



**Town of Camden
Select Board Meeting
March 23, 2021 – 6:30 PM**

French Conference Room – will not be open for the public to attend

This meeting will be done by teleconference through Zoom and streamed at: www.youtube.com/TownofCamdenMaine.

If you wish to provide input on an agenda item during the meeting please email jesancy@camdenmaine.gov by the close of business on March 21st, 2021. Please specify the agenda item you wish to speak to.

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>

Agenda

1. Public Input on non-agenda items
2. Approval of Board Minutes March 9, 2021
3. Consent Agenda
 - a. Victualer License: The Mill Nutrition at 25 Mechanic Street
 - b. Request from Camden Area Business Group to hold their annual sidewalk sales on June 4-6, 2021 as part of Business is Blooming in downtown Camden
 - c. Approval to Advertise RFP for Auditing Services FY21 to FY23
 - d. Adoption of Midcoast Community Internet Guiding Principles
4. Public Hearings regarding Liquor License Renewals:
 - a. Camden Deli at 37 Main Street for a Class I Restaurant Liquor License
 - b. 40 Paper at 40 Washington Street for a Class A Restaurant/Lounge Liquor License
 - c. Whitehall at 52 High Street for a Class I-A Hotel Liquor License
 - d. Camden Windward House at 6 High Street for a Class V Bed & Breakfast Liquor License
5. Schedule Public Hearings regarding proposed Camden Zoning Ordinance Amendment for June Town Meeting:
 - a) Amend the Town of Camden Official Zoning Map:
Map 120 Lot 53: 20 Lion's Lane: Town of Camden Wastewater Plant

Currently, the lot where the Town of Camden's Wastewater Plant is located is split between the Traditional Village District (V) and the Downtown Business (B-1) District. The Town of Camden is asking for an Amendment to the Zoning Map to move the portion of Lot 120 Map 53 that is in the Village District to the Downtown Business District so that the entire lot is in the same zoning district.

b) Amend Article VIII, Section 5B (10) Permitted Uses

The following commercial uses:(10) Outdoor storage of boats, provided the screening standards of Article X, Part II, Section 3(5) are met; [tradesman's shops](#), and indoor storage, maintenance and construction of boats in [existing commercial](#) buildings on lots of 5 or more acres in size provided that the building was in existence on January 1, 2003 and is located at least 125 feet from any residential lot boundary or a public way.

c) Amend Article VIII, Section 5. C. Uses Permitted as Special Exceptions

The following Commercial Uses:

[\(10\) Expansions of less than 10,000SF of new floor area attached to existing commercial buildings used for indoor storage, maintenance and construction of boats, and/or by tradesmen, provided that the building: 1\) was in existence on January 1, 2003; 2\) is on a lot of five \(5\) or more acres in size; and 3, is located at least 125 feet from any residential lot boundary or public way.](#)

6. Action Items:

- a. Tannery: Decision on Warrant Article Language
- b. Set date for Community Roadside Clean-up Day

7. Update on Established Priorities:

- a. Non-Owner-Occupied Short-Term Rental Registration Ordinance
- b. River Restoration Project Update
- c. Sagamore Farm Request for Expressions of Interest Update
- d. Brief Infrastructure Projects Updates:
 - I. Wastewater Treatment Plant Upgrades
 - II. Sea Street Force Main
 - III. Washington Street Sidewalk
 - IV. Route 1 South Sidewalk Drainage to Maritime Farms
 - V. Pearl Street
 - VI. Energy Efficiency Improvements to Town Buildings
 - VII. MDOT Elm Street Drainage

8. Discussion Items:

- a. July 4th Fireworks
- b. Manager's Report
- c. Select Board Reports



**Town of Camden
Select Board Meeting
March 9, 2021 – 6:30 PM**

PRESENT: Chair Robert Falciani, Alison McKellar, Taylor Benzie, Marc Ratner, Jenna Lookner & Town Manager Audra Caler. Also, present were members of the public and department heads as mentioned in minutes.

Call to Order: The meeting was called to order at 6:30 pm.

1. Public Input on non-agenda items

None.

