need to attend the meeting to weigh in on issues relevant to daysail operations.
2. *The Harbor Committee is authorized to vote only on agenda items, and we have received confirmation from the Committee chairman, Richard Stetson, that the Harbor Committee never voted on changes to Windjammer License Agreements in 2018.*
3. We have learned that the request for the Select Board to vote on a change in Windjammer License Agreements came via two letters from Harbor Committee members. *One of those letters was from the license holder himself, Captain Ray Williamson of Maine Windjammer Cruises, requesting that the changes be made. The second letter was from the Harbor Master, Steve Pixley, who falsely stated that the Harbor Committee voted unanimously in favor of the changes to Windjammer License Agreements.*

In addition to our concerns about the breach in process, we also understand that the specific request to change the Windjammer License Agreement is in direct opposition to the Harbor Ordinance. Harbor Committee member, Ben Ellison, recently reviewed the Ordinance and confirmed the rule: "Windjammers are vessels which make voyages of no less than three (3) days when departing Camden Harbor." The ordinance does contain a clause that allows Windjammers to perform up to three (3) daysails per sailing season from their berth in Camden Harbor.

We understand that Captain Ray Williamson has requested to run fifteen (15) daysail trips on each of his three windjammers during the 2018 sailing season. Captain Williamson's request brings up issues related to the Ordinance, as well as to the integrity of the daysail operations and licenses, ticket sales, boat traffic, and parking. It is essential that the Harbor Committee and the Select Board follow approved process for this request, as with any request, so that there may be time for communication and due diligence among all involved. This will ensure the best outcome for Camden Harbor, the fleet of boats, and all of the captains and business owners.

We believe that the above stated details are accurate, and we appreciate your time to review our request. We have used specific names in this letter to state the facts and to encourage the Harbor Committee and the Select Board to hold each other accountable going forward. We do not mean to alienate anyone or cause strife; we are all working towards amicable and thriving business operations in Camden Harbor.

In summary, for the reasons noted above, we respectfully request that the Select Board include the following agenda item – "A Motion to Rescind Changes to the Windjammer License Agreements dated May 1, 2018" – at its June 19, 2018 meeting.

Thank you for your consideration.

Respectfully,

Camden Daysail Association owner/operators

Ramiro & Nicole de Acevedo Ramos, *Schooner Surprise & Anjaca*

Jeff Beck, *Heritage*

Dominic Gioia, *Lively Lady*

Aaron Lincoln, *Schooner Olad & Cutter Owl*

Sean O'Connor, *Lazyjack II*

Janice Esancy

From: Schooner <schooner@schoonermaryday.com>
Sent: Monday, June 11, 2018 12:59 PM
To: Audra Caler-Bell
Subject: Re: Recent Changes to the Windjammer Lease Agreements

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Audra,

The manner in which changes were recently made to the Windjammer Lease Agreements raises concerns about the way that the Harbor Committee and Selectboard make decisions.

Several weeks ago there was an emergency meeting of the Harbor Committee to discuss concerns about the process that resulted in the Selectboard's decision to change the windjammer lease agreements. As I understand it the concept of increasing the number of daysails allowed from windjammer berths was brought up as a non agenda item at a Harbor Committee meeting. The idea was never vetted as an agenda item by the Harbor Committee. The appearance of this change as an agenda item before the Selectboard was made was in response to a letter from Capt Ray Williamson. It is unclear whether this was a change made to all of the Windjammer leases or just the 3 leases held by Capt. Williamson. Is this a change to a town ordinance allowing us to request up to 15 day sails per season? We have received no notification from the town regarding any change to our leases here at the head of the harbor so what has changed remains unclear. Past precedent and practice (during the last 20 years) allowed the harbor clerk or the town manager's office to notify stakeholders, in this case windjammer lease holders, of potential changes to our lease agreement.

The Harbor Committee has always had a windjammer representative to keep the rest of us abreast of any issues impacting our operations. We believe Capt Ray Williamson is the current windjammer representative. His initial proposal to change the windjammer lease agreements occurred without any discussion or notification to the 3 lease holders at the head of Camden harbor. We are uncertain of Capt. Williamson's intention with regards to representing the windjammer's best interests.

On behalf of the three Windjammer lease holders at the head of Camden harbor we humbly request the opportunity to have our concerns heard before the Selectboard as a part of the agenda at the next available opportunity, Tuesday, June 19, 2018.

Respectfully submitted,
Barry King
Schooner Mary Day
Garth Wells
Schooner Lewis R French
Dennis Gallant
Ketch Angelique

You are the recipient of an email that has been sent from the mobile, global headquarters of the Schooner Mary Day. Despite this, Capt. Barry hopes you have a great day anyway.

