



**Town of Camden  
Select Board Meeting  
February 1, 2022 – 6:30 PM**

Select Board meetings are broadcast live on Spectrum Cable TV channel 1303 and web streamed at: [www.youtube.com/TownofCamdenMaine](http://www.youtube.com/TownofCamdenMaine)  
For those wishing to participate remotely, please click the link below to join the webinar: <https://us02web.zoom.us/j/89870908295>

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 Webinar ID: 898 7090 8295

International numbers available: <https://us02web.zoom.us/j/ksx6lGzR5>

**SELECT BOARD AGENDA**

1. Public Input on non-agenda items
2. Approval of Board Minutes January 18, 2022
3. Approval of Victualer & Lodging Licenses:
  - a. Hartstone Inn at 41 Elm Street
  - b. 40 Paper at 40 Washington Street (Victulaer only)
5. Action Items:
  - a. Approval of Fee Order (Snow Bowl, Codes & Planning, Opera House)
  - b. Rescheduling Select Board Workshop with Lincolnville to February 7<sup>th</sup> at 5:30pm in Camden Town Hall
  - c. Rescheduling Parking Management Study Public Meeting
  - d. Authorization for the Town Manager to Sign Consent Agreement with Martha L. Rogers
6. Discussion Items:
  - a. Update on MDOT Pedestrian Safety Project
  - b. Erosion Control Ordinance Amendment
7. Reports
  - a. Town Manager
  - b. Select Board



**Town of Camden  
Draft Minutes of the Select Board Meeting  
January 18, 2021 – 6:30 PM**

**PRESENT: Bob Falciani, Alison McKellar, Marc Ratner, Sophie Romana, Matt Siegel, Town Manager Audra Caler.**

**Call to Order**

- 1) Public Input on non-agenda items
  - Ray Williamson, resident, and business owner - present to respond to previous meeting item, revoking his privilege to operate the Sally, asking for a reconsideration of a prior action, brought written request
  - Ratner requested this issue be on the next agenda
  - Siegel brought up Roberts Rules
- 2) Approval of Board Minutes January 11, 2022
  - Ratner – corrected the Snow Bowl item “motioned by Ratner & seconded by Romana”
  - Siegel – stated motion after Executive Session
  - Falciani – Select Board adjourned Executive Session at 8:50pm & will send Caitlin the motion to update the minutes
  - McKellar – reiterated the General Fund: Snow Bowl: Reserve Account
  - Ratner motioned to approve the Board Minutes from January 11, 2022, with noted changes. Romana seconded. No discussion. Motion passed 4-0, Siegel did not vote (rebooting computer).***
- 3) Approval of Victualer & Lodging Licenses:
  - a. Fresh at 1 Bay View Landing (Victualer Only)
    - Ratner motioned to approve the Victualer License for Fresh at 1 Bay View Landing. McKellar seconded. No discussion. Motioned passed 4-0.***
  - b. BOWA at 31 Elm Street
    - Ratner motioned to approve the Victualer license for BOWA at 31 Elm Street. Romana seconded. No discussion. Motion passed 4-0.***
  - c. Free Street Inn at 12 Free Street
    - QUESTION from ZOOM - Is this a new lodging license?

Board reviewed packet.

  - d. Hartstone Inn at 41 Elm Street
  - e. Hideaway Inn at 4 Pleasant Street
    - Ratner motioned to table approvals for Item 3. C., D., E. Romana seconded. No discussion. Motion passed 5-0.***
- 4) Public Hearings on Liquor Licenses:
  - a. Fresh at 1 Bay View Landing for Class I Restaurant Liquor License
    - Ratner motioned to approve the Class I Restaurant Liquor License for Fresh at 1 Bay View Landing. Siegel seconded. No discussion. Motion passed 5-0.***

- b. The Lord Camden Inn at 24 Main Street for a Class V Bed & Breakfast Liquor License  
***Ratner motioned to approve the Class V Bed & Breakfast Liquor License for The Lord Camden Inn at 24 Main Street. Romana seconded. No discussion. Motion passed 5-0.***

5) Action Items:

- a. Authorization to enter into an agreement with MDOT for a State Funded Locally Administered Project for the Rawson Avenue Pedestrian Bridge  
Manager Caler led this item – agreement in Select Board packet. Will sit down tomorrow (1/19/2022) with MDOT. When the bridge was closed for structural reasons, MDOT was not planning on replacing it as residents could use Ames Terrace. MDOT would share costs on a new bridge - Pedestrian bridge was preferable after town meetings/public hearings.  
McKellar – pathways comments, design factors (kayaks passthrough ability), want to make sure that decisions aren't cost based.  
Romana – read an email question from Anita Brosius-Scott  
***Ratner motioned to authorize the Town Manager to negotiate and execute a Locally Administered Project agreement with MDOT. Romana seconded. No discussion. Motion passed 5-0.***
- b. Tannery Redevelopment/Reuse  
See memo in select board packet for background information. Manager Caler noted that without a TIF private entities are not interested. Board discussed zoning issues.  
Romana - read an email question from Anita Brosius-Scott – planning board is working on ways to promote housing in Camden, Mullin's proposal makes the most sense.  
Board discussed the history and how to move forward appropriately. The consensus was that the board needed to do something, to bring something forward to residents.  
Manager Caler – if given a clear motion, can begin negotiations, cut & dry, towards the original proposal, a reset for the Cranesport proposal.  
Purchase and sale will come back to the select board.  
***Ratner motioned to authorize Manager Caler to create a Purchase and Sales agreement. Chairman Falciani seconded. McKellar – zoning change needed? Falciani – we need to do something. Ratner – housing, business, park, need to start making decisions. Chairman Falciani will work with Manager Caler for this project. Motion passed 4-1-0.***