2. Approval of Board Minutes February 23, 2021

Ratner indicated on item # 6.c. Select Board Reports concerning Sagamore Farm solar should be referenced as Falciani and not himself.

Lookner motioned to accept the minutes with the correction indicated by Ratner. Ratner seconded the motion. Motion Passed 5-0-0.

2. Presentation update by Lyman-Morse for upcoming projects

Drew Lyman and Joshua Moore of Lyman Morse came before the board to give an introduction to upcoming projects and how the projects tie into the Town. Moore gave a presentation of projects showing the need for harbor infrastructure upgrades by the Town due to sea level rise and climate change and Lyman Morse proposed infrastructure upgrades for the same reasons. Caler said the proposed projects by Lyman Morse is forthcoming which is why they have brought this to the board and to make the public aware. Lyman Morse would like to have the process needed to approve the projects begin immediately to have voters vote on during the summer due to a grant expiration of September. The Select Board is very supportive, however, they have concerns with the timeline. More discussion will be forthcoming as information becomes available.

4. Public Hearing on Liquor License Applications:

- a. Captain Swift Inn (new owners) at 72 Elm Street for a Class V Bed & Breakfast Liquor License
- b. Blue Harbor House Inn at 67 Elm Street for Class V Bed & Breakfast Liquor License

Ratner made a motion to approve the Captain Swift Inn at 73 Elm Street and Blue Harbor House Inn at 67 Elm Street for Class V Bed & Breakfast Liquor License. Lookner seconded the motion. Passed 5-0-0.

5. Approval of Victualer & Lodging Licenses

- a. Captain Swift Inn (new owners) at 72 Elm Street for victualer & lodging licenses
- b. Blue Harbor House Inn at 67 Elm Street for a renewal of victualer & lodging licenses

Ratner made a motion to approve the Captain Swift Inn at 73 Elm Street and Blue Harbor House Inn at 67 Elm Street for Victualer and Lodging License. Lookner seconded the motion. Passed 5-0-0.

6. Action Items:

- a. Approval of a name to be added to the Village Green Honor Roll – Scott A. Dailey

Ratner made a motion to approve the name "Scott A. Dailey" to be added to the Village Green Honor Roll. McKellar seconded the motion. Motion Passed 5-0-0.

- b. Format of June Town Meeting

Caler asked the board if they wished to have the June Town Meeting in open floor format or by secret ballot like what was done last year. All board members agreed it would be best to hold it by secret

ballot as there are no guarantees that restrictions of gatherings due to COVID could change at any time and by secret ballot would guarantee voters to vote.

Ratner made a motion to order the Annual Town Meeting be held in conjunction with the secret ballot on June 8th. Lookner seconded the motion. Motion Passed 5-0-0.

c. **Tannery – Next Steps**

Ratner- Was not satisfied with any of the four (4) proposals as he felt there is problems with all of them and cannot justify picking just one and rush to put it on the June ballot.

Benzie, McKellar, Lookner and Falciani feel the Northland proposal would support the need for affordable housing which they all feel is a needed item versus a want item for the Town. Benzie had noted that the Comprehensive Plan refers to affordable housing numerous times, also. The proposal by Cranesport would be supported as a secondary choice for green space benefits. Caler and Martin will draft for the Board a summary of the Board's additional questions and concerns on the Northland and Cranesport proposals for them to review, add or delete information in order for Northland and Cranesport to answer before the March 23rd Select Board Meeting.

Tannery Workshop can be viewed at: <http://www.youtube.com/TownofCamdenMaine>
03.09.21 Tannery Workshop

7. **Discussion Items:**

a. Select Board consensus regarding ordinance issues for June Town Meeting

Board Priorities:

1. Short-Term Rental Registration

Martin will prepare the needed information for this proposed Warrant item for the next meeting on March 23rd.

The board requested for Martin to prepare a formal listing in his department of proposed new ordinances and proposed new revision changes for future warrant articles and to indicate where in the process these items are and what the ending goal is for each one. The listings will be helpful to the board in reviewing and prioritizing future warrant items in a timely manner.

b. Zoning Map Amendments

1. Wastewater Treatment Plant, 20 Lions Lane Map 120 Lot 53

Martin requested this property be rezoned from village zone to B-1 zone and the Board to vote approval to do this to schedule a Public Hearing and vote to approve as a June warrant article. All avenues required to bring before the board has been met.