On May 31, 2018, at 3:43 PM, Audra Caler-Bell <ACaler-Bell@camdenmaine.gov> wrote:

Hello Richard,

I wanted to confirm that we have not included any discussion of the Windjammer License Agreements on the Select Board Agenda for Tuesday (6/5). I was under the impression that after the Harbor Committee met on June 4th you were going to make a recommendation to the Select Board. Since the agenda is already set for the June 5th Select Board meeting, and it's full with other items, it will be too late for anything discussed during your next Harbor Committee meeting to be put on the agenda.

The next Select Board Meeting is June 19th. However, I strongly recommend that if you request the Select Board to rescind their decision to change the Windjammer agreements at this meeting you bring additional information that has yet to be presented to them.

Thank you,
Audra

Audra Caler-Bell
Camden Town Manager
29 Elm Street
PO Box 1207
Camden, ME 04843
(207)236-3353

<image001.jpg>

On May 30, 2018, at 7:24 AM, Richard Stetson <richard@qualey.net> wrote:

Hi All,

The next Harbor Committee meeting is Monday, June 4 at 7:30 am at the Yacht Club (WSCR if weather forces us inside). I do plan on addressing the windjammer license issue early in the meeting.

The next Select Board meeting is Tuesday the 5th. I expect the windjammer license issue to be on that agenda, but I have not confirmed that yet. We will certainly know before Monday.

Best,
Richard

From: Schooner Olad [<mailto:info@maineschooners.com>]

Sent: Tuesday, May 29, 2018 3:04 PM

To: Schooner Surprise

Cc: Capt. Barry King; Ray Williamson; lazyjack@midcoast.com; sailcamdencharters@gmail.com; Angelique; Schooner Lewis R. French; Camden Harbor Cruises; dominicgioia@icloud.com; Ramiro de Acevedo Ramos; Steve P Habor Master Camden; Liz Knauer; Richard Stetson; ACaler-Bell@camdenmaine.gov; Schooner Mary Day; RFalciani@camdenmaine.gov; Stephen Gold; Sandy Welte; Drew Lyman; Ben Ellison

Subject: Re: Revisiting Windjammer Daysails

I am not in favor of the wind jammers doing 15 days sails in a season. What time is the meeting on Monday morning. And also what time is this currently on the agenda for the select board? Will there be a harbor committee meeting before that meeting?

Captain Aaron Lincoln
Schooner Olad
Cutter Owl

PO Box 432 Camden, ME 04843
207-236-2323

Sent from my iPhone

On May 29, 2018, at 12:15 PM, Schooner Surprise <sail@schoonersurprise.com> wrote:

Hi to All,

Thank you Barry for keeping the discussion alive and to try to reach out to everyone who somehow is affected by this matter.

Schooner Surprise is not content with the windjammers proceeding forward with 90 daysails to Camden Harbor's Summer Schedule. We are welcome to open a new conversation, under the correct town system, to try to come up with a plan to help the Camden windjammer fleet increase their sailing possibilities without affecting or competing directly with the daysailer fleet.

We look forward to seeing you all Monday.

Ramiro and Nicole De Acevedo Ramos

Schooner Surprise and Sloop Anjaca

sail@schoonersurprise.com

207.236.4687

Po Box H

Camden, ME 04843

On May 29, 2018, at 10:41 AM, Capt. Barry King <schooner@schoonermaryday.com> wrote:

Hi All,

Greetings from out on the bay. I have received no response or seen any email discussion regarding my original email trying to get this ball rolling. Email is certainly not the best way to do this. Are the daysailers content with the windjammers proceeding forward with adding 90 daysails to Camden Harbor's summer schedule? I departed from the last meeting under the impression that the harbor committee was asking the select board to rescind their decision. Has that happened already? Am I mistaken or are we stakeholders supposed to revisit this issue and come up with something everyone agrees on for the harbor committee and the select board to vote on? I suggested waiting til October but several voices in the room suggested we work on this over the summer so that any changes to the windjammer berth leases could be approved before the November application deadline for daysailers.

Ray, those of us at the head of the harbor were under the impression that you are representing the windjammers on the Harbor Committee. As I recall you replaced Capt Steve Cobb who was the previous windjammer representative to the harbor committee. If that is not the case please let us know so we can propose nominating a windjammer representative to the harbor committee. Those of us at the head of the harbor need to change our outdated leases with respect to the library in order to take advantage of doing 15 daysails each during the season.

