



**Town of Camden
Select Board
February 4, 2025 – 6:30 pm
French Conference Room**

Select Board meetings are
web streamed at: www.youtube.com/TownofCamdenMaine

For those wishing to participate remotely, please click the link below to join the zoom meeting:
<https://us02web.zoom.us/j/82053577680>

Call to Order

1. Public Comment on Non-Agenda Items
2. Approval of Select Board Minutes – January 21, 2025
3. Update on Wabanaki Signage Project from Colton Butler & Mateo Jacques
4. Consent Agenda
 - a) Renewal victualer & lodging licenses: 16 Bay View
5. Public Hearings for Town Meeting Warrant Articles:
 - a) Planning & Development Zoning Code Ordinance Amendments
6. Select Board Reports
7. Town Manager's Report
8. Action Items:
 - a) Award of Snow Bowl Master Plan to SE Group
 - b) Pleasant Ridge Subdivision: Acquisition of Stormwater Retention Pond
 - c) Fee Amendment: Camden Resident Discount for Snow Bowl Day Passes
9. Discussion Items:
 - a) Regional Communications/Dispatch: Options for FY 2026
10. Adjournment

**Select Board Minutes
Minutes of Meeting
January 21, 2025**

PRESENT: Chair Susan Dorr, Vice Chair Christopher Nolan, Alison McKellar, Ken Gross and Town Manager Audra Caler

ABSENT: Tom Hedstrom

Please go to <http://www.youtube.com/TownofCamdenMaine> to view the entire meeting. Please note MRS Title 1, §403 Record of meetings only requires recording of attendance of members and actions of the Board. The statute also states that video and audio recordings of public meetings satisfies the requirement, should any conflict arise between these minutes and the video record, the video record is considered the official public record.

Chair Dorr called the meeting to order

1. Public Comment on Non-Agenda Items (Video Recording minute mark .41)
There was none

2. Approval of Select Board Minutes – January 7, 2025 (Video Recording minute mark 1.00)
McKellar pointed out in the Select Board reports that her intent was to improve public awareness by sharing applications with relevant committees, not to imply a lack of transparency in the Codes Offices. She also suggested referencing NERPA (Natural Resources Protection Act) applications should also be included in the amended minutes

Nolan moved; McKellar seconded to approve the minutes with edits suggested above. The motion passed on a 4-0-0 vote.

3. Consent Agenda: (Video Recording minute mark 2:46)
 - a) Albatross at 115 Elm Street for a renewal victualer license - **ADOPTED**

4. Select Board Reports (Video Recording minute mark 3:10)
Nolan: he and Alison met with the Megunticook Watershed Association to discuss updates to the dam management policy. They are revising it to ensure accuracy, inclusiveness, and modernization. The group will review their proposed changes in early February before bringing it to the Select Board. The association represents residents along the lake and river, including those near Seabright Dam and the East/West dams.

Gross: The Historic Resources Committee aims to have their proposal on the November ballot and will present it at PechaKucha Night in October. A Community Visioning Workshop on Curtis Island will be held on February 2 and 16, open to the public. The Library's Winterfest is this weekend, featuring a Polar Plunge, music, ice carving, a dog fashion show, kids' crafts, and a story walk. A request was made by McKellar that a digital version of the major report, which includes cost estimates (such as a \$500,000 barn), to be posted online on the town website for easier community access and to help share the financial details of the project.

McKellar: Library Board of Trustees: Discussed a new trustee candidate with positive feedback. Working on grant applications and the Wabanaki signage project. FEMA reimbursement looks promising for seawall and water intrusion issues. Pathways Committee: Joint meeting with Rockport covered Camden's work plan, including potential shoulder widening on Molyneaux Road and the John Street project Discussed a possible trail between the high school and Camden and

phased development options. Rockport is working on a comprehensive 12-page Complete Streets policy.

Dorr: Harbor Committee discussed Steamboat Wharf ramp repairs, channel realignment plan, mooring adjustments, and increasing harbor crowding. License renewals were reviewed, with ongoing discussion about refining criteria. Fire Department: Met with Chief Farley and firefighters to learn about their work, challenges, and dedication to the community. Emphasized their openness to public engagement and the town's appreciation for their service.

5. Town Manager's Report Summary ([Video Recording minute mark 20:11](#))

- Budget & Town Meeting: Budget review schedule and town meeting timeline are set.
- Snow Bowl Updates: Webcam restored, new one added; snowmaking fully operational; Tubing Hill reopening; successful annual race event.
- Planning & Zoning: Harbor resiliency project nearing completion; zoning amendments public hearing on Feb. 4; planning board seeking new members.
- Short-Term Rentals: Online registration portal launching soon.
- Snow Bowl Master Plan: Consultant recommendation expected at Feb. 4 meeting.
- Toboggan Championships: Camden vs. Rockport race on Feb. 1; live streaming plans underway.
- Finance & Elections: Dog license deadline Jan. 31; high turnout for recent school referendum; preparations for June 10 town election underway.

6. Action Items:

- a) Consideration of the appointment of Cynthia Stancioff as regular member to the Camden Conservation Commission ([Video Recording minute mark 32:17](#))
McKellar moved; Nolan seconded to confirm the appointment of Cynthia Stancioff to fill a vacancy on the Camden Conservation Commission. The motion passed on a 4-0-0 vote.)
- b) Confirmation of appointment to Library Board of Trustees ([Video Recording minute mark 33:08](#))
Natalie Travia, Vice President of the Camden Public Library Board of trustees stated they have nominated Jana Lone Mohr as a trustee. Her experience is seen as a valuable asset to the library.
McKellar moved; Gross seconded to confirm the Camden Public Library Board of Trustees nominee Jana Lone Mohr. The motion passed on a 4-0-0 vote.
- c) Request for Funding for Maintenance of Lake City Floats Property at 107 Hope Road ([Video Recording Minute Mark 35:48](#))
Discussion took place between owners of Lake City Floats and Board members around improving and maintaining a specific property that provides benefits to both the business owner and the town. There are multiple aspects at play:
 - Maintenance agreement: The town is looking to establish a clear and formal agreement for long-term maintenance, potentially involving in-kind contributions or funding.
 - Legal considerations: There's a need to ensure any arrangement doesn't overstep legal boundaries, especially in terms of public funds and how taxpayer money is spent.
 - Future considerations: There is interest in creating a more permanent plan that doesn't require frequent revisiting, something that would be sustainable for the

long-term benefit of the town and business owner.

The Board will revisit this once more details are available about the costs and specifics.

7. Discussion Items: [\(Video Recording Minute Mark 1:09:33\)](#)

a) Capital Improvements for the Snow Bowl

- ADA Access to the Lodge
- Window Wall Replacement
- Ticketing and Rental Trailer Removal and Replacement
-

After discussion, it was proposed that the town develop more detailed plans and cost estimates for improving the Snow Bowl lodge accessibility, including adding an elevator and replacing the rental building.

b) Capital Improvements for the Town Office/Opera House

- ADA Access to the French Conference Room
- HVAC Repair and Replacement
-

After discussion, it was proposed to create design concepts and cost estimates for improving the entrance to the Select Board meeting room, focusing on making it more visible, accessible, and inviting. Obtain and review additional HVAC system replacement quotes for the town office building and obtain cost estimates for addressing the minor accessibility issues with the ramp in the town manager's office area.

Both of these discussion items will continue to be addressed during capital improvement discussions.

9. Adjournment [\(Video Recording Minute Mark 2:32:06\)](#)

McKellar moved; Nolan seconded to adjourn at 9:41 pm. The motion passed on a 5-0-0 vote.

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>

January 31, 2025

The following establishment has submitted applications for approval of their **VICTUALER LICENSE & LODGING LICENSE**. The appropriate application reviews have been made by the code enforcement officer and fire chief.