Ratner made a motion to accept the zoning map amendment to the B-1 zone. McKellar seconded the motion. Motion Passed 5-0-0.

2. Parker Laite, Jr. has requested a language change to **Article VIII Section 5.B. (10) Permitted Uses and Article VIII Section 5.C. (10) Uses Permitted as Special Exceptions** in the coastal residential zone for his commercial property located on Route 1 to allow boatbuilding and expansion of new floor area. The Planning Board will submit proposed changes for the Select Board March 23rd meeting after the Planning Board's March 18th hearing if the vote is to request the Select Board vote to approve Public Hearing to approve as a June warrant article.

c. Manager's Report

None.

d. Select Board Reports

Ratner –

1. Opera House continues to do their Sound Check shows every Friday night. Encourages public to go to www.camdenoperahouse.org to see a schedule of the upcoming shows.
2. Mid-Coast Community Internet Coalition continues to meet and continues to discuss the high fiber internet for households and have mid-coast guiding principles they want the affected towns to vote on.
3. Met with Finance Director Jodi Hanson concerning the Snow Bowl financial report as they are doing exceptionally well this year. Asked Hanson what the difference is this year and was told the usage of the facility increased compared to last year with daily tickets, season tickets, race income and the summer chairlift rides did very well. He feels the facility became an incredible resource for the town for people to be able to get outdoors during difficult times and the staff is to be commended.

Select Board Reports (Cont.)

McKellar-

Would like to have project updates and upcoming projects from town staff for the next meeting for the town to be prepared and prepare business owners and residents of any potential impacts to them.

Benzie-

1. Wanted to highlight a new home safety initiative; the Camden Fire, Rockport Fire and Rockland Fire Departments are combining efforts to encourage residents to reach out to their local fire department to ask questions about home fire safety in their homes or if they need any assistance at all with placement of smoke and CO alarm placement or installation. If you cannot afford a fire alarm, the fire departments will provide one for you. If you would like a home safety survey looking for life safety issues in your home, exit drills, any home safety or fire safety questions to reach out to the fire departments. The fire departments receive donations from the Rotary and citizen donations to purchase smoke detectors for residents, however, if anyone would like to donate, they can do so through the fire department.
2. Wanted to thank everyone who supported the family during the tragic fire on the February 25th and was proud of how the community has come together during this difficult time.

Ratner made a motion to adjourn as Select Board and reconvene as Wastewater Commissioners.

Lookner seconded the motion. Passed 5-0-0.

AS WATEWATER COMMISSIONERS

Approval of quarterly billings and certificate of Commitment of Sewer Bills for October 19, 2020 – January 20, 2021 in the amount of \$298,158.80.

Ratner made a motion to approve quarterly billings and certificate of Commitment of Sewer Bills for October 19, 2020 – January 20, 2021 in the amount of \$298,158.80. Lookner seconded the motion. Passed 5-0-0.

Ratner made a motion to adjourn as Wastewater Commissioners and reconvene as Select Board.

Lookner seconded the motion. Passed 5-0-0.

Ratner made a motion to adjourn as Select Board and enter Executive Session: Pursuant to MRSA 405(6)(E) Legal Rights and Duties at 8:47 p.m. Lookner seconded the motion. Motion Passed 5-0-0.

Executive Session: Pursuant to MRSA 405(6)(E) Legal Rights and Duties

Go to <https://www.youtube.com/watch?v=15nkHIFHCKM> to view entire meeting.

