

CAMDEN PLANNING BOARD
AGENDA
Tuesday, March 26, 2024
5 pm- Meeting
ZOOM ONLY MEETING

The Meeting will be held as a Zoom only meeting and can be accessed *via* the Zoom link:
<https://us02web.zoom.us/j/83658254059?pwd=dHdCV1FqQkxzZlF6cjYvYVhBQWp2dz09>

and streamed at www.youtube.com/TownofCamdenMaine. The public can submit comments in advance of the meeting by mail to Town of Camden, Post Office Box 1207, Camden, Maine 04843, Attention: Codes, by email to sneely@camdenmaine.gov; or by phone to (207) 236-3353 X7121.

1. PUBLIC COMMENT NON-AGENDA ITEMS
2. APPROVAL of MINUTES: None
3. PREAPPLICATOIN CONFERENCE: For Installation of Floats Requiring Site Plan Review
Hear a presentation by applicants for Camden Properties, LLC & CL-Camden,
1 Wayfarer Dr., Camden, Maine
4. SCHEDULE SITE WALK MEETING: March 27, 2024, at 8:00 AM.
5. REMINDER: April 2, 2024, Select Board Public Hearing on STRs.
6. NEXT MEETINGS: For Your Consideration
April 4th
April 18th

MEMORANDUM

To: Planning Board Members
From: Shenley Neely, Planner
Date: March 26, 2024
Re: Preapplication Conference: Lyman-Morse Request for Float Installation

There will be a preapplication conference with the applicants for Lyman Morse's float installation proposal, which constitutes an expansion of their marina. Applicants for the proposed have requested a preapplication conference with the Planning Board before formal submittal of an application for Site Plan Review.

Chapter §290-12.1 (6) contains the "trigger" for the requirement of a Site Plan Review by the Planning Board for the proposed installation of four (4) 8' x 30' floats on the east side of the travel lift at the Lyman-Morse Marina. The code states Site Plan Review is required for *"Proposals to construct, enlarge, or extend piers, wharves, bulkheads, breakwaters, consolidated piers, causeways, marinas, bridges over 20 feet in length, and uses projecting into water bodies."*

Chapter §290-12.2 G., states that "the Planning Board shall obtain comments from the Harbor Committee." This section also provides for the Planning Board to seek comments on the proposal from the Conservation Committee. Approval by the Harbormaster is also required, provided the project meets the standards contained in **Chapter §108-30 Floats and ramps** : <https://ecode360.com/38267319>

The Harbor Committee conducted an initial review of the proposal and has scheduled a site visit before they can provide comments on the proposal. The site visit has been scheduled to occur on March 27th, 2024 at 8:00 AM at the site location. For efficiency the Planning Board will be asked to schedule a site visit at the same as the Harbor Committee site visit. The Planning Board has been invited to attend, and a motion and vote to attend the scheduled site visit should be made by PB members during the pre-application conference Zoom meeting.

Staff will review with the Planning Board the procedure requirements contained in **Chapter §290-12.2 (A through I)** <https://ecode360.com/38271926> and will direct your attention to **Chapter §290-12.6 Approval Criteria** contained here: <https://ecode360.com/38271992> . The burden will be on the applicant to demonstrate that the proposed meets all required and applicable approval criteria at the Planning Board's formal public hearing.

At this time, it appears that the Harbor Committee meets regularly on the 2nd Tuesdays of each month. This means the next scheduled meeting will occur on April 9th. The only timeline requirement at this point in the Planning Board's review procedures is that the Planning Board holds a public hearing within 30 days after the site plan application first appears on the Planning Board agenda. However, **§290-12.2** provides opportunities for mutually agreed extension of the time for a public hearing, and flexibility for the requirement of additional outside services (geotechnical, hydrological, planning, legal, etc.) to fully understand and evaluate the application, if necessary.

If the Board determines that the comments from the Conservation Committee are warranted a formal request should be made at the pre-conference meeting.

FEES:
APPLICATION FEE: \$350
LEGAL ADVERTISEMENT: \$200

DATE RECEIVED: _____
FEES PAID: CASH: _____ CC: _____
CHECK#: _____

TOWN OF CAMDEN

APPLICATION FOR SITE PLAN AMENDMENT

.....

NAME AND APPROVAL DATE OF SITE PLAN: SITE PLAN, DATED 12/1/98, REV. 5/24/99, SITE PLAN
AMENDMENT DATED 6/15/17

PROPERTY OWNER: CAMDEN PROPERTIES, LLC & CL-CAMDEN, LLC

MAILING ADDRESS: 84 KNOX ST., THOMASTON, ME 04861

APPLICANT: LYMAN-MORSE

MAILING ADDRESS (IF DIFFERENT): (SAME)

TELEPHONE#: 207-236-4378 EMAIL: JMOORE@LYMANMORSE.COM

PROJECT LOCATION (IF DIFFERENT THAN ABOVE): 1 WAYFARER DR., CAMDEN

TAX MAP#: 124 LOT#: 4 ZONING DISTRICT: B-H

SPECIFIC REQUEST: ADDITION OF (4) 8'x30' SEASONAL FLOATS TO EXISTING FLOAT SYSTEM
(SAME FLOATS APPROVED BY THE PLANNING BOARD IN 2017). MDEP Minor Revision Permit
Application submitted on 2/6/24 and an ACOE Permit Application submitted 2/15/24.