Business Name	Location	Lodging Exp.	Victualer Exp.
Bay View Inn	16 Bay View Street	02/28/2025	02/28/2025

CAMDEN SELECT BOARD

Susan Dorr, Chair

Christopher Nolan, Vice Chair

Alison McKellar

Kenneth Gross

Thomas Hedstrom

Date of Approval



MEMORANDUM

To: Select Board
From: Jeremy Martin, Planning and Development Director
Date: January 27, 2025
Re: Chapter 290 – Public Hearing on Zoning Amendment Proposed by FHRE, LLC – Borden Cottage

PURPOSE

This agenda item consists of a public hearing for a zoning amendment proposed by FHRE, LLC (Borden Cottage). The proposed amendment has gone through the required planning board public hearing process and was unanimously supported by the planning board with a recommendation that the Select Board hold a hearing and send to voters in June.

BACKGROUND/OVERVIEW

Per §290-15.4 of the Town of Camden's Code of Ordinances FHRE, LLC submitted a request to amend § 290-8.5 *Coastal Residential District B. (5.) (c)* of the Town of Camden's Code of Ordinance. Borden Cottage LLC currently operates a State -licensed 12-bed private residential facility at 235 Bay View Street (Map 232 Lot 12).

Private Residential Treatment Facilities are defined in Chapter 290 of the Town Code as “a treatment facility that provides a comprehensive, voluntary recovery program for alcohol and other substance abuse disorders, along with concurrent treatment for association mental health issues, appropriate for the level of care provided. The facility must only be utilized for private residential rehabilitation that requires overnight care. A private residential treatment facility does not provide outpatient care. Any operator must be licensed by the State of Maine to operate a private residential treatment facility.”

This use is a permitted commercial use in the Coastal Residential Zoning District, and FHRE, LLC / Borden Cottage has been operating the existing facility for many years with no impacts on the community. The existing and proposed zoning language are as follows: (proposed language below - ~~red deletions~~ – blue additions)

EXISTING LANGUAGE:

§ 290-8.5 Coastal Residential District (CR) B. (5) (C.)

- [1] The facility shall have a maximum of 12 single-occupancy bedrooms which must be in buildings in existence as of January 1, 2018.
- [2] The facility must be on a single parcel of land of at least 10 acres in size and containing a house with at least five bedrooms all in existence before November 3, 1992, the date of the enactment of this chapter



PROPOSED LANGUAGE:

§ 290-8.5 Coastal Residential District (CR) B. (5) (C.)

- [1] The facility shall have a maximum of ~~12~~ 18 beds in either single – occupancy or double-occupancy bedrooms which must be in buildings in existence as of January 1, 2018.
- [2] The facility must be on a single parcel of land of at least 10 acres in size and containing a house with at least five bedrooms all in existence before November 3, 1992, the date of the enactment of this chapter.

FHRE, LLC's proposed zoning amendment would simply allow Borden Cottage, LLC to have a maximum of 18 beds rather than the 12 currently allowed, and to allow them to be in either single or double occupancy bedrooms, as opposed to the current requirement of only allowing them in single-occupancy bedrooms. There are no other changes requested, and the proposal would not alter or change the site in any other way.

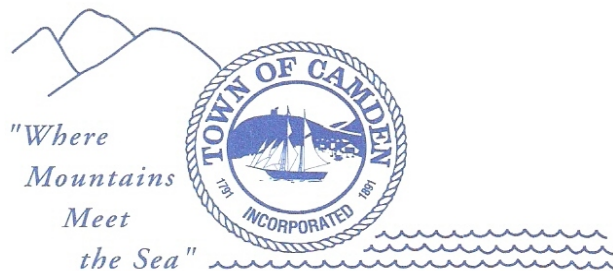
It is worth noting that in the more than 6 years that Borden Cottage has been operating a 12-bed single room occupancy private residential treatment facility at this location, the Code and Planning Office has never received a complaint about their facility.

RECOMMENDATION

Following two public hearings and a unanimous recommendation from the Planning Board, it would be staff recommendation to move these proposed amendments to voters in June.

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
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Applicant's Proposed Text Amendment to Chapter 290 Zoning, Article VIII District Regulations, § 290-8.5 Coastal Residential District (CR), (5) (c) Private residential treatment facility, provided that:
[Added 6-13-2018]

[1] The facility shall have a maximum of ~~12~~ **18 beds in either** single – occupancy **or double-occupancy** bedrooms which must be in buildings in existence as of January 1, 2018.

[2] The facility must be on a single parcel of land of at least 10 acres in size and containing a house with at least five bedrooms all in existence before November 3, 1992, the date of the enactment of this chapter.

FEES:

Application Fee: \$500

Abutter Notice Fee (if required): \$20/abutter x ____ = \$ ____

Date Received: 10/21/2024

✓ Paid: _____

Town of Camden
Request to Propose an Amendment to Camden Code of Ordinances

1. Petitioner(s): if more than one person is applying, please provide information for the lead petitioner here and attach a sheet containing the names, addresses and contact information for all other petitioners.

Petitioner's name FHRE, LLC _____

Mailing address: P.O. Box 799 _____

City, state, zip: Camden, ME 04843 _____

Phone#: 207-230-8210 _____ Email: fhre04843@gmail.com _____ 2.

Code Chapter(s) to be amended: 290 _____

Article(s) and Section(s) to be amended: VIII, Section 5,, Section B, (11) number 1 and 2 _____

a) The current language:

The facility shall have a maximum of 12 single-occupancy bedrooms, which must be in buildings in existence as of January 1, 2018.

The facility must be on a single parcel of land of at least 10 acres in size and containing a house with at least five bedrooms all in existence before November 3, 1992, the date of the enactment of the Camden Zoning Ordinance. (New 6/13/2018)

b) Provide in clear and concise language, in a format consistent with the language and style of the Code as it reads above, the language of the proposed Amendment:

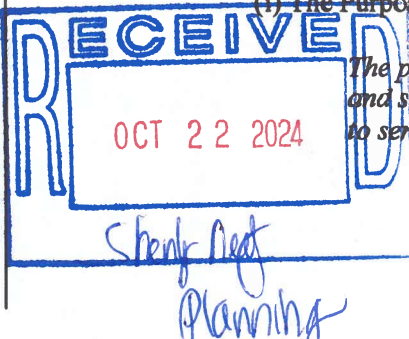
The facility shall have a maximum of 18 beds, in either single or double occupancy bedrooms, which must be in buildings in existence as of January 1, 2018

The facility must be on a single parcel of land of at least 10 acres in size and containing a house with at least five bedrooms all in existence before November 3, 1992, the date of the enactment of the Camden Zoning Ordinance. (New 6/13/2018)

c) Please address how the proposed revision will be in conformance with the following:

(i) The Purpose Section of the ordinance for the District(s) affected by the change;

The purpose of the ordinance for the district will remain the same. Existing buildings and surroundings will be used, retaining the scenic landscapes and vistas and continuing to serve as attractive gateways to Camden.



3. Why is this change being requested?

We want to be zoned for 18-bed use in our residential treatment facility to provide a more comprehensive program for our residents.

4. Please provide the information below relevant to your Application:

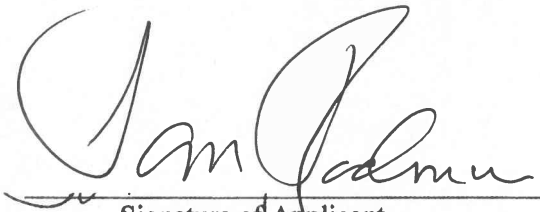
- a) A map (at a scale that is easy to read) showing any properties that will be affected by this change.
and
c) A list of affected properties, including street address and Tax Map and Lot numbers;
FHRE – 235 Bay View Street, Camden, ME 04843
Tax Map: 232, Lot 12

5. List any impact(s) on the affected properties, such as changes in permitted uses.

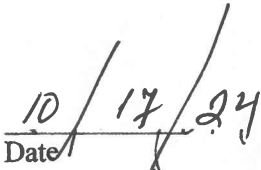
There will be no impact on the affected property regarding permitted uses.

6. List any changes in Town services that will be required because of this change.

There will not be any changes in Town services required due to this change.