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)

marlene Cohn

Date(s) of Birth of all applicants:

4/10/82

Business Name:

The Mill Nutrition

Business Location:

25 mechanic st

Business Mailing Address:

25 mechanic st
Camden ME 04843

Email Address:

themillnutrition@gmail.com

Telephone Number:

593-6333

Describe briefly the food and drink services offered:

Energizing Teas and
Protein shakes

- 1) On premise-meals served? Yes _____ No X Seating capacity? 0
- 2) Take-out service? Yes X No _____ Fast food? Yes _____ No X
Sit Down? Yes _____ No X
- 3) Number of parking spaces provided:
a) On-site X 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 X 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 X
- 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 X No _____

- 8) Has adequate provision been made for the storage and disposal of waste and garbage?
Yes X No _____
- 9) If food is cooked on the premises, is there an approved vent from the cooking area to the outside? Yes _____
No X
- 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 X
- 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 X
- 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 X
- 13) Have you, as applicant, been dishonorably discharged from the military forces within the past five (5) years?
Yes _____ No X
- 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 X
- 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]
Signature of Camden Fire Department Inspector

3-22-2021
Date

[Signature]
Signature of Applicant

3/22/21
Date

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

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

Approved by the Camden Select Board on _____, 202____.

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): _____



Tuesday, March 16th, 2021

Dear Camden Select Board,

The Camden Area Business Group is once again coming to you in support of our annual Camden Is Blooming event weekend which includes the approval of sanctioned sidewalk sales for the business owners. We have been so grateful of your support of our past 9 years hosting this event, that we are in hopes you will once again put your seal of approval for our 10th year!

A formal letter of support request is attached along with the town's charter vocabulary for reference. Not included in this letter, but also on the same topic; would be a request for music approval positioned on Chestnut Street in front of Camden National Bank as well as at the Chamber of Commerce. Matt Brown and Mac Economy will be positioned in front of the Bank on Saturday from 11am -1pm or so and Alice Limoges will be positioned in front of the Chamber for the same timeframe. People have traditionally enjoyed the music while they are shopping, eating or milling about. CABG is only trying to add some extra festivity and vibrance to our regular offering of sidewalk sales, etc.

Lastly, we the Camden Area Business Group are in hopes that the Town of Camden will also continue it's annual \$2000 pledge support to the Camden Area Business Group's budget which we have been able to utilize for other great events to include but not limited to Fireworks, Christmas by the Sea, Toboggan Weekend, etc.

Again, we appreciate your support and positivity around our event, and look forward to another successful year!

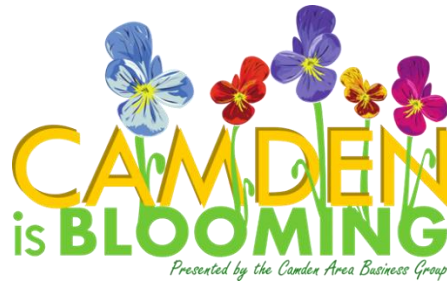
Kindly,

A handwritten signature in black ink that reads "Erick Anderson". The signature is written in a cursive, slightly slanted style.

Erick Anderson

Member of the Board of Directors

Camden Area Business Group
board@camdenmaineexperience.com
www.CamdenMaineExperience.com



Camden is Blooming 2021

June 4-6, 2021

Celebrating Camden's Businesses

*Sponsored by the **Camden Area Business Group**,
in partnership with the **Town of Camden***

Dear Camden Select Board,

On the next page, you will find the Town of Camden policy guidelines for Sidewalk sales which was approved during the past 8 years for the Annual Business is Blooming Weekend. We would like to once again ask for the Camden Select Boards approval to once again use these guidelines for sidewalk sales throughout Camden is Blooming weekend of June 4th through 6th, of 2021.

This year represents an exciting 10th season of our event, with even more to offer as each year rolls around! We hope once again you'll consider this opportunity for a sidewalk display outside of Camden businesses to make Camden full and festive! Our town is decorated with flowers and signs of spring to welcome residents and visitors to the downtown as we prepare for our summer season.

Board of Directors
Camden Area Business Group

*Mark O'Donnell – Chair,
Shelly Butler, Nichole Quinn, Kim Palermo, Jody Landrith, Tammy Swasey-Ballou, David Jackson,
Gary Born, Stephanie French, Susan Walser, Tom Peaco, Erick Anderson*

To all Camden Area Business Group members and business owners: Please find the guidelines from the Town of Camden which apply to the “Camden is Blooming” event weekend on the sidewalks of Camden, Friday, June 4th through Sunday, June 6th, 2021.

Again, please follow these guidelines closely so we all successfully make a good first impression to our town, our citizens, and visitors over this festive weekend!