6) Discussion Items:

- a) Midcoast Internet Development Corporation – Axiom Feasibility Study  
Tabling discussion of Axiom Feasibility Study.  
Collect questions and give to Chairman Falciani.  
Manager Caler requested Deb Hall explain difference between the feasibility study and purpose & a business plan.  
Deb Hall - MIDC asked Axiom to do the feasibility study, MIDC accepted it at the last meeting, report very different than a business plan. Study is a snapshot “is this project feasible and should/could we go forward with this?” YES.  
Please see recorded meeting for Debs full explanation.  
Romana asked about a new state agency  
Those are the entities receiving federal funding, not the connections.  
MIDC has raised an awareness and put a pressure on the market.

7) Reports

- a. Select Board

Siegel – thanked Manager Caler for promoting health and safety of staff and community

Romana – attended first cemetery committee meeting, started discussing Steamboat Landing, also every household can apply for free covid tests

Ratner – 1. Read an email from Dave Morrison about the year the Opera House had. 2. Accepted toboggan run at snow bowl against Rockport.

McKellar – showed videos of the harbor during the high tide

Falciani –

b. Town Manager

- Tannery – clean up grant status, RANSOM ready to move forward on cleanup requirements, issue, when the grant was originally prepared \$40k match, \$155k now. Jeremy reached out to Project Officer at EPA no further grants available currently. RANSOM preparing option based on remaining funds. Close out grant and return funds is the last option.
- Parking Management Study, January 25<sup>th</sup> at 5:30pm at the middle school
- DOT sidewalk tip down to be fixed, anything different will be a cost share, looking at an alternative design
- iWorq system for online permits & applications, in the works
- TexMyGov – alerts and notifications
- Workshop with Lincolnville, January 24<sup>th</sup>, remote option

***Ratner motioned to adjourn the Select Board meeting at 9:05pm. Romana seconded. No discussion. Motion passed 5-0.***

Go to <https://www.youtube.com/watch?v=audYYcioQck> to view the entire meeting. Please note these minutes are intended to highlight the decisions rendered by the Select Board during the meeting. Should any conflict arise between these minutes and the video record, the video record takes precedence.

**Respectfully Submitted,  
Caitlin Thompson  
Recording Secretary**

**FOR TOWN OFFICE USE**

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

NEW LICENSE EXPIRATION DATE AFTER SELECT BOARD APPROVAL: \_\_\_\_\_

**TOWN OF CAMDEN  
VICTUALER LICENSE APPLICATION FORM**

Applicant's Name: \_\_\_\_\_  
(Please list all  
applicants, if more than one) \_\_\_\_\_  
Megan Bruns, GM

Date(s) of Birth of all applicants: OK 07/27/1974  
MB 02/19/1983

Business Name: Hartstone Inn

Business Location: 41 Elm Street, Camden, ME 04843

Business Mailing Address: " "

Email Address: megan@hartstoneinn.com & hartstoneinn@gmail.com

Telephone Number: 207-236-4259

Describe briefly the food and drink services offered: food & drink service provided to guests & public

- 1) On premise-meals served? Yes ☒ No \_\_\_\_\_ Seating capacity? \_\_\_\_\_
- 2) Take-out service? Yes ☒ No \_\_\_\_\_ Fast food? Yes \_\_\_\_\_ No ☒  
Sit Down? Yes ☒ No \_\_\_\_\_
- 3) Number of parking spaces provided:  
a) On-site 15 c) Leased off-site \_\_\_\_\_  
b) Owned off-site \_\_\_\_\_ d) NA; Lawful nonconforming use \_\_\_\_\_ ("grandparented")
- 4) Has the number of seats in your eating establishment changed since the Town's last Victualer's License approval?  
Yes \_\_\_\_\_ No ☒ If yes, please explain: \_\_\_\_\_
- 5) Have there been any changes in the operation of your eating establishment since the Town's last Victualer's License approval? (i.e. fast food to sit down; sit down to fast food, etc) Yes \_\_\_\_\_ No ☒
- 6) Date of expiration of current State of Maine Human Services Eating License: \_\_\_\_\_  
(Please attach a copy to this application, this certificate is issued from the State not the town)
- 7) Is your premises connected to an approved septic disposal system or the town's public sewer system?  
Yes ☒ No \_\_\_\_\_

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

Date \_\_\_\_\_

**Date**


\*\*\*\*\*  
 (Questions #9 - #16 pertain to Victualer Ordinance requirements. A copy of the full text of the Ordinance is available at the Town Clerk's Office.)  
 \*\*\*\*\*

Approved by the Camden Select Board on \_\_\_\_\_, 202\_\_\_\_\_.