THE APPLICATIONS FOR A SITE PLAN AMENDMENT MUST BE RECEIVED IN THIS OFFICE BY
NOON TEN (10) DAYS IN ADVANCE OF THE MEETING AT WHICH THE APPLICATION IS HEARD.

PLANS AND SUBMISSIONS IN SUPPORT OF THIS REQUEST MUST BE RECEIVED IN THIS OFFICE
SEVEN (7) DAYS PRIOR TO THE PLANNING BOARD MEETING AT WHICH THE APPLICATION IS
HEARD.

I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE OF PROPERTY OWNER

DATE

OR:



(AGENT)
SIGNATURE OF APPLICANT

3/6/24
DATE

Agent Authorization Memorandum

The purpose of this memorandum is to authorize Gartley & Dorsky Engineering & Surveying, Inc. to act as Agent in submitting municipal, state, and federal applications and answering questions associated with your project.

Project Location: 1 Wayfarer Drive
Camden, ME 04843

Printed Name: JOSHUA MOORE

Title: SPECIAL PROJECTS DIRECTOR

Representing: Camden Properties, LLC & C-L-Camden, LLC (Lyman-Morse)

Signature: J.J.M.

Date: 2/2/2024





NOTICE
This map is for assessment purposes only, and is not valid for legal description or conveyance.

The Horizontal Datum is the Maine State Plane Coordinate System, East Zone, NAD83 Feet.

Original data produced in 1996 by Cartographics Associates, Inc.
Photography Date: April 15, 1994

LEGEND

Area Surveyed..... Ac

Area Calculated..... AcC

Record Dimension..... 100'

Scaled Dimension..... 100'S

Match Line.....

Water.....

Exempt Property..... (E)

Subdivision Lot No..... (11)

Building.....

Right of Way.....

Deed Line.....

Wetlands.....

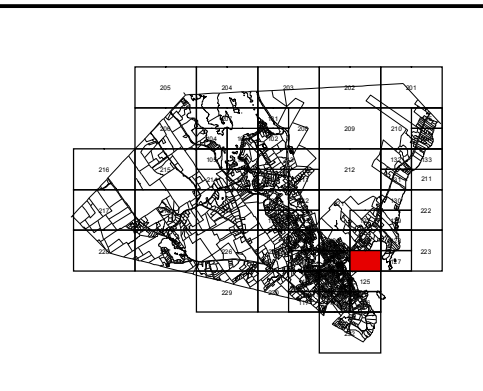
50 25 0 50 100 150 200 250 Feet

Scale: 1 inch = 100 feet

Printed: 10/29/2020

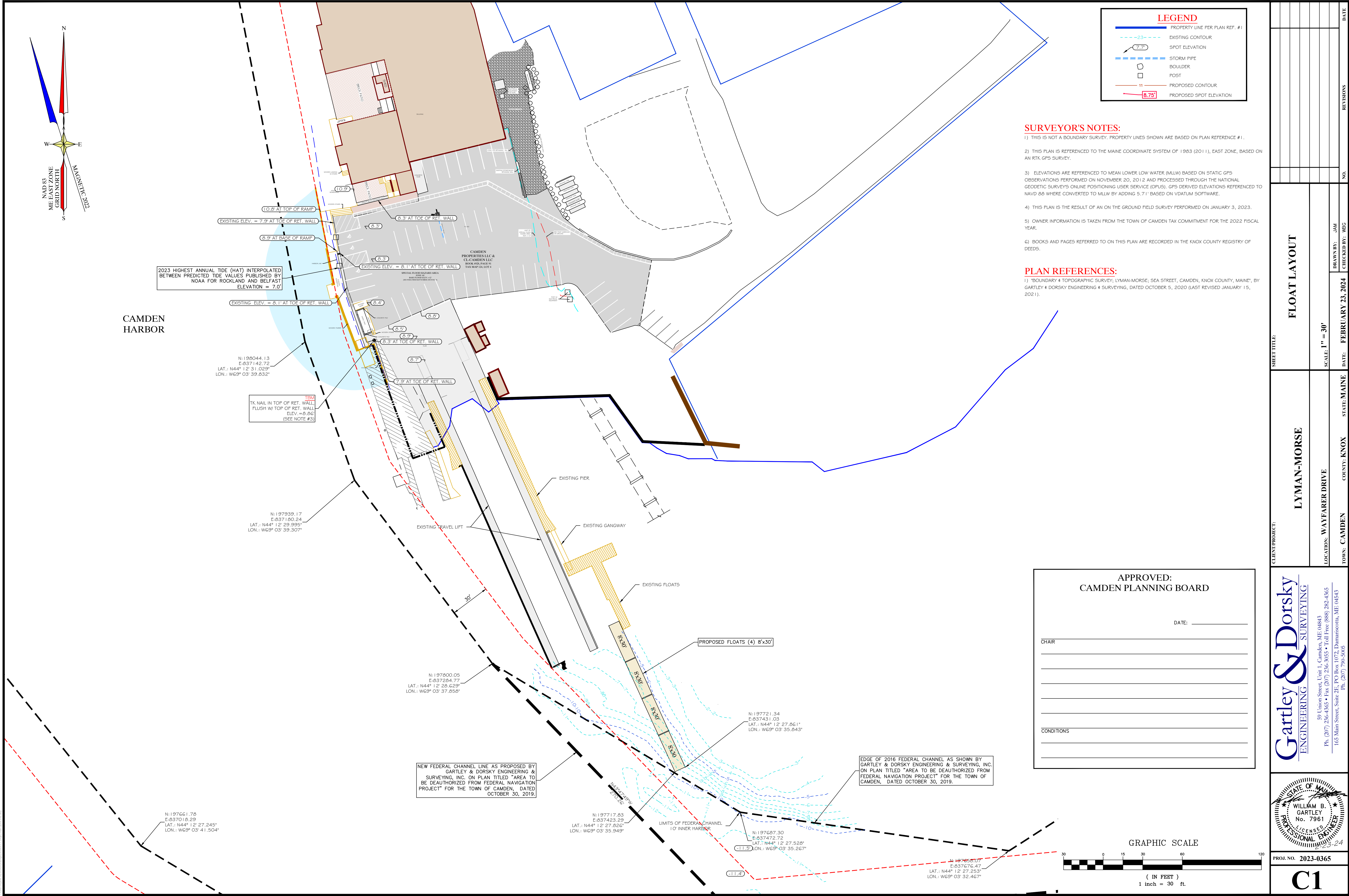
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3		122	129	
4	121	123	128	
5	120	124	127	
6	119	125		
7	118	126		



