

**TOWN OF CAMDEN**  
**ANNUAL TOWN MEETING WARRANT**  
**June 10, 2025**

County of Knox

To: Randy Gagne, Constable of the Town of Camden, Maine

**GREETINGS:**

In the name of the State of Maine, you are hereby required to notify and warn the Inhabitants of the Town of Camden, required by law to vote in town affairs, to meet at Camden Public Safety Building, 31 Washington Street on Tuesday, June 10, 2025 at 8:00 a.m. in the forenoon to 8:00 p.m. in the afternoon to vote on Articles 1 through 22 at which time the meeting will adjourn. All said Articles being set out below, to wit:

**ARTICLE 1**

To elect a moderator to preside at said meeting.

**ARTICLE 2**

- One Select Board Member for a three-year term (Select Board member shall serve as the Board of Overseers, and Wastewater Commissioner).
- Two Directors of Maine School Administrative District #28/CSD #19 for three-year terms.

**ARTICLE 3**

Shall the Town of Camden amend Chapter 290, Zoning, Article VIII District Regulations, § 290-8.5 Coastal Residential District (CR), (5) (c) Private residential treatment facility, by increasing the number of beds allowed from twelve (12) to eighteen (18), and by allowing either single or double occupancy rooms?

***NOTE:** This amendment increases in the number of beds allowed and clarifies that they can be located in either single or double occupancy rooms. A copy of the proposed amendment is available for review in the Town Clerk's Office during regular business hours and on the Town of Camden's website at [www.camdenmaine.gov](http://www.camdenmaine.gov).*

**ARTICLE 4**

Shall the Town of Camden amend Chapter 290, Zoning, Article III, Terminology § 290-3.2, Definitions, by amending the definition of Accessory Apartment, to clarify that an Accessory Apartment must meet a minimum size of one-hundred and ninety (190) square feet or as determined by the Maine Technical Building Codes and Standards Board?

***NOTE:** This amendment is needed to ensure compliance with the State-mandated requirements of P.L. 2021 Chapter 672 (LD 2003), which is an act that mandates certain housing opportunities in Maine. The proposed amended definition ensures conformance with State Law. A copy of the proposed amendments is available for review in the Town Clerk's Office during regular business hours and on the Town of Camden's website at [www.camdenmaine.gov](http://www.camdenmaine.gov).*

**ARTICLE 5**

Shall the Town amend Chapter 194, Pesticides, by amending the notice requirements and exempting certain applications?

***NOTE:** This amendment would exempt the notice, reporting and posting requirements for the application of section 25(b) pesticides which are exempt from USEPA FIFRA regulations for minimal risk pesticides, which pose little to no risk to human health and the environment (such as organic/natural tick treatments.) The amendment also exempts the application of pesticides via any root flare or trunk injection application via macro or micro injection, the application of rodenticides used in bait stations and the emergency application of pesticides needed to address such pests as stinging insects and also exempts the treatment of wood decaying insects. To be consistent*

*with the Maine Right to Farm Law, licensed agricultural applications would also be exempt. Additionally, "pesticide" is amended to exclude Phosphorus (P2O5) free fertilization applications that meet or exceed ANSI, which permit organic applications. The notice provisions amend who gets notified and how, depending upon the type of application. The amendments allow for "approximate or anticipated" dates of application to provide flexibility due to the manufacturers' labeling requirements as well as State of Federal requirements for applications under certain weather conditions such as precipitation and wind speeds. Signage / posting requirements would also be amended. The amendments also make the maintenance of signs the responsibility of the property owner after placement by the licensed applicator. A copy of the proposed amendments is available for review in the Town Clerk's Office during regular business hours and on the Town of Camden's website at [www.camdenmaine.gov](http://www.camdenmaine.gov).*

## **ARTICLE 6**

Shall the voters approve acceptance of a deed from the "Pleasant Ridge Homeowners Association for Lots 68 Through 79," a Maine non-profit subdivision homeowners' association, for a 2.76 acre lot located on Good Wind Lane as described in a deed recorded in Book 5737 Page 180 of the Knox County Registry of Deeds and depicted as "Reserved for Open Area," which includes a "Detention Pond," on the subdivision plan for Pleasant Ridge lots 68 through 79, as recorded in Cabinet 12 Page 37 of the Knox County Registry of Deeds, for the purpose of establishing Town ownership, access, control and maintenance rights of an existing storm water drainage retention pond that receives drainage from multiple municipally owned roads?