Signature of Applicant



Date

Signature of Planner finding Application is complete

Date



MEMORANDUM

To: Select Board
From: Jeremy Martin, Planning and Development Director
Date: December 11, 2024
Re: Zoning Amendment Hearing - Accessory Apartment Definition

PURPOSE

This agenda item consists of a public hearing for a zoning amendment drafted by the Town of Camden to ensure the Town is in compliance with the state-mandated LD2003 housing rules. The State Department of Economic and Community Development (DECD) reviewed the recent amendments that were approved by voters to implement the requirements of LD2003 and responded with a strongly worded recommendation that our code needed to include the minimum allowable square footage for accessory apartments, not just the maximum square footage.

PURPOSE/BACKGROUND

To remove perceived municipal barriers to housing development statewide a couple of years ago, the state-mandated that all municipalities amend their local codes/ordinances to increase housing density, create affordable housing provisions, and to allow accessory dwelling units in all zoning districts. Last year the town codified all these provisions. Based on the rules that were promulgated by the State there was a requirement that accessory dwelling units must meet a minimum size of 190 square feet, or if the Technical Building Codes and Standards Board under Title 10, section 9722 adopts a different minimum size, that standard would apply. Town staff believes that the language that was approved by voters met the requirements of LD2003. Again, Town staff believes all requirements of LD2003 have been met and that the language approved by voters, combined with state law and our existing application and review process is more than sufficient to ensure that proposed construction projects meet all federal, state and local requirements. As it turns out the State housing opportunity staff at the Department of Economic and Community Development did not agree with our approach and is requiring us to make a minor tweak to our previously approved language.

The language proposed is in blue, underlined and bold.

Chapter 290 Zoning Ordinance, Article III Terminology, §290—3.2 Definitions.



ACCESSORY APARTMENT

A dwelling unit of 600 square feet or less, gross, of living area, that serves as the primary residence of its occupant(s). The accessory apartment shall comply with all applicable building codes and is subject to the State of Maine's Subsurface Wastewater Rules, as may be amended, ^[1] as well as the minimum dimension requirements for lots in the shoreland zone. For the purpose of this provision, "primary residence" shall mean a dwelling unit occupied by the same resident for a minimum of six consecutive months, plus one day. The accessory apartment shall be subordinate to the principal structure(s) in size, form, and location and may be attached to or detached from a principal dwelling or contained within an accessory building (e.g. garage) on the lot. [Amended 7-14-2020; 6-11-2024]

- A. A lot shall contain no more than one accessory apartment;
- B. All units shall serve as the primary residence of the occupants. For those accessory apartments permitted before June 17, 1997, there is not a primary residence requirement ~~;~~ and
- C. An accessory apartment must meet a minimum size of 190 square feet. If the Technical Building Codes and Standards Board under Title 10, section 9722 adopts a different minimum size, that standard applies.

The proposed amendment has gone through the required planning board public hearing process and was unanimously supported by the planning board with a recommendation that the Select Board hold a hearing and send to voters in June.

RECOMMENDATION

Following two public hearings and a unanimous recommendation from the Planning Board, it would be staff recommendation that the Select Board move the proposed amendment to voters in June.

Amend the definition of ACCESSORY APARTMENT

Chapter 290 Zoning Ordinance, Article III Terminology, §290—3.2 Definitions.

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A dwelling unit of 600 square feet or less, gross, of living area, that serves as the primary residence of its occupant(s). The accessory apartment shall comply with all applicable building codes and is subject to the State of Maine's Subsurface Wastewater Rules, as may be amended, ^[1] as well as the minimum dimension requirements for lots in the shoreland zone. For the purpose of this provision, "primary residence" shall mean a dwelling unit occupied by the same resident for a minimum of six consecutive months, plus one day. The accessory apartment shall be subordinate to the principal structure(s) in size, form, and location and may be attached to or detached from a principal dwelling or contained within an accessory building (e.g. garage) on the lot. [Amended 7-14-2020; 6-11-2024]

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- C. An accessory apartment must meet a minimum size of 190 square feet. If the Technical Building Codes and Standards Board under Title 10, section 9722 adopts a different minimum size, that standard applies.



MEMORANDUM

To: Select Board

From: Jeff Nathan, Camden Snow Bowl General Manager & Parks and Recreation Director

Date: February 4, 2025

Re: Recommendation of SE Group for the Camden Snow Bowl Master Plan

PURPOSE

The Town of Camden issued a Request for Proposal (RFP) for the development of a comprehensive Master Plan focused on the development of four-season healthy outdoor activities at the Camden Snow Bowl. The Parks & Recreation director is recommending the contract be awarded to SE Group.

BACKGROUND

In 2024, the Town of Camden received a \$160,000 grant from the Community Outdoor Recreation Assistance (CORA) Program through the Economic Development Administration. Most of the award (\$106,000) will pay for the development of the Master Plan. The purpose of the Master Plan is to create a cohesive plan that addressed short-term infrastructure needs, develops an understanding of the baseline conditions, and outlines a series of long-range operational strategies for the continued success of the Camden Snow Bowl as a hub for four-season, healthy, outdoor activities. The work will be additive to the work being completed by OSI for the proposed hiking/biking trail development and an economic impact assessment being completed by Camoin (a refresh of their study completed in 2014). The Master Plan development will build upon the planning and development that was initiated with the previous Camden Snow Bowl redevelopment including the proposed new lodge.

The Parks & Recreation director will work closely with Town management, the Ragged Mountain Recreation Area Foundation, the Harraseeket Consulting Group (Andy Shephard) to provide input and direction to SE Group. In addition, SE Group will engage directly with the public through a public forum to help better understand community needs and wants prior to issuing their report.

ABOUT SE GROUP (From SE Group)

“For over 65 years, SE Group has been a leader in the planning and design of destinations that thrive at the intersection of recreation, community, and tourism. Founded as the first consulting firm dedicated to ski area planning and operations, we are recognized innovators in the evolution of ski areas into vibrant, multi-season destinations.

Our history is rooted in understanding the unique complexities of recreation spaces. From small community ski hills to iconic resorts, SE Group has guided public and private clients to enhance their recreational assets, establish sustainable business models, and create inclusive, memorable experiences for users across all seasons.”

SCOPE OF WORK

Our team is excited to work with Town staff and relevant organizations/consultants to create a cohesive Master Plan that addresses short-term infrastructure needs, develops an understanding of the baseline conditions, and outlines a series of long-range operational strategies for the continued success of this wonderful community asset.

Our current assumptions, based on our conversations thus far:

- The focus of this master planning exercise is on multi-season activities beyond “ski”. We will include the ski area as part of our analysis but are not anticipating traditional “ski area/mountain planning” for upgrading and/or expansion of the ski area. Exceptions to this:
 - The base area environs, including the new lodge location, will be considered as potential locations for multi-season activities, programs and events.
 - Consideration for lighting improvements to the ski operation, and the resulting potential for increased night use of the ski area.
- Our work is intended to be “additive” to previous and on-going work. The focus on our engagement will be:
 - Compile the concept work completed thus far (OSI trails master planning, base lodge design), and utilize the list of proposed activities, programs and events that has resulted from past community engagement and client team research, to develop a “Vision Plan” for the Snow Bowl;
 - Validate these existing Vision Plan components, through a review of the market and the associated financial implications (order of magnitude capital/operational costs and revenue potential), and determine any “missing” opportunities for additional activities, programs and events;
 - Combine this past planning and any new ideas into a Master Plan, including a plan graphic, descriptive text, and supporting market context and financial datapoints.
- Our assessment of the marketplace will be based on a desktop review of available tourism-oriented data, to inform our evaluation of existing plan components, and to guide our recommendations for potential additions to the plan, potential visitation levels, and potential price points for future revenue-generating components.
- Our financial assessment will provide high-elevation “proof of concept” validation that the Master Plan will guide future development of the Snow Bowl in a way that is supportive of future financial viability. It will also provide the operating team with a greater understanding of the key financial metrics (price points, visitation levels, additional staffing) needed for success.
- We are assuming that you will provide the community use-oriented data, including the types of activities of interest, and the current and potential future levels of participation.
- You will summarize and provide all relevant background information connected to past public engagement. Per the RFP, we are assuming one community interaction, to confirm vision/concepts before finalizing the Master Plan.