For the purposes of clarity, we have highlighted the exact recommended areas of the code and ask that these guidelines be adhered to. **Any questions, please feel free to contact the Town of Camden Code Enforcement Officer at (207) 236-3353.**

SECTION 4.0 – OBSTRUCTIONS TO PUBLIC PASSAGE

1. 4.1 No person shall place any obstruction within the bounds of a sidewalk unless otherwise permitted under this or any other Ordinance of the Town of Camden. An object shall be an obstruction if placement causes less than 48 inches (48”) of uninterrupted pedestrian space to remain between the object and the edge of the sidewalk, or any power pole, light pole, utility fixture, season trash collection container, or cigarette butt collection container, as located in the sole discretion of the Town, closest to the road, with the exception that the Select Board may grant a waiver of this provision for pre-existing access requirements to established businesses or for non-hazardous pre-existing awnings, benches or architectural features. An object shall also be an obstruction if the Select Board determines that the particular object, where located, meets the definition of “obstruction” as set forth in Section 3.2 of this Ordinance.

2. 4.2 Notwithstanding Section 4.1, no object shall be placed at a distance greater than 6 inches from an existing structure, so as to maintain the maximum amount of passage for pedestrians on the sidewalk.

3. 4.3 SPECIFICALLY PROHIBITED LOCATIONS – No object shall be placed, used or maintained as follows:

- a. Within ten feet of any fire hydrant or other emergency equipment or facility;
- b. Within seven feet of any marked pedestrian crosswalk as measured from the point of intersection between a crosswalk and the sidewalk curbing closest to the intended location of said object;
- c. Within five feet of any intersection driveway, alley or street;
- d. In a manner which interferes with ingress or egress from private property or public facilities;
- e. Such that the placement causes a safety hazard for pedestrian traffic or vehicular traffic or obstructs the view of such traffic from the public way; and f. For advertising, as a sign or for publicity purposes.

4. 4.4 Other Restrictions and Conditions

- a. All objects shall be maintained by the owner of the object at all times, in a clean, neat and attractive condition and in good repair. The area around said object shall be kept free of debris and litter at all times
- b. No object shall be placed within, in on or over the sidewalk from November 1 through April 30 of each year in order to allow winter maintenance and plowing;
- c. No sign, awning or architectural features shall be located less than seven (7) feet in height as measured from the sidewalk surface.

SECTION 6 – PLACING STOCK IN TRADE ON SIDEWALKS

No person carrying on any business for the sale of goods, wares or merchandise shall at any time place any part of their stock in trade upon any town sidewalk adjoining their buildings or upon any shelf, stand or bracket extending over said sidewalk. The Select Board may, however, authorize the temporary placement of stock in trade on a sidewalk for the purposes of an organized and scheduled town or area-wide sidewalk event, or any other special permitted annual or season event. Such event may include tables for non-profit groups, provided permission is granted by the owner/occupant of the business premises where the table(s) would be located.

March 12, 2021

**Midcoast Internet Coalition
Guiding Principles**

- Establish a regional utility district through interlocal agreement, as permitted by Maine State law.
- Build a Fiber to the Premises (FTTP) internet network to provide cheaper, faster and better high-speed internet access.
- Ensure that the network is open access, inviting multiple providers to deliver services to residents and businesses which will offer a range of products, pricing options and competition.
- Establish a minimum symmetrical speed of 100 Mbps for download / upload to be provided by any service provider leasing the utility's dark fiber network, with the capability of providing symmetrical 1 Gig for users choosing that option.
- Provide universal access to all residences and businesses within the geographic region of the utility.
- Best-in-class customer support, with locally managed and operated offices.

March 11, 2020

To: Chief Randy Gagne
Camden Police Department

From: Janice L. Esancy
Town Manager's Assistant

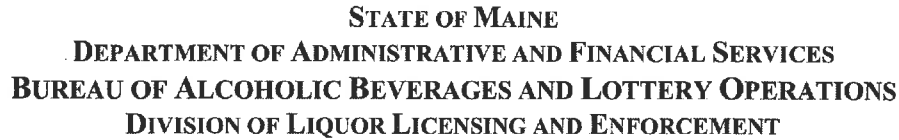
The following establishment: Camden Deli at 37 Main Street for a renewal liquor license. There will be a public hearing regarding this license at an upcoming Select Board Meeting.