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**FOR CODE ENFORCEMENT & FIRE DEPARTMENT USE ONLY**

- 1) Zone \_\_\_\_\_ 2) Tax Map \_\_\_\_\_ Lot \_\_\_\_\_ 3) Lot Size \_\_\_\_\_
- 2) Planning Board or Zoning Board approved restrictions or conditions: \_\_\_\_\_  
\_\_\_\_\_
- 4) Fire Chief's Annual Inspection (new and renewal applications) \_\_\_\_\_  
Date of Fire Chief's Inspection: \_\_\_\_\_
- 5) Code Officer's Annual Inspection (new and renewal applications) \_\_\_\_\_  
Code Officer's inspection of establishment (new applications) \_\_\_\_\_  
Date of Code Officer's Inspection (if applicable): 12/20/21 

# State of Maine

DEPARTMENT OF HEALTH AND HUMAN SERVICES

**EST ID: 2273**

EATING AND LODGING 35 Seats (in)13 Rooms

HARTSTONE INN & HIDEAWAY

41 ELM ST

CAMDEN ME 04843-1910

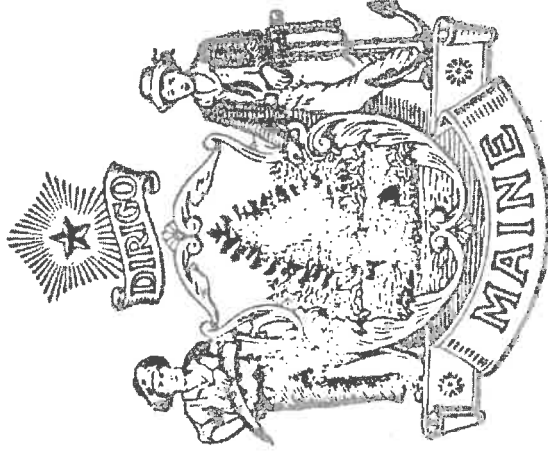
ATTN MEGAN BRUNS

HHI 48 LLC

HARTSTONE INN & HIDEAWAY

41 ELM ST

CAMDEN ME 04843



EXPIRES: 03/22/2022

FEE: \$300.00

*Jeanne M. Lombard*

Commissioner

**120 DAY CONDITIONAL PENDING CORRECTIVE ACTION**

NON-TRANSFERABLE



**FOR TOWN OFFICE USE**

**Fee Schedule: (1 Bedroom = \$ 10.00; 2 or more bedrooms = \$ 10.00 plus \$1.00 for each bedroom in excess of one bedroom)**

**Amount of Fee Paid:** \$ 21 **New Application:** \_\_\_\_\_ **Renewal Application:** \_\_\_\_\_ **Present License Exp. Date:** \_\_\_\_\_

**NEW LICENSE EXPIRATION DATE AFTER SELECT BOARD APPROVAL:** \_\_\_\_\_

The final license is issued by the Select Board which meets bi-weekly (1<sup>st</sup> & 3<sup>rd</sup> Tuesdays monthly).

**TOWN OF CAMDEN**  
**LODGING ESTABLISHMENT APPLICATION FORM**

**Applicant's Name:** Hartstone Enterprises

(Please list all

Applicant's if more than one) \_\_\_\_\_

**Date(s) of Birth of all applicants:** n/a

**Business Name:** Hartstone Inn

**Business Location:** 41 Elm Street, Camden, ME 04843

**Business Mailing Address:** " "

**Telephone Number:** 207-236-4259

**Email Address:** hartstoneinn@gmail.com; megan@hartstoneinn.com

1) **Total** number of bedrooms located within structures on your property: 12 (Including Owners & Staff)

2) Total number of bedrooms in #1 above which conform to one of these approved Zoning categories (enter quantity for rent.)

a) Homestay \_\_\_\_\_ Max 2 .      b) Rooming House \_\_\_\_\_      c) Inn \_\_\_\_\_      d) Hotel or Motel 12

3) Has the number of rooms in your lodging establishment changed since the Town's last lodging license approval?

Yes \_\_\_\_\_ No x \_\_\_\_\_ If yes, please explain \_\_\_\_\_

4) Has the operation of your lodging establishment changed since the Town's last lodging license approval? (i.e. increase or decrease in number of rooms; year-round to seasonal; seasonal to year-round, etc.) Yes \_\_\_\_\_ No x \_\_\_\_\_

If yes, please explain: \_\_\_\_\_

5) Describe briefly any food and drink services offered: food & drink service to our guests & the public

- Yes      x      No

- 3) Number of parking spaces provided:

- c) Leased off-site

- d) N/A; Lawful nonconforming \_\_\_\_\_ ("grandparented")

- (Please attach a copy to this application, this certificate is issued from the State not the town)**

- 11) Is there any formal charging instrument now pending against you in the state of Maine or any other jurisdiction for a crime which is punishable by one year or more of imprisonment or for any other crime allegedly committed by the applicant with the use of a dangerous weapon or of an offense involving use of a firearm against another person? Yes \_\_\_\_\_ No<sup>x</sup>\_\_\_\_\_

- 13) Have you, as applicant, been dishonorably discharged from the military forces within the past five (5) years?  
 Yes \_\_\_\_\_ No ☒ \_\_\_\_\_

- 14) Are you an illegal alien? Yes \_\_\_\_\_ No x \_\_\_\_\_

- 15) Have you had three or more convictions for crimes punishable by less than one year imprisonment within five (5) years of the date of this application? Yes \_\_\_\_\_ No ☒ \_\_\_\_\_

- 16) Have you been adjudicated as having committed a juvenile offense pursuant to the laws of the state of Maine or any jurisdiction within five (5) years of the date of application? Yes \_\_\_\_\_ No x \_\_\_\_\_

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

**Signature of Camden Fire Department Inspector**

Date \_\_\_\_\_

**Signature of Applicant**

Date \_\_\_\_\_

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

(Questions #10 - #16 pertain to Lodging Establishment Ordinance requirements. A copy of the full text of the Ordinance is available at the Town Clerk's Office.)