- We will utilize our database of activity-related costs but will rely on your team to help determine area-specific unit pricing for capital costs associated with building, trail, and landscape construction.
- Maintaining the proposed project schedule will require timely participation and prompt responses from your team for data requests and decision-making. Any delays will translate to extended project timelines, and potentially increase the budget.

As we begin this project, we will review and discuss these assumptions with you to ensure we are all aligned.

PHASE 1: FOUNDATION

This initial phase of work is structured around better understanding the area's planning needs by exploring the extent and focus of past planning work and discussing how our analysis process can complement ongoing efforts. These early conversations will be supported by a thorough review of past planning documents and a series of base maps that include existing facilities, environmental constraints, and summer and winter recreational amenities.

1.1 KICK-OFF MEETING

As we work with you to solidify contract details, we will coordinate a video conference call to finalize project details and establish working protocol. This discussion will include roles and responsibilities, review of goals and objectives, scope of work, project schedule, and the gathering of background information. We will follow up this discussion by providing you with a finalized scope of work and budget, project schedule, team contact list, and a Data Sheet form which will summarize the mapping/information/data that we will need from your team to complete our work.

1.2 BASE MAPPING AND PREVIOUS PLANNING REVIEW

As part of the kick-off meeting, our team will request spatial data to support preliminary base mapping. This data request will include trails, infrastructure, transportation, parking, parcel, environmental constraints, soils, wetlands, etc. Our team will identify existing public data before requesting supplemental information.

1.3 SITE VISIT

We will spend one day on-site with you and the team. There are two goals for this site visit:

1. Deepening our understanding of the context of this planning exercise: past and current planning, community sentiment, the vision of the leadership team.
2. Confirming site conditions: getting "on the ground" experience of the place.

We will work with you to formalize the timing and agenda for this visit to make the most efficient use of our time together. We will also work with you to determine who from your leadership and planning teams (the steering committee) should be in attendance. This initial site visit will be a great time to connect with key stakeholders and planning partners, including the Ragged Mountain Recreation Area Foundation.

Prior to this time on site, we assume that you will provide our team with all relevant data and project information (as outlined in the Data Sheet) so that we can review relevant materials.

Listening Session

The best advice we have ever been given is "ask questions and listen." As we join your team, we want to better understand this "point-of-departure" for this planning exercise. During our site visit we will organize a team listening session with you and key members of the operations team and Town planning staff.

The goal for this conversation is to hear you and your team discuss your perspective and the context of this engagement; issues and concerns related to the existing operation; multi-season recreation planning ideas (past planning, on-going work, evolving concepts); infrastructure and property; and sustainability and resilience. We want to come away with a solid understanding of what makes this place special, how the site currently operates, and what ideas or questions the team has for further consideration. These initial conversations present a great opportunity for our team to collaborate with representatives involved in ongoing or recent planning efforts to best understand their perspective, progress, and ideas.

Topics for our discussion will include:

- The inspiration. What do you see when you look to the future?

- The goals. What do you want to achieve? What defines success?
- The rules. What are guiding principles, mission/vision/values, key assumptions?
- The area today. What is the atmosphere, the vibe? Are there any special places on/around the area? Is there a hub? What does it feel like to be in the center of it?
- The visitors. Who are your existing visitors, and what do they value? Who else do you wish was here?
- The wish list. What is missing? What other key components should be considered? What is considered to be of “immediate” importance vs. and “aspirational” goal?
- Constraints. What are your biggest challenges? What limits success? What do you know/don’t know about addressing these concerns?

We will summarize the key takeaways of this discussion, which will be used as a reference as we dive into our master planning. This conversation will provide valuable insight as we start framing the Vision and confirming the list of the key plan elements. It will also provide our team with the necessary information to begin our analysis and start generating preliminary concepts.

Site Tour

During the site visit, our team will also tour the project site and surrounding area to explore the site, existing buildings, recreation amenities, and the unique offerings and character of the surrounding region. As part of this task, we will interview the key members of the existing management team to understand existing opportunities and challenges already identified.

PHASE 2: RECREATION AREA ASSESSMENT

This analysis provides an assessment of the area as it relates to the opportunity and need for improving the existing operation, as well as setting the baseline conditions for future improvements including upgrading guest service facilities, expanding multi-season operations, and ensuring operational sustainability. As the Snow Bowl is a public multi-purpose recreation destination, this assessment will also include an exploration of the broader parks and recreation system to understand community recreation needs and what opportunities exist to provide desired amenities on site. All tasks within this phase will build from analysis already completed.

2.1 SITE ANALYSIS

Utilizing available mapping data and other relevant project information supplied by you and your team, the analysis includes the following components (to the degree the available information allows):

- **Natural environment:** existing habitat areas, soils, slopes, wetland and drainage areas, and other relevant natural resources (based on available resource mapping and data).
- **Existing built environment:** existing recreational facilities (summer and winter), ski terrain, lifts, guest services facilities, parking, maintenance, operations facilities (support infrastructure including snowmaking), and utilities (water, sewer, power, waste management).
- **Existing recreational programming and activities:** non-ski winter activities, summer activities, adjacencies to regional recreational networks.
- **Regulatory environment:** alignment with any existing plans and resource documents.

We will prepare a physical site opportunities/constraints plan, to diagram key site analysis elements.

2.2 OPERATIONAL CAPACITY ANALYSIS

We will undertake a capacity modeling exercise for the existing ski operation:

- Lift specifications will be used to calculate the at-one-time uphill capacity of the lift network.
- Terrain specifications (including skiable area by skier skill class) will be measured to determine the downhill capacity of the trail network, as well as the balance between the Snow Bowl's distribution of terrain by skier ability level and the ability distribution of the regional skier market.
- The balancing of the uphill lift capacity and downhill terrain capacity leads to a calculation of the overall mountain design capacity, or Comfortable Carrying Capacity (CCC).
- Guest services space (and lunchtime seating) will help determine the capacity of the indoor space.
- Parking capacity, factoring in those guests who may use alternative transportation (bus, ride share, shuttle).
- The CCC is utilized to determine the current state of balance between critical areas of the ski area experience (lifts, terrain, guest services, lunchtime seating, parking), providing a baseline for discussions related to upgrading/expansion.
- Capacity utilization, comparing CCC and season length to historic winter visitation, to determine the average utilization rate of the existing facility, allowing for an assessment of existing performance and a datapoint for future improvements.

We will also assess the current capacity of the "summer" operations at the area including a review of the existing recreation amenities, programs, and support facilities (fields, trails, buildings, parking, circulation, water access, etc.). As we identify opportunities to expand summer programming and recreation infrastructure, our team will assess the impacts on more constrained facilities including the parking area, fields, and indoor space. As our team incorporates considerations from ongoing planning processes and develops additional ideas, we will build on this capacity analysis to highlight key pinch points and limiting factors. This will ensure that future improvements maintain community access while creating new opportunities for summer recreation experiences.

2.3 OPERATIONAL CONTEXT

As part of this process, it is important for us to understand the context of your operation and future vision. As part of our analysis, we will investigate:

- **Brand:** It's important that we understand how this translates into the larger, year-round recreation experience, how that varies to address the complexion of participant (i.e., resident/tourist) from winter to summer.
- **Mission and Vision:** Your mission and long-range vision for the area must be the foundation for any discussions related to multi-season recreation.
- **Operations:** We also need to gather information related to the depth and complexion of the current operations team, as well as the nature of project financing and access to capital. This information will be factored into our evaluation of potential recreational offerings, as well as allow us to develop assumptions during the financial assessment.
- **Benchmark Analysis:** If requested, we will also take a "high elevation" look at the existing performance of the ski area based upon comparable operations. This benchmarking evaluation will entail the use of National Ski Areas Association (NSAA) data to compare the ski area's operational and financial characteristics with similar sized ski areas. We will also use our in-house database to identify and compare the Snow Bowl with peer ski areas if appropriate. This overview of the existing facilities/infrastructure and benchmarking provides an operational performance "report card" from

which we can ask questions about the existing operations and offer recommendations for improvement.