Thanks,
Barry

Capt. Barry King
Schooner Mary Day
800-992-218

Celebrating over 55 years of legendary Maine windjammer sailing vacations!
Find Us/Like Us

On May 17, 2018, at 6:20 AM, Capt. Barry King <schooner@schoonermaryday.com> wrote:

Good morning Everybody!

Another beautiful day in the great state of Maine. We departed from the recent meeting of the Harbor Committee with the understanding that we all would begin to work on creating some consensus about what makes the most sense for everyone involved as we revisit the recently amended Windjammer Berth leases approved by the Harbor Committee. As most of us are enjoying a last few episodes of Oprah, laying on the couch eating peeled grapes and planning for the best summer that any of us can remember we should try to get together to start a dialog. I am available anytime between midnite and 0400. How about you? Really, what works best for everyone? A meeting aboard Olad, after 5, over beer and horse dooovers. If we all sit in Olad's palatial circular cockpit on a mooring in the outer harbor we will have no choice but to rub elbows, look each other in the eye and most importantly be out of earshot of any innocent bystanders. Is one suitcase of PBR enough? Please look over this email list to see if I have inadvertently left someone out.

Cheers,
Barry



Virus-free. www.avg.com

<~WRD351.jpg>

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Tax Assessor
Tax Collector
Town Clerk
Treasurer
Code Officer
Finance Director
Harbor Clerk



Town Office
P.O. Box 1207
29 Elm Street
Camden, Maine 04843
Phone (207)236-3353
Fax (207)236-7956
<http://www.camdenmaine.gov>

WE, the **SELECT BOARD** of the Town of Camden, County of Knox, State of Maine, hereby reappoint the following people to the indicated positions for the Town of Camden effective July 1, 2018 - June 30, 2019:

Audra Caler-Bell

Town Manager (Article II, §1 of the Town Charter)

Dated: June 19, 2018

Robert Falciani, Chairperson

Alison McKellar, Vice Chairperson

Marc Ratner

Jenna Lookner

Taylor Benzie

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WE, the **SELECT BOARD** of the Town of Camden, County of Knox, State of Maine, hereby reappoint the following people to the indicated positions for the Town of Camden effective July 1, 2018 - June 30, 2019:

Richard Seibel Road Commissioner (Title 30-A MRSA § 2526(7))
Steven Pixley Harbormaster (Article II, §5 of the Town Charter)

Dated: June 19, 2018

Robert Falciani, Chairperson

Alison McKellar, Vice Chairperson

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WE, the **SELECT BOARD** of the Town of Camden, County of Knox, State of Maine, hereby reappoint the following people to the indicated positions for the Town of Camden effective July 1, 2018 - July 1, 2021 (three year appointment by State Statute):

Chris Farley	Health Officer (MRSA Title 22 § 451)
Jeremy Martin	Alternate Health Officer (MRSA Title 22 § 451)

Dated: June 19, 2018

Robert Falciani, Chairperson

Alison McKellar, Vice Chairperson

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I, Audra Caler-Bell, Town Manager for the Town of Camden, Maine, Knox County, State of Maine, hereby reappoint the following individuals to the indicated positions for the Town of Camden effective July 1, 2018 – June 30, 2019 in accordance with Article III, §2(e) of the Town Charter.

Marlene Libby	Treasurer
Elizabeth Knauer	Tax Collector
Katrina Oakes	Town Clerk

Hereby reappoint the following individuals to the indicated positions for the Town of Camden effective through July 1, 2018 - July 1, 2019 in accordance with Article III, §2(f) of the Town Charter.

Dale Dougherty	Inland Harbormaster
Cody Laite	Assistant Inland Harbormaster
Jodi Hanson	Finance Director
Kerry Leichtman	Assessor
Jeremy Martin	Planning & Development Director
William O'Donnell	Code Enforcement Officer/Plumbing Inspector
Chris Farley	Code Enforcement Officer/Plumbing Inspector
Andrew Lowe	Code Enforcement Officer/Plumbing Inspector
Matthew Heath	Code Enforcement Officer/Plumbing Inspector
Clinton Beveridge	Code Enforcement Officer/Plumbing Inspector
Jeremy Martin	Alt Code Enforcement Officer/Plumbing Inspector
Beth Ward	Parks & Recreation Director
Jodi Hanson	Deputy Treasurer
Chris Farley	Civil Emergency Preparedness Director
Richard Seibel	Public Works Director
Richard Seibel	Tree Warden

Hereby reappoint the following individuals to the indicated positions for the Town of Camden effective July 1, 2018 – June 30, 2019 in accordance with Title 30-A, Section 4171, M.R.S.A.