Approved by the Camden Select Board on \_\_\_\_\_, 20\_\_\_\_

**FOR CODE ENFORCEMENT / FIRE DEPARTMENT USE ONLY**

1) Zone \_\_\_\_\_ 2) Tax Map \_\_\_\_\_ Lot \_\_\_\_\_ 3) Lot Size \_\_\_\_\_

2) Planning Board or Zoning Board approved restrictions or conditions: \_\_\_\_\_  
\_\_\_\_\_

3) Number of bedrooms' licensed by DHHS \_\_\_\_\_, Permitted by Camden \_\_\_\_\_,

4) Fire Chief's Annual Inspection (new and renewal applications) \_\_\_\_\_

Date of Fire Chief's Inspection: 11/18/21

5) Code Officer's Annual Inspection (new and renewal applications) \_\_\_\_\_

Date of Code Officer's Inspection: 12/30/21



# State of Maine

DEPARTMENT OF HEALTH AND HUMAN SERVICES

**EST ID: 2273**

EATING AND LODGING 35 Seats (in) 13 Rooms

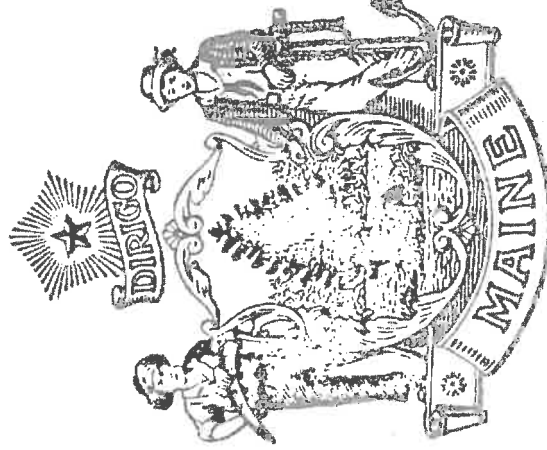
HARTSTONE INN & HIDEAWAY

41 ELM ST

CAMDEN ME 04843-1910

EXPIRES: 03/22/2022

FEE: \$300.00



ATTN MEGAN BRUNS

HHI 48 LLC

HARTSTONE INN & HIDEAWAY

41 ELM ST

CAMDEN ME 04843

*Jeanne A. Lambert*

Commissioner

**120 DAY CONDITIONAL PENDING CORRECTIVE ACTION**

NON-TRANSFERABLE

**FOR TOWN OFFICE USE**

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

NEW LICENSE EXPIRATION DATE AFTER SELECT BOARD APPROVAL: \_\_\_\_\_

**TOWN OF CAMDEN  
VICTUALER LICENSE APPLICATION FORM**

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

40 Paper / Joshua Hixson / Tara Barker

Date(s) of Birth of all applicants:

Joshua: 10/20/1978

Tara: 2/7/1978

Business Name:

Boretto, LLC d/b/a 40 Paper

Business Location:

40 Washington St, Camden, ME 04843

Business Mailing Address:

Same

Email Address:

josh@40paper.com

Telephone Number:

(207) 230-0111

Describe briefly the food and drink services offered: Full-service Italian-inspired restaurant + bar.


- 1) On premise-meals served? Yes ☒ No \_\_\_\_\_ Seating capacity? 100
- 2) Take-out service? Yes ☒ No \_\_\_\_\_ Fast food? Yes \_\_\_\_\_ No ☒  
Sit Down? Yes ☒ No \_\_\_\_\_
- 3) Number of parking spaces provided:  
a) On-site 10+ c) Leased off-site N/A  
b) Owned off-site N/A d) NA; Lawful nonconforming use N/A ("grandparented")
- 4) Has the number of seats in your eating establishment changed since the Town's last Victualer's License approval?  
Yes \_\_\_\_\_ No ☒ If yes, please explain: \_\_\_\_\_
- 5) Have there been any changes in the operation of your eating establishment since the Town's last Victualer's License approval? (i.e. fast food to sit down; sit down to fast food, etc) Yes \_\_\_\_\_ No ☒
- 6) Date of expiration of current State of Maine Human Services Eating License: 11/31/22 (has been renewed)  
**(Please attach a copy to this application, this certificate is issued from the State not the town)**
- 7) Is your premises connected to an approved septic disposal system or the town's public sewer system?  
Yes ☒ No \_\_\_\_\_

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

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

  
Signature of Camden Fire Department Inspector

1-21-2022  
Date

  
Signature of Applicant

1/21/22  
Date

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

(Questions #9 - #16 pertain to Victualer Ordinance requirements. A copy of the full text of the Ordinance is available at the Town Clerk's Office.)

\*\*\*\*\*

Approved by the Camden Select Board on \_\_\_\_\_, 202\_\_\_\_.