PHASE 3: ESTABLISHING THE VISION

The Vision Plan is a compilation of all ideas generated thus far, including concepts developed through past and current planning endeavors (OSI trails planning, base lodge design), ideas compiled by the client team resulting from community engagement and on-going research, and new ideas resulting from the site visit discussions.

To initiate this phase, we will hold a video workshop to discuss the findings from our earlier data collection, and operational reviews. This workshop will focus on asking clarifying questions, presenting notable highlights from Phase 2, and revisiting initial concepts that were discussed during the site visit.

3.1 EXPLORING THE VISION

There is great efficiency in high-intensity, short-duration workshops, and the collective focus of all team members nets valuable clarity.

During this (video conference) workshop we will explore:

- **The Competitive Edge** – The points of differentiation and unique offering proposition that will define the Snow Bowl in the competitive marketplace.
- **The Program** – The list quantifying (How much?) and qualifying (Of what elements?) of all future components, including skiing, other multi-season recreation (winter and summer), and guest services.
- **Concepts** – How future opportunities may be realized (we will get out the pens and trace paper to explore/illustrate ideas while on site).
- **Phasing** – Identifying project components that have the highest priority.

We will work with you to formalize the timing and an agenda for this session, to make the most efficient use of our time together. We will work with you to determine the attendee list, as this workshop may be another great opportunity to engage key stakeholders beyond the immediate operations team.

3.2 VISION PLAN

At the end of our workshop, we will have reached a preliminary level of consensus on the guiding Vision, the size and complexion of key program elements to be included in the plan, and ideas for the site.

We will develop concepts to explore the spatial arrangement, circulation, and interrelationships between all recreational activities and facilities. Both winter and summer plans (non-ski winter recreation) will be developed to clearly illustrate the specific location of all recreational activities and uses of all facilities during both primary seasons of operation. These concepts will be outlined and presented at a level of detail in which capital and operating costs and general operating assumptions can be estimated. This data will be utilized in the financial assessment.

Our team will present initial concepts to the client and discuss the options and how best to integrate preferred solutions. We will work collaboratively to refine the preferred concept based on group input. Plans will once again be presented to the client team and refined accordingly based on final input. We will present the final Vision Plan via video conference and discuss potential implementation phasing as a segue into the financial assessment task.

We will produce a “Vision Plan” summary document, including a plan map and supporting imagery to illustrate, in a conceptual way, how the identified ideas may be realized.

This plan will be the point-of-departure for the future master planning process, including the foundation for development of the Master Plan.

PHASE 4: CLARIFYING THE VISION

The market assessment and financial assessment components will help confirm the direction established in the Vision Plan phase and ensure that the desired program meets the financial and operational goals of the Snow Bowl and meets the recreational needs of the broader Camden community. These important components will help clarify the Vision and create the foundation for the Master Plan.

4.1 MARKET ASSESSMENT

Our assessment of the marketplace will be based on a desktop review of available tourism-oriented data. We will be using this data to gain a greater understanding of:

- The depth of the tourism marketplace
- The current level of recreational activity within the market, identify existing competing or complementary activities
- The alignment of the Vision Plan with the current tourism marketplace
- The opportunities for other activities, programs, events that may be added to the Vision Plan.

The goal of this market review is to confirm the Vision Plan components, and to guide our recommendations for potential additions to the plan, visitation levels, and price points for future revenue-generating components of the plan.

4.2 FINANCIAL ASSESSMENT

The goal of the Master Plan is to establish the Snow Bowl as a viable operation, which provides a valuable service to the community without being a financial burden. While continued fund-raising is anticipated for larger capital projects, the financial goal of the operation is to be self-funded.

Given this goal, an important aspect guiding the selection of the recommended elements of the Master Plan is an understanding of the possible economic performance of the potential activities, programs, and events. Accordingly, we will use our extensive database and work with you and your team to collect, compare, and review operating assumptions for the proposed components of the Vision plan, as well as any proposed additions to the plan resulting from the market review.

This assessment will include:

- Order-of-magnitude capital costs,
- Order-of-magnitude operating expense,
- Participation/use levels (daily, event, and seasonal capacity goals),
- Potential price points,
- Potential phasing,
- Potential revenue.

This information will allow for an assessment of the financial implications of the multi-season recreation components of the Vision Plan (including any additions resulting from the market assessment), and whether they should continue to be incorporated in the Master Plan.

The financial metrics (as noted above) for the multi-season recreation components of the Master Plan will be summarized for inclusion in the plan document.

For the purposes of this master planning exercise, we are assuming two rounds of modifications as we establish the initial parameters and phasing strategy.

4.3 CONCEPT REFINEMENT

The Vision Plan will be refined to reflect the findings of the Financial Assessment. We will proceed through an interactive planning process that will include interim meetings where we will present and discuss the concepts as they are developed.

4.4 ENGAGING THE COMMUNITY

After our team has developed and refined the Vision Plan, we will look to the community to provide further input and ensure we are moving in the right direction. This critical touch point will help us create a plan that is embraced, and therefore, implemented and supported, by the community. Our team proposes a public open house structured around collecting feedback on initial concept building blocks. Participants will have the opportunity to review and comment on the Vision Plan.

The client team will review all comments and advise the planning team on any changes that should be made to the Vision Plan prior to development of the final Master Plan. Based on our understanding that the client team has a firm grasp of community sentiment and will bring this perspective to the development of the Vision Plan, it is anticipated that few (if any) significant changes will be required. Should this not be the case, additional scope and fees may be required to revise the plan and the financial assessment.

We will work with the client to identify the desired time, location, and staffing model and prepare advertisement and outreach materials to advertise the engagement opportunity.

PHASE 5: DEVELOPING THE MASTER PLAN

5.1 PLAN DEVELOPMENT

We will further refine the Vision Plan based on community input and update the financial assessment accordingly. We will continue our interactive planning process that will include one interim meeting where we will present and discuss the revisions as they are developed.

5.2 DOCUMENTATION

The results from this comprehensive planning process will be compiled into a Master Plan document, outlining in detail the resulting concept plan and the steps required for phased implementation, as well as providing the background validation of the plan's various components. The Plan will be accompanied by maps, graphics and/or sketches spatially depicting concept plans.

PROFESSIONAL FEES

All work performed on this project will be billed in accordance with the attached Terms and Conditions and on a time and expense basis. We have prepared a **not to exceed** project fee of \$106,000 which includes SE Group's fees and direct expenses. The following table presents our total project fee by task.

PHASE	FEE
FOUNDATION	\$20,600
RECREATION AREA ASSESSMENT	\$19,300
ESTABLISHING THE VISION	\$16,500
MASTER PLAN DEVELOPMENT	\$40,000
PROJECT MANAGEMENT	\$9,600
TOTAL	\$106,000

Note: The proposed Professional Fees have been illustrated by task to depict the sequential steps and provide context. SE Group reserves the right to reallocate fees among tasks, as needed, as long as the total project fee is not exceeded.

CONCLUSION

We look forward to supporting the Town of Camden with this important project. If this detailed SOW and our Professional Fees meet your approval, your signature shall serve as a contract between us.

Respectfully Submitted,
Sno-engineering, Inc. (d/b/a SE Group)
Ayden Eickhoff,
Associate Community & Recreation Planner



Claire Humber,
Director of Resort Planning



ACKNOWLEDGED AND ACCEPTED:

This letter of proposal and SE Group's Terms and Conditions as attached comprise the total agreement between SE Group and Audra Caler.

By: _____

Title: _____

Date: _____

TERMS AND CONDITIONS

SE Group (Sno-engineering, Inc., d/b/a SE Group)

COMPENSATION

Billings to Client for all work in connection with the Scope-of-Work and Additional Services (i.e., all work in addition to that required in connection with the stated Scope-of-Work) shall consist of the following:

Professional Fees: Professional services performed by SE Group will be billed on an hourly basis.