TOWN OF
CAMDEN
MAINE

MAP
124



LEGEND

- PROPERTY LINE PER PLAN REF. #1
- EXISTING CONTOUR
- SPOT ELEVATION
- STORM PIPE
- BOULDER
- POST
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION

SURVEYOR'S NOTES:

1) THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE BASED ON PLAN REFERENCE #1.

2) THIS PLAN IS REFERENCED TO THE MAINE COORDINATE SYSTEM OF 1983 (2011), EAST ZONE, BASED ON AN RTK GPS SURVEY.

3) ELEVATIONS ARE REFERENCED TO MEAN LOWER LOW WATER (MLLW) BASED ON STATIC GPS OBSERVATIONS PERFORMED ON NOVEMBER 20, 2012 AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS). GPS DERIVED ELEVATIONS REFERENCED TO NAVD 88 WHERE CONVERTED TO MLLW BY ADDING 5.71' BASED ON VDATUM SOFTWARE.

4) THIS PLAN IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED ON JANUARY 3, 2023.

5) OWNER INFORMATION IS TAKEN FROM THE TOWN OF CAMDEN TAX COMMITMENT FOR THE 2022 FISCAL YEAR.

6) BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE KNOX COUNTY REGISTRY OF DEEDS.

PLAN REFERENCES:

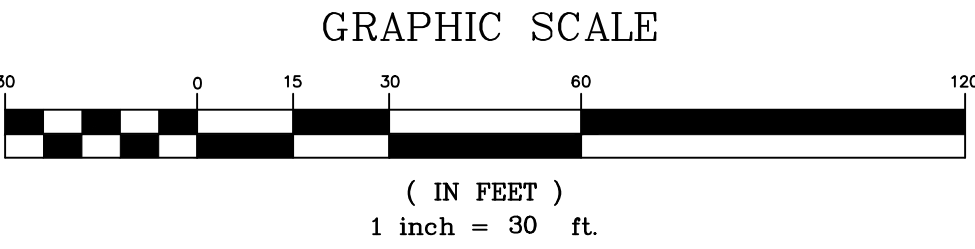
1) "BOUNDARY & TOPOGRAPHIC SURVEY; LYMAN-MORSE; SEA STREET, CAMDEN, KNOX COUNTY, MAINE", BY GARTLEY & DORSKY ENGINEERING & SURVEYING, DATED OCTOBER 5, 2020 (LAST REVISED JANUARY 15, 2021).

APPROVED:
CAMDEN PLANNING BOARD

DATE: _____

CHAIR _____

CONDITIONS _____



SHEET TITLE: FLOAT LAYOUT		DRAWN BY: JAM		CHECKED BY: MBG		NO.		REVISIONS		DATE	
CLIENT/PROJECT: LYMAN-MORSE		LOCATION: WAYFARER DRIVE		TOWN: CAMDEN		COUNTY: KNOX		STATE: MAINE		DATE: FEBRUARY 23, 2024	
SCALE: 1" = 30'		DATE: FEBRUARY 23, 2024		DATE: FEBRUARY 23, 2024		DATE: FEBRUARY 23, 2024		DATE: FEBRUARY 23, 2024		DATE: FEBRUARY 23, 2024	
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