\_\_\_\_\_  
\_\_\_\_\_

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**FOR CODE ENFORCEMENT & FIRE DEPARTMENT USE ONLY**

- 1) Zone \_\_\_\_\_ 2) Tax Map \_\_\_\_\_ Lot \_\_\_\_\_ 3) Lot Size \_\_\_\_\_
- 2) Planning Board or Zoning Board approved restrictions or conditions: \_\_\_\_\_
- 4) Fire Chief's Annual Inspection (new and renewal applications)  AC  
Date of Fire Chief's Inspection: 1-21-2022
- 5) Code Officer's Annual Inspection (new and renewal applications)   
Code Officer's inspection of establishment (new applications) \_\_\_\_\_  
Date of Code Officer's Inspection (if applicable): 1-21-2022

# State of Maine

DEPARTMENT OF HEALTH AND HUMAN SERVICES

EST ID: 22249

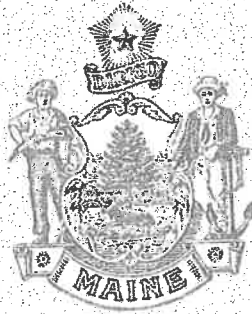
EATING PLACE TIER 3 100 Seats (in)

EXPIRES: 01/31/2022

0 PAPER  
0 WASHINGTON ST  
CAMDEN ME 04843

FEE: \$230.00

ATTN JOSH HIXSON  
REVETTO LLC  
0 PAPER  
0 WASHINGTON ST  
CAMDEN ME 04843



*Jeanne M. Lamborn*  
Commissioner

NON-TRANSFERABLE



# **PARKS & RECREATION / SNOW BOWL PRICE LIST FY23**

<b>ACCOUNT #</b>	<b>FY23</b>	<b>Manager</b>	<b>SB</b>
<b>901504 P &amp; R Revenue</b>	varies		
Field use reservation fee for youth leagues	\$100.00		
Field use reservation fee for adults	\$300.00		
<b>901506 Summer Rec Camp</b>			
Summer Rec Camp - Camden Res	\$450.00		
Summer Rec Camp - 1 week	\$125.00		
<b>920101 Lodge Rental</b>			
Full facility rental	\$1,000.00		
Lodge weekend rental	\$600.00		
Lodge weekend non-profit rental	\$300.00		
Lodge weekday rental	\$300.00		
Lodge weekday nonprofit rental	\$200.00		
lodge weekday meeting rental (3hrs)	\$100.00		
<b>920102 Daily lift tickets</b>			
Adult weekend full day	\$45.00		
Adult weekend half day	\$41.00		
Adult weekday full day	\$35.00		
Adult weekday evening	\$25.00		
Student, Military, Senior weekend full	\$38.00		
Student, Military, Senior weekend half	\$31.00		
Student, Military, Senior weekday full	\$27.00		
Student, Military, Senior weekday evening	\$21.00		
Slipway carpet lift weekend ticket	\$15.00		
Slipway carpet lift weekday ticket	\$10.00		
2-hour CAMDEN resident ticket (10am-3pm)	\$16.00		
3-hour ticket (10am-3pm)	\$23.00		
<b>920103 Season tickets</b>			
Early Bird Camden Adult	\$308.00		
Early Bird Camden Student/Military	\$226.00		
Early Bird Camden youth/senior	\$52.00		
Early Bird Family	\$823.00		
Early Bird Non Res Adult	\$442.00		
Early Bird Non Res Student/Military	\$329.00		
Early Bird Non Res Youth/Senior	\$103.00		
Early Bird Non Rec Family	\$1,132.00		
Camden Adult	\$473.00		
Camden Student/Military	\$339.00		
Camden youth/senior	\$78.00		
Camden Family	\$1,132.00		
Non Res Adult	\$545.00		
Non Res Student/Military	\$411.00		
Non Res youth/senior	\$129.00		
Non Res Family	\$1,440.00		
1 Transferable Pass	\$600.00		

2 Transferable Passes	\$1,000.00	
Uphill season pass - Camden res	\$0.00	\$100.00
Uphill season pass - Non Res	\$0.00	\$200.00
<b>920104 Lesson Income</b>		
Group lessons (per 1.5 hours)	\$35.00	
Beginner special	\$75.00	
Beginner series (3 visits)	\$200.00	
Private lesson (1 hour)	\$60.00	
Anklebiter lesson (ages 3-6) 1/2 hour	\$30.00	
3 day KATS lesson program	\$85.00	
5 day KATS lesson program	\$120.00	
7 day KATS lesson program	\$150.00	
3 day stumps lesson program	\$135.00	
5 day stumps lesson program	\$200.00	
7 day stump lesson program	\$270.00	
6 week KATS	\$140.00	
6 week stumps	\$230.00	
Feb vacation KATS	\$120.00	
Feb vacation stumps	\$200.00	
F.O.R.M	\$240.00	
<b>920105 Alpine Race</b>		
U8/U10 5 day	\$150.00	
U8/U10 Mid-winter	\$360.00	
U8/U10 Feb break	\$150.00	
U12/U14 5 day	\$150.00	
U12/U14 Mid-winter	\$680.00	
U12/U14 Feb break	\$90.00	
Masters	\$175.00	
Freestyle program	\$350.00	
Friday night team	\$125.00	
<b>920106 Gift Cards</b>	varies	
<b>920107 Summer Chairlift</b>		
Adults	\$10.00	
Students	\$5.00	
summer chair rental (2-hour)	\$1,500.00	
<b>920110 Toboggan Chute</b>		
1 hour per person per hour	\$10.00	
Private rental per hour	\$150.00	\$250.00
<b>920113 Tubing Hill</b>		\$10.00
Private rental per hour		\$250.00
<b>920111 Rental Equipment</b>		
Adult full day package	\$33.00	
Adult half day package	\$28.00	
Student full day package	\$28.00	
Student half day package	\$22.00	
Youth full day package	\$19.00	
Youth half day package	\$16.00	