**NOTE:** *The proposed draft description in the deed into the Town states "The premises herein conveyed shall not be assessed any fees, charges, shared expenses or any other financial obligations by the Grantor or the "Lot" owners of the Pleasant Ridge Subdivision." Thus, the Town's acquisition of the 2.76 acres lot will not create any financial liability to the homeowner's association. The Town will be obligated to maintain the drainage system and Detention Pond only to the extent actually located on the 2.76-acre lot. Prior to placing this Article on the Warrant, the Pleasant Ridge Homeowners Association for Lots 68 Through 79 hired an engineer and contractors to bring the existing drainage and Detention Pond into good working conditions, which is presently acceptable to the Town Department Heads responsible for future maintenance. The Town enjoys an existing 30-foot-wide sewer easement over the 2.76-acre parcel, and the Town will have better access to the underground sewer facilities upon acceptance of this deed.*

## **ARTICLE 7**

Shall the Town vote to authorize the removal of the Montgomery Dam and spillway (Tax Map 120 Lots 278 and 283) to return the river to a free-flowing river in a manner generally consistent with Scenario C of the Findings and Recommendation of the Megunticook River Citizens Advisory Committee; with the following conditions: 1) The Town is authorized to fund the work only from non-property tax revenue sources e.g. grants and private donations; and, 2) Any portion of the project impacting Harbor Park shall be subject to the approval of the Library Board of Trustees as stipulated in the deed of gift from Mary Louise Curtis Bok to the inhabitants of the Town of Camden?

**NOTE:** *The full Report of the Megunticook River Citizens Advisory Committee (MRCAC) is available at the Town office and on the Town website. Detailed information of all the MRCAC work and documents may be found at [www.megunticookrivercac.com](http://www.megunticookrivercac.com), which includes recordings of approximately 30 MRCAC meetings, 14 newsletters, more than 250 online survey responses, meetings with many standing Camden committees and Camden Library Trustees, 10 expert-led online presentations, engineering reports, and 2019 and 2021 River Feasibility Reports prepared by the nation-wide consulting firm InterFluve. Design review by the Library Board of Trustees shall be done in accordance with the design principles of Olmsted Brothers and expressed wishes of Mary Louise Curtis Bok, as identified in the Library Board of Trustees' April 2024 statement on Harbor Park, which can be found on the Camden Public Library website.*

## ARTICLE 8

Shall the Town vote to approve authorizing the purchase of a replacement fire truck (Engine 5), appropriating one million one hundred forty thousand dollars (\$1,140,000.00) for the purchase and to authorize the capital lease financing?

***NOTE:** As proposed, there will be no net tax impact in FY26 as the first lease payment will be FY28.*

***The Select Board recommended: 5-0-0***

## ARTICLE 9

Shall the Town vote to appropriate three hundred fifty thousand dollars (\$350,000) to replace the gable end wall (window wall) of the Camden Snow Bowl Lodge, to be raised by taxation?

***NOTE:** The window wall on the Snow Bowl Lodge is at the end of its useable life and must be replaced in order for the public to continue using the Lodge. **The Select Board recommended: 5-0-0***

## ARTICLE 10

Shall the voters approve acceptance of a quitclaim deed, at no cost to the Town of Camden, to obtain fee ownership of the real property consisting of land, building, and improvements located at 58 Elm Street, Camden Maine, Tax Map 119 Lot 143 and Book 613 Page 245 of the Knox County Registry of Deeds, from the Maine School Administrative District No. 28?