SE Group’s hourly rates for calendar year 2025 are as follows:

Principals/Directors	\$210 to \$345
Senior Associates	\$150 to \$250
Associates	\$135 to \$200
Professional Staff	\$100 to \$180
Administrative Support	\$95 to \$170

The above hourly rates will be adjusted on an annual basis, effective January 1 of each ensuing year.

Direct Expenses: Direct expenses include, but are not limited to, travel and travel related costs such as actual transportation costs, food, subsistence and lodging, printing, maps, documents prepared by others, materials, in-house prints, copies, renderings, models and mock-ups, plots, any expenses for insurance coverage or limits of insurance which are in excess of that normally carried by SE Group and other similar direct expenses related to the completion of the Scope-of-Work. All Direct Expenses will be billed at cost, plus ten (10%) percent.

Sub-Consultants Fees: Sub-Consultant time and expenses, if any, will be billed at cost, plus ten (10%) percent.

PAYMENT TERMS

SE Group’s invoices will be prepared and sent on a monthly basis. Invoices will be sent in a standard summary format without supporting documentation. More detailed billings may be requested by the Client, and will be prepared by SE Group and billed as Additional Services.

Payment is due upon receipt of the invoice. A “Service Charge,” which is the greater of twenty (\$20.00) dollars, or one and one-half (1½ %) percent per month (unless limited by the prevailing legal rate) will be assessed and billed monthly (at SE Group’s discretion) on each unpaid invoice, or unpaid portion thereof, at the time of the next billing.

Client agrees to pay all costs of collection, including, but not limited to, reasonable attorney’s fees, expert witnesses fees, and all other collection charges and expenses.

TERMINATION

If the Client fails to make payments to SE Group in accordance with the “Payment Terms” above, SE Group may, at its sole discretion, elect either to temporarily suspend or terminate all work and services. SE Group will give seven (7) days’ notice, in writing, to Client of any said suspension or termination. Other than termination for non-payment, either party may terminate this Agreement upon five (5) days’ notice, in writing, to the other.

In the event the Client terminates SE Group’s services for any reason, SE Group shall be paid “Termination Expenses,” which include time and expenses necessary for both itself and for its Sub-Consultants, to finalize analyses and records as necessary, and to complete any reports on services already performed, in a manner appropriate for the professional services provided. Billing of these expenses shall be as Additional Services; and are in addition to

Professional Fees, Direct Expenses and Sub-Consultant Fees incurred to the date set forth in the Notice of Termination, attributable to work performed on the Scope-of-Work and any previously authorized Additional Services.

Client hereby waives any and all claims for consequential damages arising out of any disputes or other matters relating to this Agreement, including, without limitation, consequential damages due to said termination. Specifically, but without limiting the generality of the foregoing, Client hereby waives on claims for damages incurred by Client for rental expenses, for losses of use, income, project financing, business and reputation. In no event shall SE Group's liability arising out of any claims or demands exceed the amount paid for Professional Fees as defined in "Compensation" above.

INSTRUMENTS OF SERVICE

Drawings, specifications and other documents, including those in electronic form, prepared by SE Group and its Sub-Consultants are instruments of service for use solely with respect to this project. SE Group and its Sub-Consultants shall be deemed the authors and owners of their respective instruments of service and shall retain all common law, statutory and other reserved rights, including copyrights.

Upon execution of this Agreement SE Group grants to the Client a non-exclusive license to reproduce said instruments of service solely for the purposes of the project described in the Scope-of-Work, provided that the Client shall comply with all obligations including prompt payment of all sums when due under this Agreement. SE Group shall obtain similar nonexclusive licenses from its Sub-Consultants consistent with this Agreement. Any termination of this Agreement prior to completion of the project shall terminate this license. Upon such termination, the Client shall refrain from making further reproductions of instruments of service and shall return to SE Group within seven (7) days of termination all originals and reproductions in the Client's possession or control. If and upon the date SE Group is adjudged in default of this Agreement, the foregoing license shall be deemed terminated and replaced by a second, non-exclusive license permitting the Client to authorize other similarly credentialed design professionals to reproduce and, where permitted by law, to make changes, corrections or additions to the instruments of service solely for purposes of completing, using and maintaining the project.

Except for the licenses granted in the preceding paragraph, no other license or right shall be deemed granted or implied under this Agreement. The Client shall not assign, delegate, sub-license, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of SE Group. However, the Client shall be permitted to authorize any Contractor, Subcontractors, or material or equipment suppliers to reproduce applicable portions of the instruments of service appropriate to and for use in their execution of the project by license granted above. Submission or distribution of instruments of service to meet official regulatory requirements or for similar purposes in connection with the project is not to be construed as publication in derogation of the reserved rights of SE Group and its Sub-Consultants. The Client shall not use the instruments of service for future additions or alterations to this project or for other projects, unless it obtains the prior written agreement of SE Group. Any unauthorized use of the instruments of service shall be at the Client's sole risk and without liability to SE Group and SE Group's Sub-Consultants.

CHANGE IN SCOPE-OF-WORK

The Scope-of-Work to be performed by SE Group is as set forth in the attached letter or proposal. Change in services or in the Scope-of-Work including services required of SE Group's Sub-Consultants, may be accomplished, without invalidating the authorization contained in the attached letter or proposal, if mutually agreed in writing, if required by circumstances beyond SE Group's control, or if SE Group's services are affected as described below. In the absence of mutual agreement in writing, SE Group shall notify the Client prior to providing such services. If the Client deems that all or a part of such Change in Services is not required, the Client shall give prompt written notice to SE Group, and SE Group shall have no obligation to provide those services. Except for a change due to the fault of SE Group, change in services of SE Group shall entitle SE Group to an adjustment in compensation in accordance with the "Compensation" paragraph above.

If any of the following circumstances affect SE Group's services for the project, SE Group shall be entitled to an appropriate adjustment in SE Group's schedule and compensation: 1) change in the instructions or approvals given by the Client that necessitate revisions in instruments of service; 2) enactment or revision of codes, laws or regulations or official interpretations which necessitate changes to previously prepared instruments of service; 3) decisions of

Client not rendered in a timely manner; 4) material change in the Scope-of-Work including, but not limited to, size, quality, complexity, the Client's schedule or budget, or procurement method; 5) failure of performance on the part of the Client, or the Client's consultants or contractors; 6) preparation for and attendance at a public hearing, a dispute resolution proceeding or a legal proceeding except where SE Group is party thereto and, except as provided for in the Scope-of-Work.



MEMORANDUM

To: Select Board
From: Jeremy Martin, Planning and Development Director
Date: December 11, 2024
Re: Request to Transfer Stormwater Detention Pond Lot in Pleasant Ridge to the Town

PURPOSE

This agenda item is to consider a request from the Pleasant Ridge Homeowners Association for Lots 68 through 79, a Maine Corporation, to transfer the subdivision stormwater pond lot in the Phase 5 Pleasant Ridge Subdivision to the Town of Camden. This request was first made back in 2019,

PURPOSE/BACKGROUND

Pleasant Ridge Subdivision is a 59-lot subdivision on 75+/- acres between Washington Street and Cobb Road, which was developed by Monroe and Goodwin Real Estate and built out over five phases between 1973 and 1995. Over time the subdivision has received multiple approvals at the municipal and state levels (Planning Board – Subdivision approval Maine DEP - Site Location of Development Act. Phase 5 of the subdivision which includes only 12 lots (lots 68-79) was approved in 1995. These twelve lots make up the HOA that maintains ownership over and is responsible for this stormwater detention pond (shown on the attached plans) These 12 lots in the subdivision contribute minimal amounts of stormwater flow to this detention pond area while the majority of the runoff volume to this location comes from the lots developed prior to these 12 lots being developed, as evidenced by the drainages from common areas from prior subdivision approved lots and ditches and conveyances that drain runoff towards the detention pond from the lots and areas where Jim Brown and Sweetbrier intersect with Pleasant Ridge Drive, as well as along the ditches along the southern and western sides of Goodwind Lane.