Snowshoe rental full day	\$15.00
Snowshoe rental half day	\$10.00
Poles	\$10.00
Helmet	\$5.00
<b>920112 Merchandise</b>	varies
<b>920115 Toboggan Nationals</b>	
2-person team	\$60.00
3-person team	\$90.00
4-person team	\$120.00
Experiential team	\$100.00
Pit parking	\$200.00
Reserved parking	\$150.00
Shuttle bus round trip	\$5.00
General parking	\$10.00
Vendor fee	\$350.00
Merchandise	varies
<b>920122 Lockers</b>	
Seasonal locker	\$150.00
<b>920132 Ski Retail lease</b>	
Monthly lease	\$1,000.00
<b>930149 Windjammer Fest</b>	
Vendor fee	\$150.00
<b>Merchandise</b>	varies

## MEMORANDUM

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To: Audra Caler, Town Manager  
Bob Falciani, Chair – Camden Select Board  
Select Board  
From: Jeremy Martin, Planning and Development Director  
Date: January 27, 2022  
Re: Fee Schedule

Attached you will find the current Code and Planning Fee Schedule with proposed revisions and deletions included. I am proposing to keep the fee schedule, generally, the same as last year, however I am proposing a number minor changes to the fee schedule

### ***Public Hearing Fees*** (subdivision, site plan, zba)

The Department has found that the existing fees for public hearings do not cover the actual cost of advertising and noticing the public hearings that are required under municipal and state law. The proposed fees for hearings will now require the applicant to pay an upfront fee along with the actual billed costs of newspaper notices.

### ***Demolition Fees***

A number of years ago the fee for a demolition permit was increased to \$250.00 for an entire structure. This fee applies to the demolition of an entire structure, regardless of size and regardless of the type of structure (i.e. house, garage or shed.) The proposed schedule breaks the demolition fee down to two tiers - those structures that are greater than 400 square feet and those that are less than or equal to 400 square feet.

### ***Shoreland Zone and Floodplain Management Fees***

Due to the level of technical review required for projects in the Shoreland Overlay Zone and in the Floodplain, I have proposed to increase the fees for major shoreland zone review from \$100 to \$200 and the fee for major floodplain (two-part) from \$200 to \$250.

### ***Site Plan Review Fees***

The attached fee schedule also proposes to increase the costs for Site Plan reviews to more accurately reflect and cover the costs of the work associated with conducting such reviews. I am proposing to increase the Full Site Plan review fee from \$275 to \$400 and the fee for a Site Plan Amendment from \$200 to \$300.

## Town of Camden – Code and Planning Fee Schedule

Residential 1 & 2 Family	
Application Fee:	\$50.00
Permit Fess in Addition to Application Fee:	
New Construction of habitable space (6'+)	\$.50/per sq.ft.
Modular home / New Mobile Home	\$.35/per sq.ft.
unfinished living space (Basements etc. 6'+)	\$.35/per sq.ft.
Renovation alteration and repair	\$.40/per sq.ft.
Garages sheds accessory buildings	\$.30/per sq.ft.
decks porches ramps stairs	\$.30/per sq.ft.
<b>After the Fact Permit Multiplier (work started without a permit)</b>	<b>2.5</b>
Commercial & Multi-Family (3 plus units)	
Application Fee:	\$100.00
Permit Fees in Addition to Application Fee:	
New Construction	\$.75/per sq.ft.
Renovation Alteration and Repair	\$.50/per sq.ft.
Accessory Structures	\$.50/per sq.ft.
Towers	\$40 per \$1,000 cost
<b>After the Fact Multiplier (work started without a permit)</b>	<b>2.5</b>
Flat Fees	
Minor Work (roofing, siding, insulation only, minor interior demo)	\$50.00
Demolition Permit ( <del>entire structure</del> )	<del>\$250.00</del>
Structure >400 square feet	\$250.00
Structure ≤400 square feet	\$50.00
Move / Remove Mobile Home (used)	\$75.00
Sign Permit	\$30.00 per sign
Move Building	\$50.00
Blasting	\$75.00
Fill and Excavation (>100 CY in 12 months)	\$75.00
Fences – Commercial & multi-family	\$75.00
Fences (> than 6')	\$25.00
Home Occupation	\$25.00
Use / Change of Use	\$50.00
Shoreland Zone Fees:	
Minor (including Clearing of Vegetation)	\$50.00
Major	<del>\$100.00</del> \$200.00
Flood Hazard Development:	
Minor Development	\$100.00
Major (2 part)	<del>\$200.00</del> \$250.00
Zoning Verification Fees:	
Residential (1-2 Units)	\$50.00
Commercial and Multi-Family	\$150.00
Reinspection Fee: charged for each occurrence	\$50.00
• Applies to all re-inspections (i.e. plumbing, building, electrical)	
<b>After the Fact Permit Multiplier</b>	<b>2.5</b>