***NOTE:** MSAD 28 has offered to convey the real property ("Property") in its "as is where is" condition, with no restrictions, and at no cost to the Town. In a letter dated March 20, 2025, Superintendent Maria Libby advised the Town that the School Board has determined that "it has no anticipated use of the Property as a school building." Upon acceptance of the Property, the Town will have the authority to use or dispose of the Property as the Town Meeting determines at any time. At present, the following Warrant Article seeks voter approval to maintain the current use of leasing the Property to the Children's House Montessori School. A copy of the March 20, 2025, letter, with the attached source deed into MSAD 28, is on the Town Website and available to view in the Clerk's office.*

## ARTICLE 11

In the event that voters approve acceptance of the quitclaim deed for 58 Elm Street from MSAD 28 in the preceding Warrant Article, Shall the Town vote to authorize the Select Board to enter into a Lease agreement with the Maine non-profit corporation doing business as the Children's House Montessori School to lease the premises as a Montessori school, consistent with the Property's current and past use, on such terms as the Select Board deems appropriate, provided however, the Town shall retain the right to terminate the Lease upon no less than five (5) years' notice to the Children's House Montessori School?

***NOTE:** As referenced in the preceding Warrant Article, the voters will determine if the Town should accept the deed for the 58 Elm Street Property. This Article seeks to obtain voter approval for the Select Board to negotiate such lease terms as it believes are in the best interests of the Town. The five-year termination notice serves as both a right of the Town to change use or disposition of property and it is the minimum reasonable period that is necessary for the Children's House Montessori School to plan for and relocate to another property if the Town decides to terminate the lease.*

## ARTICLE 12

Shall the voters approve acceptance of a permanent easement from the Mountainside Community Cooperative, a Maine non-profit cooperative residential park located at 53 Mountainside Park, for the Town to have access to and install public sewer infrastructure including a pump station building with a wet well and a generator, on a portion of real property described in a deed recorded in Book 5497 Page 131 of the Knox County Registry of Deeds, and as depicted on Tax Map 111 Lot 80?

***NOTE:** This project has been funded by a Congressional Directed Spending Grant as well as a Community Development Block Grant from the Maine Department of Economic and Community Development with a small*

*match from the Town of Camden. The scope of the project will include an extension of existing public sewer lines under Molyneaux Road to the intersection with Mountain Street and then continuing into the Mountainside Community Cooperative residential park. A copy of the engineering plans depicting the location of the easement area and facilities to be described in the easement are available for inspection from the Town Clerk's Office.*

#### **ARTICLE 13**

Shall voters approve the acceptance of a quitclaim deed for 21 Cobb Hill Road (Book 3612 Page 0043, as depicted on Tax Map 115 Lot 45) and a connecting parcel on Ames Terrace (Book 3612 Page 0043, as depicted on Tax Map 115 Lot 102), at a cost of thirty thousand dollars (\$30,000)?

**NOTE:** *These parcels currently contain sewer, drainage, and pedestrian easements.*  
**Select Board recommended: 5-0-0**

#### **ARTICLE 14**

Shall the Town vote to set October 15 or the next regular business day thereafter, and April 15 or the next regular business day thereafter, as due dates for taxes and to fix the rate of interest on unpaid taxes at 7.5% per year; subject to suspension of interest for a period not to exceed six (6) months, as the Select Board deems appropriate, to the extent allowed by law?

#### **ARTICLE 15**

Shall the Town vote to authorize the Tax Collector to accept pre-payment of property taxes, with no interest to be paid on same?

#### **ARTICLE 16**

Shall the Town vote to authorize the Select Board and Treasurer, on behalf of the Town, to apply for and accept grants, gifts, real estate and other funds, including trust funds, that may be given or left to the Town?