Have there been any incidents reported to the Camden Police Department since April 2020 regarding this establishment? _____ Yes .
_____ No. If yes, please explain. _____

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

Chief Randy Gagne
Camden Police Department

Date



All Questions Must Be Answered Completely. Please print legibly.

Division Use Only	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Payment Type:	
OK with SOS: Yes <input type="checkbox"/> No <input type="checkbox"/>	

Legal Business Entity Applicant Name (corporation, LLC): Camden Deli	Business Name (D/B/A): Camden Deli, Inc.
Individual or Sole Proprietor Applicant Name(s): Thomas Rothwell	Physical Location: Camden, ME.
Individual or Sole Proprietor Applicant Name(s): Angela Rothwell	Mailing address, if different: 37 Main Street 04843
Mailing address, if different from DBA address: Same - 7	Email Address: cm deli@msn.com
Telephone # Fax #: 207 236-8343	Business Telephone # Fax #: 207 236-8343
Federal Tax Identification Number: 32-0004613	Maine Seller Certificate # or Sales Tax #: 1137535
Retail Beverage Alcohol Dealers Permit:	Website address: camden deli.com

1. New license or renewal of existing license? ☐ New Expected Start date: _____
☒ Renewal Expiration Date: 04/08/21
2. The dollar amount of gross income for the licensure period that will end on the expiration date above:
 Food: 750,000 Beer, Wine or Spirits: 8,000 Guest Rooms: N/A
44% decline due to covid
3. Please indicate the type of alcoholic beverage to be sold: (check all that apply)
☒ Malt Liquor (beer) ☒ Wine ☐ Spirits

4. Indicate the type of license applying for: (choose only one)

- ☒ Restaurant (Class I, II, III, IV) ☐ Class A Restaurant/Lounge (Class XI) ☐ Class A Lounge (Class X)
- ☐ Hotel (Class I, II, III, IV) ☐ Hotel – Food Optional (Class I-A) ☐ Bed & Breakfast (Class V)
- ☐ Golf Course (included optional licenses, please check if apply) ☐ Auxiliary ☐ Mobile Cart (Class I, II, III, IV)
- ☐ Tavern (Class IV) ☐ Other: _____
- ☐ Qualified Caterer ☐ Self-Sponsored Events (Qualified Caterers Only)

Refer to Section V for the License Fee Schedule on page 9

5. Business records are located at the following address:

37 Main Street Camden, Maine

6. Is the licensee/applicant(s) citizens of the United States? ☒ Yes ☐ No

7. Is the licensee/applicant(s) a resident of the State of Maine? ☒ Yes ☐ No

NOTE: Applicants that are not citizens of the United States are required to file for the license as a business entity.

8. Is licensee/applicant(s) a business entity like a corporation or limited liability company?

☒ Yes ☐ No If Yes, complete Section VII at the end of this application

9. For a licensee/applicant who is a business entity as noted in Section I, does any officer, director, member, manager, shareholder or partner have in any way an interest, directly or indirectly, in their capacity in any other business entity which is a holder of a wholesaler license granted by the State of Maine?

☐ Yes ☒ No

☐ Not applicable – licensee/applicant(s) is a sole proprietor

10. Is the licensee or applicant for a license receiving, directly or indirectly, any money, credit, thing of value, endorsement of commercial paper, guarantee of credit or financial assistance of any sort from any person or entity within or without the State, if the person or entity is engaged, directly or indirectly, in the manufacture, distribution, wholesale sale, storage or transportation of liquor.