## Town of Camden – Code and Planning Fee Schedule

Board Review Fees	
<b>Planning Board:</b>	
<u>Subdivision</u>	
Pre-Application	\$125.00
Preliminary Review	\$160.00 per lot/unit
Final plan review	\$160.00 per lot/unit
Revision or Amendment to Approved Plan	\$160.00 per lot/unit
Public Hearing Fee	\$150.00 per hearing + cost of
<b>required hearing notice(s) to be invoiced after publication</b>	
Abutter Notice Fee (admin and mail cost)	\$15.00 per abutter
<u>Site Plan Review</u>	
Pre-Application Meeting	\$100.00
Full Site Plan Review	<del>\$275.00</del> \$400.00
Site Plan Amendment	<del>\$200.00</del> \$300.00
Minor Revision	\$100.00
Minor Field Adjustment	\$75.00
Private Way	\$200.00
Wireless Tower (New)	\$300.00
Public Hearing Fee	\$150.00 + cost of required
<b>hearing notice(s) to be invoiced after publication</b>	
Abutter Notice	\$15.00 per abutter
<b>Board of Appeals:</b>	
Administrative appeal (Art. VII, Sect. 3, (1, 7, 8, 9))	\$225.00
Variance, Non Conformance, Standards (Art. VII, Sect. 3, (3, 4, 5, 6))	\$200.00
Special Exception (Art. VII, Sect. 3, (2))	\$225.00
Public Hearing Fee (Except CEO appeal)	\$150.00 + cost of required
<b>hearing notice(s) to be invoiced after publication</b>	
Abutter Notice Fee (admin and mail cost)	\$15.00 per abutter
<b>After the Fact Permit Multiplier</b>	<b>2.5</b>
Other	
Wireless Tower Antenna (CEO co-location) (in addition to other permits)	\$200.00
Ordinance Amendments (per required hearing)	\$300.00
Abutter Notice Fee (admin and mail cost)	\$15.00 per abutter
Electrical	
Residential (Additional Wiring/renovation, service -new, temp, upgrade, Generators, Heat Pumps, Solar. etc)	\$50.00 Flat Fee
(New Home or Whole House Renovation)	\$100.00 Flat Fee
Non-Residential (Commercial/Multi-Family)	\$75.00 + ½ of 1% cost of work
<b>After the Fact Permit Multiplier</b>	<b>2.5</b>

# Camden Opera House

## 2022 General Fee Schedule



**Main Auditorium Rental: One event up to 7 hours total use, including load-in, set up and event time**

### Rental Cost

Commercial and Private Organizations	\$1,300 or 25% of total gross receipts (whichever is greater)
Nonprofit Organizations	\$1,100 or 20% of total gross receipts (whichever is greater)
Camden Nonprofit Organizations	\$975 or 20% of total gross receipts (whichever is greater)

*\*multi-run show receives an additional 10% discount (more than 3 dates booked for same event in one month)*

### Included

Spaces	Auditorium, Lobby, Green Room, Box Office
Equipment	Basic sound system, stage lights, furniture including tables and chairs, podium, telex and wireless mics
Staff	1 tech operator - 4 hrs, 1 House Manager - 4 hrs, and basic janitorial service
Extra Time	1 rehearsal or load in 3 hours prior to show
Promotion	Event coverage on Opera House website, seasonal flyer, phone/event info line, General Admission Ticketing (see ticketing details page), one banner hung and removed on building (if applicable). All other promotions are responsibility of renter.

### Additional Services

Tech or Event staff above the 4 hours per auditorium block	\$26/hr
Technical Director	\$50/hr
Katherine A. Tucker Room or Third Floor (in conjunction with Auditorium rental)	\$125
Katherine A. Tucker Room or Third Floor (4 hours, without Auditorium rental)	\$150
Rehearsals (4 hour time slot)	\$125
Piano Tuning	\$150
Reserved Seating Ticketing (excludes fees paid by ticket buyer/service fees charged by ticket agent)	\$200

### Tech Packages

Concert (full house sound system and engineer)	\$400
Film/Projection *	\$200-\$375

\*Please contact Juniper Purinton, Technical Director, for more detailed tech fees/services, room dimensions/setup, furniture and equipment inventories

### Payment Terms

The signed contract is required to hold the date(s). Non-refundable reservation deposit in the amount of 25% due at signing. Balance is due 30 days before the event date.

P.O. Box 1207, Camden, ME 04843, 207-236-7963  
Dave Morrison, Opera House Manager, dmorrison@camdenmaine.gov

## **CONSENT AGREEMENT**

### **TOWN OF CAMDEN, MAINE AND MARTHA ROGERS**

Consent Agreement made this     day of February, 2022 by and between The Town of Camden, Maine, with a principal place of business at 29 Elm Street Camden, Maine (“Camden” or “the Town”) and Martha Rogers (“Rogers”), of 124 Chestnut Street, Camden, Maine.

Whereas Rogers cut a certain number of trees within the Town of Camden public right of way known as Cedar Street (“the cutting”); Cedar Street was taken and accepted as a three rod wide Town Way at Town Meeting in 1885;

Whereas the cutting by Rogers violated the terms of the Camden Shade Tree Policy Ordinance; and

Whereas the Town of Camden Select Board is authorized to enter into this Consent Agreement under its statutory and the Camden Charter’s executive authority and under the provisions of the Article V, Section 7 of the Zoning Ordinance of the Town of Camden; and

Whereas the parties enter into this Consent Agreement (“CA”) in order to fully resolve the violations of the Camden Shade Tree Policy Ordinance, for said unlawful cutting of trees.