#### **ARTICLE 17**

Shall the Town vote to authorize the Select Board to dispose of tax acquired property in any manner which the Select Board deems in the best interest of the Town of Camden, except that the Select Board shall use the special sale process required by 36 M.R.S. § 943-C if they choose to sell it to anyone other than the former owner(s); excluding the Apollo Tannery Property as described in Book 3148 Page 278 and 280 and as depicted on Tax Map 114 Lot 18 ("Premises"), excluding the fee interest in the land burdened by the Coastal Mountains Land Trust Declaration recorded in Book 4083 Page 81?

#### **ARTICLE 18**

Shall the Town vote to authorize the Select Board to dispose of personal property pursuant to the Town's Purchasing Regulations, as amended; and further authorize the Town Manager to dispose of personal property pursuant to the Town's Purchasing Regulations, as amended, which have a market value of less than five thousand (\$5,000) dollars?

#### **ARTICLE 19**

Shall the Town vote to authorize the Select Board, following a public hearing, to transfer an amount not to exceed ten percent (10%) of the unexpended balances from any budgetary category to another budgetary category of the annual budget, subject to the limitations contained in this ARTICLE, during the period from April 1 to the date of the annual town meeting in June? The transfer of unexpended balances from various budgetary categories shall not increase the expenditure in any budgetary category by an amount that exceeds two-twelfths (2/12) of the budgeted amount approved for that budgetary category by the annual town meeting?

ARTICLE 20

Shall the Town vote to appropriate two hundred thirty-six thousand dolloars (\$236,000) to subsidize the operations of the Camden Snow Bowl, to be raised by taxation?

*NOTE: This annual operational subsidy for the Snow Bowl offsets the cost of programming and enables under market rate ticket prices for Camden residents and area families.*

*The Select Board recommended: 5-0-0*

ARTICLE 21

Shall the Town vote to appropriate eight million five hundred twenty-three thousand seven hundred thirty-three dollars (\$8,523,733) from non-property tax revenue sources to be used in reducing the property tax commitment for the expenditures in the following Article for the 2025-2026 fiscal year?

ARTICLE 22

Shall the Town vote to appropriate the Select Board’s recommendation of fifteen million two hundred seventy-two thousand six hundred twenty dollars (\$15,272,620), with some but not all of that to be raised by taxation, as follows:

	Budget Committee Recommended	Select Board Recommended
A. GENERAL GOVERNMENT	\$2,721,282	\$2,721,282
B. PUBLIC SAFETY	\$4,421,167	\$4,421,167
C. PUBLIC WORKS STREETS SIDEWALKS DAMS	\$2,228,800	\$2,228,800
D. COMMUNITY SERVICES	\$24,000	\$24,000
E. CULTURE & RECREATION	\$2,764,438	\$2,249,050
F. DEBT/CAPITAL/CONTINGENCY	\$3,628,321	\$3,628,321
<b>Total Proposed Expenditures A through F:</b>	<b>\$15,788,008</b>	<b>\$15,272,620</b>

*NOTE: The Budget Committee recommended an amount of \$15,788,008 by a vote of 8-0-0 while the Select Board recommended an amount of \$15,272,620 by a vote of 5-0-0. The Select Board’s recommendation represents a net increase in expenditures of 3.07% from the prior financial year.*

*A copy of the proposed budget in full is available for review in the Town Manager’s Office during regular business hours and on the Town of Camden website at [www.camdenmaine.gov](http://www.camdenmaine.gov).*

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The Select Board gives notice that the Registrar of Voters will be in session at the Camden Town Office for the purpose of accepting and correcting the voting list during regular business hours Monday through Friday, 8:00 a.m.–3:30 p.m., and at the polls Tuesday, June 10, 2025, from 8:00 a.m.-8:00 p.m. You must be a Camden registered voter to vote in any election.

Given under our hands this 15th day of April, 2025.

CAMDEN SELECT BOARD

- Susan Dorr, *Chair*
- Christopher A. Nolan, *Vice Chair*
- Thomas Hedstrom
- Alison McKellar
- Kenneth Gross
- Katrina Oakes, *Town Clerk*