William O'Donnell	Electrical Inspector
Chris Farley	Electrical Inspector
Andrew Lowe	Electrical Inspector
Matthew Heath	Electrical Inspector
Clinton Beveridge	Electrical Inspector
Jeremy Martin	Alternate Electrical Inspector

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WE, the **WASTEWATER COMMISSIONERS** of the Town of Camden, County of Knox, State of Maine, hereby reappoint the following individuals to the indicated positions for the Town of Camden effective July 1, 2018 -July 1, 2019:

Audra Caler-Bell Chief Executive and Administrative Official
of the Wastewater Department
(Article V, §7 of Town Charter)

David Bolstridge Superintendent of Wastewater Department
(Article V, §7 of Town Charter)

Dated: June 19, 2018

Robert Falciani, Chairperson

Alison McKellar, Vice Chairperson

Marc Ratner

Jenna Lookner

Taylor Benzie

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Hereby reappoint the following individuals to the indicated positions for the Town of Camden until July 1, 2018 – June 30, 2019 in accordance with Article III, 2.g of the Town Charter.

Constable
Constable

Randy Gagne
Michael Geary

Dated: June 19, 2018

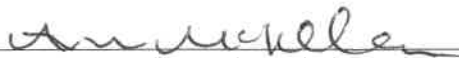


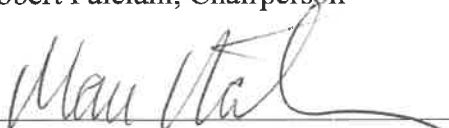
Audra Caler-Bell, Town Manager

WE, the Select Board of the Town of Camden, Maine, Knox County, State of Maine, hereby confirm the appointments listed above effective July 1, 2018 - June 30, 2019, for the Town of Camden, said appointments having been made by Roberta Smith, Interim Town Manager of Camden, Maine.

Dated: June 19, 2018



Robert Falciani, Chairperson

Alison McKellar, Vice Chairperson

Marc Ratner

Jenna Lookner

Taylor Benzie

June 19, 2018

TOWN OF CAMDEN

**RULES AND ORDER OF BUSINESS
FOR WASTEWATER COMMISSIONER MEETINGS**

- A. The Wastewater Commissioners will meet on the first and third Tuesday evening of each month as needed unless the Commissioners decide at a prior meeting to hold special meetings.
- B. The Wastewater Commissioners will hold their meetings in the Washington Street Conference Room.
- C. The Wastewater Commissioners' meetings will begin at 6:30 p.m. unless otherwise noted.
- D. A draft agenda will be transmitted to the local newspapers by Friday, the week before the Commissioner's meeting, and the agenda will be posted in a few prominent locations around Camden including the window of the Town Office, Post Office, Public Library, Public Safety Building, and the town's website. The agenda will be posted in the window of the Town Office by 9:00 a.m. on the Friday before the meeting. Any revisions to the agenda will be immediately posted and transmitted to the local newspapers.
- E. The meetings will continue to be recorded and broadcast on government access Channel 1303 and are web streamed live at www.townhallstreams.com.
- F. In order to be added to a Wastewater Commissioners agenda the request and backup information must be provided in writing to the Town Manager's Office no later than noon on the Wednesday prior to Select Board meeting.
- G. The Wastewater Commissioners will only act on items on the final posted agenda unless the immediacy of the issue requires revision of the agenda at the meeting.
- H. The item of Public Input on Non-Agenda Items will be placed on every agenda at the beginning of the meeting.
- I. The Wastewater Commissioners will follow the order on the agenda unless the Commissioners decide to change the order.
- J. The Wastewater Commissioners will allow proponents and opponents to speak on an item. After Commissioner discussion, further public input shall be permitted at the discretion of the Chair or by motion.
- K. Three members are required for a quorum, and three votes in the affirmative will be required for passage of a motion. Also, a second to the motion is required.
- L. All persons attending Commissioner meetings will be treated with respect.

Approved by the Camden Wastewater Commissioners on June 19, 2018.

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WE, the **WASTEWATER COMMISSIONERS** of the Town of Camden, County of Knox, State of Maine, hereby reappoint the following individuals to the indicated positions for the Town of Camden effective July 1, 2018 -July 1, 2019:

Audra Caler-Bell	Chief Executive and Administrative Official of the Wastewater Department (Article V, §7 of Town Charter)
David Bolstridge	Superintendent of Wastewater Department (Article V, §7 of Town Charter)

Dated: June 19, 2018

Robert Falciani, Chairperson

Alison McKellar, Vice Chairperson

Marc Ratner

Jenna Lookner

Taylor Benzie