Minutes from the Planning Board approvals demonstrate that the detention pond would be owned and maintained by a homeowner's association. In review of deeds and approvals they appear to indicate that there are multiple homeowner's associations within the subdivision and each association has responsibilities for certain specific common areas, including the detention pond parcel, and the HOA for the 12- lot subdivision amendment that was approved in 1995 is solely responsible for the maintenance of this detention pond lot, again while they contribute minimal amounts of stormwater to the pond. Meanwhile the Town has accepted and maintains the infrastructure in the right of way including the road and ditches. Up until the HOA's request in 2019 the Town has never been asked



to accept any common areas or detention ponds in existing subdivisions. Local and State approvals allow for and contemplate that these detention pond lots can be transferred to the Town, if not controlled by an HOA. In this instance it is entirely reasonable and appropriate for the HOA to request that they transfer the lot and the town accepts ownership over this detention pond, especially considering that the drainage area(s) that drain to this detention pond lot is far greater than the lots in the HOA, and also includes the runoff coming from the town road and the roads ditches which directly outlet to this lot.

My 25+ plus years of working in the watershed management and land use planning field has afforded me a keen insight into water quality issues, especially as they relate to stormwater management and land use. Over the years I have been involved both in the planning and enforcement levels with numerous developments that have had mandated stormwater infrastructure as part of the permitting and construction of a development. The most significant issue that I have had to work on has been that of inadequate maintenance, inspections and oversight of this type of infrastructure, particularly stormwater treatment and detention ponds and their ownership. This has been the case on site specific commercial developments, as well as on multi lot commercial and residential subdivision levels. Most of these projects have had stormwater issues not only during construction but overtime as well, mostly on the maintenance and responsibility side of this infrastructure. The most challenging have been those related to residential subdivisions. The primary reason for this is that after the development has been built out, the responsibility of ownership, liability, and maintenance of this stormwater infrastructure that is outside of the accepted municipal r-o-w's generally falls on an HOA. While the intention and thought of HOA's bearing this responsibility is good, the reality is that these associations and their board of directors do not fully realize the responsibilities that come with owning and maintaining stormwater infrastructure. Association dues generally are not sufficient to manage and maintain this infrastructure overtime, especially if urgent repairs are needed, or if a catastrophic failure occurs. More importantly from my perspective is that the homeowners not only don't understand what regulatory maintenance requirements are, but they also may not understand the need for this infrastructure. Often, lot owners may not even understand that they have this responsibility. Nor do HOA's have the technical experience, ability or where-with-all to own, manage and maintain critical stormwater infrastructure of detention ponds like this, especially considering that the town sends runoff from our right-of-way, including roads and ditches into this area.

This infrastructure is critical for managing, maintaining and controlling stormwater runoff quantity and quality throughout the town. In this instance, the immediate proximity of the detention pond to the roadside ditch on Washington Street and cross culverts under Route 105 that drain very near the Megunticook River is of serious concern. In 2019 the HOA requested that the Town assume ownership of the detention pond lot. At that time town staff conducted a site visit on to inspect the detention pond parcel. In attendance were Public Works Director, Dave St. Laurent and Andrew



Hedrich P.E. with Gartley and Dorsky and myself. The site visit consisted of a site walk and visual inspection of the lot and the pond, including the pond's banks, inlet, outlet, standpipe and spillway. It appears that the pond is functioning as designed, but it also appeared in need of significant maintenance, as evidenced by the growth of vegetation around the detention pond.

Shortly after that site visit in 2019, I brought this item to the Select Board as a discussion item. At the time the Board was amenable to the idea of transferring this property to the town with the understanding that the HOA would have to hire an engineer to assess the pond and to come up with a maintenance plan to address vegetation growth on the pond's berm and in the pond itself. The HOA did what was requested and has brought the pond up to standards and has addressed the growth of vegetation on the berm and in the pond itself. The HOA is now, therefore, requesting that the Town move forward to take ownership of this lot to ensure the long-term stability, maintenance and care of this lot and its stormwater detention pond which is critical to ensure water quality in the Megunticook River.

RECOMMENDATION

It is staff recommendation for the Select Board to request that staff continue to work with the HOA to draft appropriate deeds and paperwork to facilitate transfer of this property to the Town. This will need a public hearing and will need to go to voters in June.

Magnetic 1994

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 88°14'20" W	85.59
L2	N 88°34'20" W	27.15
L3	S 44°10'00" W	10.28
L4	N 68°21'58" W	98.60
L5	N 68°41'33" W	76.50
L6	N 05°31'59" W	44.50
L7	N 05°31'59" W	63.48
L8	N 05°15'00" W	97.22
L9	N 72°48'49" E	12.08

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	174.59	100.00	51.41	S 79°06'19" W	32°49'05"
C2	174.59	51.08	25.72	N 76°06'17" W	18°45'43"
C3	292.00	49.68	24.89	S 72°32'45" E	09°38'40"
C4	579.95	100.00	50.12	S 67°16'29" E	09°52'28"
C5	579.95	13.41	6.70	S 87°54'57" E	01°19'29"
C6	225.00	72.85	36.79	N 82°09'08" E	18°33'04"
C7	225.00	100.00	50.84	N 60°08'40" E	25°22'53"
C8	225.00	12.74	6.37	N 45°47'22" E	03°14'42"
C9	215.64	76.58	38.90	S 54°23'38" W	20°27'14"
C10	215.64	100.00	50.92	S 77°54'22" W	28°34'14"
C11	215.64	1.69	0.84	N 88°35'04" W	00°26'55"
C12	175.00	92.57	47.39	N 76°29'12" E	30°18'24"
C13	197.99	143.63	76.29	S 82°24'18" W	42°08'37"
C14	197.99	95.68	48.78	S 24°24'4" W	27°41'02"
C15	197.99	138.73	72.35	N 28°45'57" W	40°08'29"

GENERAL NOTES:

1. PARCEL TO BE SUBDIVIDED CONSISTS OF ONE TRACT AND IS SHOWN AS LOT 3 ON TAX MAP 29A OF THE TOWN OF CAMDEN TAX MAPS.
2. ALL LOT OWNERS ARE REQUIRED TO PLACE SILT FENCE AT THE TOES OF ALL FILL SLOPES DURING CONSTRUCTION. ALL DISTURBED AREAS ARE TO BE LOAMED, MULCHED AND SEEDED.
3. AREA OF PARCEL TO BE SUBDIVIDED IS 15.3 ACRES.
4. CONTOURS SHOWN WERE INTERPOLATED FROM U.S.G.S. TOPO MAP.
5. LOT AREAS SHOWN ARE IN SQUARE FEET.
6. PARCEL IS ZONED VILLAGE EXTENSION (VE).
7. PROPOSED USE OF PROPERTY-SINGLE FAMILY DWELLINGS.
8. LOCATION OF PROPOSED UTILITIES TO BE DETERMINED AT FUTURE DATE BY UTILITY COMPANIES.
9. THE 25' D.E.P. BUFFER SHOWN ON THE NORTHERLY SIDE OF LOTS 68, 69, 70, 71, 72, 73, 74, 75, 76, 77 AND 78 SHALL REMAIN IN ITS NATURAL STATE. AREA IS NOT TO BE DISTURBED.
10. ALL LOTS MUST HAVE A STABILIZED CONSTRUCTION ENTRANCE AT INTERSECTION OF DRIVE AND PAVED ROAD. DETAIL OF ENTRANCE TO BE PROVIDED BY MONROE AND GOODWIN REAL ESTATE AT TIME OF SALE.