Now therefore, for valuable consideration, Camden and Rogers hereby agree and covenant to resolve the violations as follows, to wit:

- 1.) The Shade Tree Policy Ordinance requires that no trees may be cut within a public right of way without first seeking written permission from the Town Tree Warden. Rogers hereby takes full responsibility for the unlawful cutting of trees within the Cedar Street public right of way without first obtaining written permission from the Camden Tree Warden. The cutting occurred in December, 2021.
- 2.) Rogers shall take all measures necessary as promulgated in the CA to resolve the violations.
- 3.) Since the cutting the Town has identified three trees that were in need of removal due to age and infirmity, and Rogers has paid to have said trees removed. Therefore, the Town herein provides a credit of \$ 1,500 ( 3 x \$ 500) toward the penalties to be paid by Rogers as described below.
- 4.) Rogers is hereby assessed a penalty of \$4,500 for the cutting and entire removal of 9 public shade trees, for which the ordinance requires a penalty of \$ 500 for each tree. However, since the date of cutting Rogers has performed a public service by removing three old and infirm trees within the Cedar Street and Chestnut Street right of way with



written permission of the Tree Warden, the Town hereby credits the penalty by a sum of \$ 500 per tree, for a total credit of \$ 1,500. Therefore, Rogers shall pay a penalty to the Town in the amount of \$ 3,000 ( \$ 4,500 - \$ 1,500 = \$ 3,000), which is the aggregate representing: (i) the penalty required under the Public Tree Policy Ordinance, and (ii) reimbursement of the Town's reasonable attorney fees.

- 5.) This CA fully resolves all disputes between the Town and Rogers arising from the cutting that occurred on or about December, 2021, and upon payment of the \$3,000 penalty, the Town will bring no further legal action arising from this matter.
- 6.) The penalties, fees and fines for violations set forth herein shall be paid to the Town in the Total amount of \$ 3,000 within 5 business days of the full execution of this CA.
- 7.) There are no other terms, conditions or agreements other than those expressed herein this CA; this is an integrated agreement.
- 8.) Any dispute regarding the terms or conditions of this CA shall be resolved by mediation the costs of which shall be shared equally between the parties, prior to being referred to the Knox County District Court, Rockland, Maine.

The parties have hereto set their hands and seals this \_\_\_\_\_ day of February, 2022.

**TOWN OF CAMDEN, MAINE**

**MARTHA L. ROGERS**

\_\_\_\_\_  
BY: Audra Caler, Town Manager  
Duly Authorized by Camden Select Board

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# MEMORANDUM

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To: Audra Caler, Town Manager  
Bob Falciani, Select Board Chair  
Bill Kelly, Town Attorney  
From: Jeremy Martin, Planning and Development Director  
Date: January 20, 2022  
Re: Zoning Amendment – Erosion Control

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In an effort to ensure the protection of the Town's valued and unique water resources, and to protect municipal infrastructure, the proposed amendment codifies into the Town's Zoning Ordinance the State of Maine's Erosion and Sedimentation Control Law. This would apply to earth moving activities and soil disturbances. The amendment requires the installation of erosion control measures and the use of the Maine Department of Environmental Protection's (DEP) Erosion and Sedimentation Control Best Management Practices Manuals to avoid unreasonable erosion and sedimentation into the town's water resources. Some of you may recall that this amendment was proposed a few years ago but was not moved forward. At that time, and as I recollect, there was some concern about exempting agriculture. In response to this concern, I reviewed the state law and what we were proposing with the Maine DEP and the Maine Department of Agriculture Conservation and Forestry (DACF) staff. Under State Law, agriculture is exempt from the State's Erosion and Sedimentation Control Law. Erosion and nutrient loading concerns stemming from agriculture are deemed nuisances under the Maine Agricultural Protection Act and are strictly handled by the Maine DACF and not the Maine DEP. I have had experience working with farmers and the Maine DACF on agricultural erosion and nutrient loading issues. The Maine DACF works cooperatively with farmers to implement best management practices to address these issues. The Town is prohibited from regulating agricultural under State Law.

On January 6, 2022 the Planning Board held a public hearing on this proposed amendment to Article X, Part II, Section 1. Environmental, (2) Soils and Earth Moving (a.) Erosion Control. There were no comments from the public and the Planning Board voted 5 to 0 in favor of this proposed amendment and moving the proposed amendment to the Select Board with a recommendation to send to voters in June 2022

**Article X Performance Standards, Part II Performance Standards Generally, Section 1. (2) (a) Erosion Control**

**Existing Language:**

*(a) Erosion Control*

*No person shall perform any act or use of the Land in a manner which could cause substantial or avoidable erosion or significantly alter existing patterns of natural water flow in the Town.*

**Proposed Language:**

*(a) Erosion Control*

*(i.) No person shall perform any act or use of the land in a manner which could cause substantial or avoidable erosion or significantly alter existing patterns of natural water flow in the Town.*

*(ii.) Any person who conducts, or causes to be conducted, an activity, whether or not a building permit or other local permit is required that involves filling, displacing, or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into any portion of a stormwater conveyance system or into a protected natural resource as defined in § 38 M.R.S. § 480-B.*

*(iii.) Erosion control measures must be in place before the activity begins. Adequate and timely temporary or permanent stabilization measures must be taken, and the site must be maintained to prevent unreasonable erosion and sedimentation.*

*(iv.) The Maine Department of Environmental Protection published Maine Erosion and Sediment Control Best Management Practices Manuals: Maine Erosion and Sediment Control Practices Field Guide for Contractors (2014); and Maine Erosion and Sediment Control Best Management Practices – Manual for Designers and Engineers (2016), as the same may be amended from time to time, are hereby adopted and incorporated by reference herein as the minimum standards for erosion and sedimentation control to be utilized in conjunction with all soil disturbances.*

*(v.) This section does not apply to agriculture, as defined under the Maine Agriculture Protection Act, M.R.S. Title 7 Chapter 6.*