ROAD STATUS:

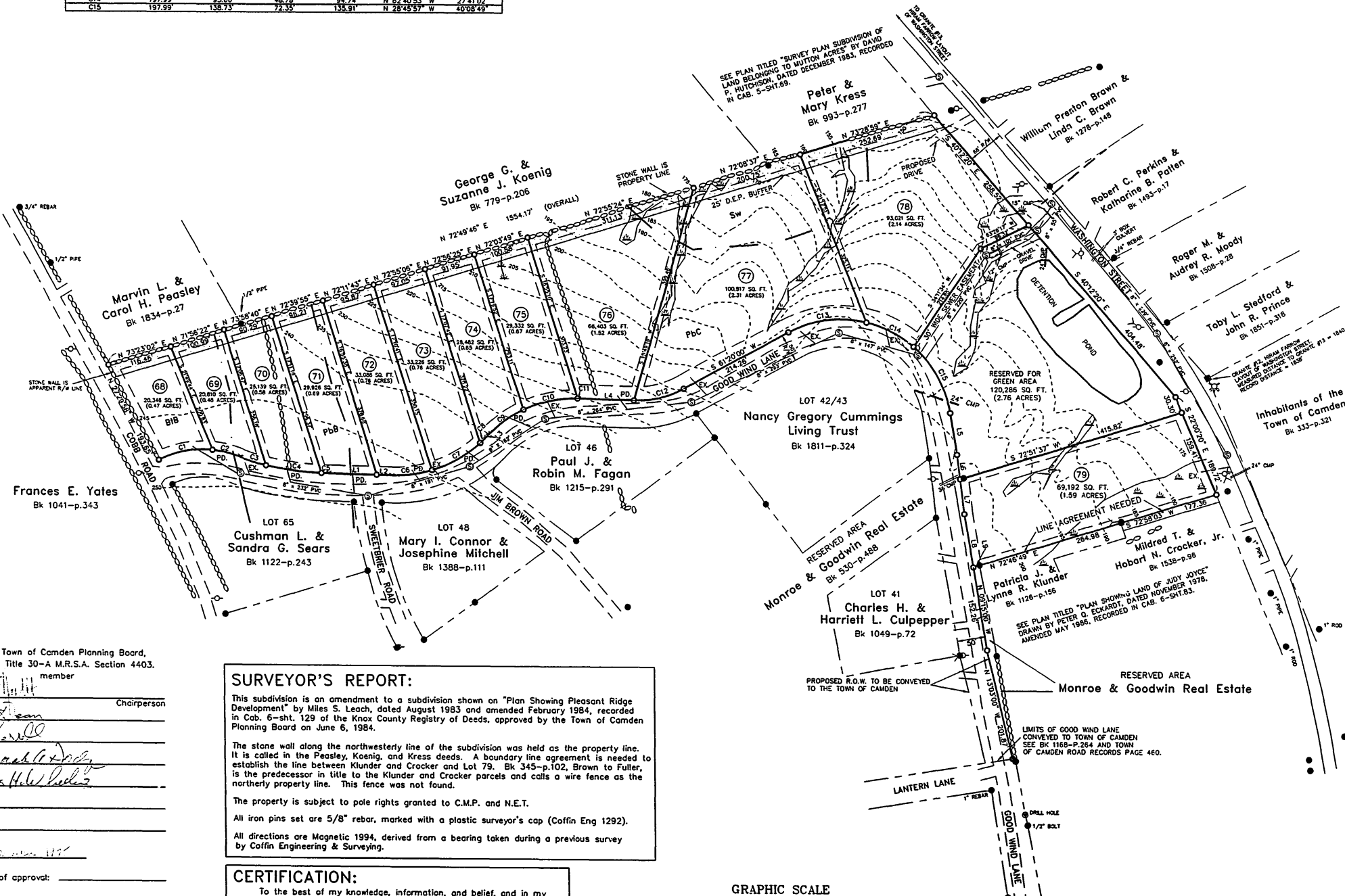
WASHINGTON STREET: Laid out 1896 by Knox County Commissioners according to a plan by Hiram Farrow titled "Plan of Washington St., Camden, Me." on file in Knox County Commissioners office. Right of way is 4 rods (66') wide. Original monuments were found and used to establish the right of way line.

COBB ROAD: No record layout found. Stone wall running along the northeasterly side of the road was held as the apparent right of way line.

GOOD WIND LANE: A portion of Good Wind Lane (as noted on this plan) was released to the Town of Camden in 1987 (see Bk 1168-p.284). The remaining portion, extending from Lantern Lane to Cobb Road, is shown as a proposed road on the plan of Pleasant Ridge Development recorded in Cob. 6-sh. 129 (see Surveyor's Report). Ownership of abutting owners on the southerly and westerly side of Good Wind Lane may extend to the center line of the right of way.

LEGEND:

- 5/8" REBAR FOUND (EXCEPT AS NOTED)
- 6" x 6" GRANITE MONUMENT FOUND
- 5/8" REBAR SET
- UTILITY POLE
- GUY ANCHOR
- SOIL TYPE BOUNDARY
- PbB SOIL TYPE
- BUILDING SETBACK LINE
- WETLAND
- CONIFEROUS TREE
- DECIDUOUS TREE
- STONE WALL
- CONTOUR LINE
- SANITARY MANHOLE
- EXIST. SANITARY LATERAL
- PROP. SANITARY LATERAL
- FIRE HYDRANT



OWNER:
MONROE & GOODWIN REAL ESTATE
MOLYNEAUX ROAD
CAMDEN, MAINE 04843
DEED REFERENCES:
BK 526-P.475, BK 530-P.488, BK 720-P.272

SURVEYOR'S REPORT:

This subdivision is an amendment to a subdivision shown on "Plan Showing Pleasant Ridge Development" by Miles S. Leach, dated August 1983 and amended February 1984, recorded in Cob. 6-sh. 129 of the Knox County Registry of Deeds, approved by the Town of Camden Planning Board on June 6, 1984.

The stone wall along the northeasterly line of the subdivision was held as the property line. It is called in the Peasley, Koenig, and Kress deeds. A boundary line agreement is needed to establish the line between Klunder and Crocker and Lot 79. Bk 345-p.102. Brown to Fuller, is the predecessor in title to the Klunder and Crocker parcels and calls a wire fence as the northerly property line. This fence was not found.

The property is subject to pole rights granted to C.M.P. and N.E.T.

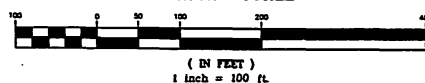
All iron pins set are 5/8" rebar, marked with a plastic surveyor's cap (Coffin Eng 1292).

All directions are Magnetic 1994, derived from a bearing taken during a previous survey by Coffin Engineering & Surveying.

CERTIFICATION:

To the best of my knowledge, information, and belief, and in my professional opinion, this survey conforms to the Maine Board of Licensure for Professional Land Surveyors Standards for the Standard Boundary Survey (Category I), Condition II, with the following exception: Monuments not set at all points of curvature along Good Wind Lane for the purpose of clarifying the location of lot corners.

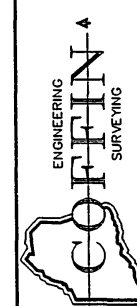
GRAPHIC SCALE



Knox, ss. Registry of Deeds
Received DECEMBER 14, 1995
at 9 H 30 A D A.M.
File # Cob 12 SHEET 37
Attest Robert M. Clane
Registrar

Kane P. Coffin PLS 1292

No warranty is made to others utilizing this plan for the purpose of further divisions, title certifications, deed descriptions, construction, etc.



PROJ. NO. 95917

S-1





MEMORANDUM

To: Select Board

From: Jeff Nathan, Camden Snow Bowl General Manager & Parks and Recreation Director

Date: February 4, 2025

Re: Recommendation for Camden Snow Bowl Day Ticket prices reductions for Camden Residents

PURPOSE

The following table illustrates the recommended (and Select Board approved) changes to the Day Ticket prices for Camden residents. The resident rates represent a ~15% reduction in day ticket prices.

Weekdays

	Adult	Adult Resident	Youth	Youth Resident
Full Day	\$41	\$35	\$32	\$27
Night	\$29	\$25	\$25	\$21

Weekends, Holidays and Vacation Weeks

	Adult	Adult Resident	Youth	Youth Resident
Full Day	\$52	\$44	\$45	\$38
Half Day	\$48	\$40	\$36	\$30