☐ Yes ☒ No

If yes, please provide details: _____

11. Do you own or have any interest in any another Maine Liquor License? ☐ Yes ☒ No

If yes, please list license number, business name, and complete physical location address: (attach additional pages as needed using the same format)

Name of Business	License Number	Complete Physical Address

12. List name, date of birth, place of birth for all applicants including any manager(s) employed by the licensee/applicant. Provide maiden name, if married. (attach additional pages as needed using the same format)

Full Name	DOB	Place of Birth
Thomas Rothwell	05/31/1969	New Jersey
Angela Rothwell	01/12/1971	Portland, ME
Derak Tallberg	07/23/1976	Reno, NV
Samantha Carpentier	06/08/1992	Rockport, ME
Residence address on all the above for previous 5 years		
Name Thomas Rothwell	Address: 6 Pleasant Ridge Dr. Camden, ME 04843	
Name Angela Rothwell	Address: 6 Pleasant Ridge Dr. Camden, ME 04843	
Name Derak Tallberg	Address: Searsmont, ME	
Name Samantha Carpentier	Address: Union, ME	

13. Will any law enforcement officer directly benefit financially from this license, if issued?

☐ Yes ☒ No

If Yes, provide name of law enforcement officer and department where employed:

14. Has the licensee/applicant(s) ever been convicted of any violation of the liquor laws in Maine or any State of the United States? ☐ Yes ☒ No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

15. Has the licensee/applicant(s) ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States? ☐ Yes ☒ No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

16. Has the licensee/applicant(s) formerly held a Maine liquor license? ☒ Yes ☐ No

17. Does the licensee/applicant(s) own the premises? ☒ Yes ☐ No

If No, please provide the name and address of the owner:

18. If you are applying for a liquor license for a Hotel or Bed & Breakfast, please provide the number of guest rooms available: N/A

19. Please describe in detail the area(s) within the premises to be licensed. This description is in addition to the diagram in Section VI. (Use additional pages as needed)

Restaurant serving food, beer and
wine upstairs and down
(currently only doing
take-out)

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

Name: Camden Rockport Middle School

Distance: 1/2 mile

Section II: Signature of Applicant(s)

By signing this application, the licensee/applicant understands that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.

Please sign and date in blue ink.

Dated: 03/07/2021

[Signature]
Signature of Duly Authorized Person

Thomas Rothwell
Printed Name Duly Authorized Person

[Signature]
Signature of Duly Authorized Person

Angela Rothwell
Printed Name of Duly Authorized Person

Section III: For use by Municipal Officers and County Commissioners only

The undersigned hereby certifies that we have complied with the process outlined in 28-A M.R.S. §653 and approve this on-premises liquor license application.

Dated: _____

Who is approving this application? ☐ Municipal Officers of _____

☐ County Commissioners of _____ County

- ☐ **Please Note:** The Municipal Officers or County Commissioners must confirm that the records of Local Option Votes have been verified that allows this type of establishment to be licensed by the Bureau for the type of alcohol to be sold for the appropriate days of the week. Please check this box to indicate this verification was completed.

Signature of Officials	Printed Name and Title

**This Application will Expire 60 Days from the date of
Municipal or County Approval unless submitted to the Bureau**

Included below is the section of Maine's liquor laws regarding the approval process by the municipalities or the county commissioners. This is provided as a courtesy only and may not reflect the law in effect at the time of application. Please see <http://www.mainelegislature.org/legis/statutes/28-A/title28-Asec653.html>

§653. Hearings; bureau review; appeal

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

A. The bureau shall prepare and supply application forms.

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

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

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

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

A. Conviction of the applicant of any Class A, Class B or Class C crime;

B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control;

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

D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises;

D-1. Failure to obtain, or comply with the provisions of, a permit for music, dancing or entertainment required by a municipality or, in the case of an unincorporated place, the county commissioners;

E. A violation of any provision of this Title;

F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601; and

G. After September 1, 2010, server training, in a program certified by the bureau and required by local ordinance, has not been completed by individuals who serve alcoholic beverages.

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

A. Repealed

B. If the decision appealed from is an application denial, the bureau may issue the license only if it finds by clear and convincing evidence that the decision was without justifiable cause.

4. Repealed

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

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

Section IV: Terms and Conditions of Licensure as an Establishment that sells liquor for on-premises consumption in Maine

- The licensee/applicant(s) agrees to be bound by and comply with the laws, rules and instructions promulgated by the Bureau.
- The licensee/applicant(s) agrees to maintain accurate records related to an on-premise license as required by the law, rules and instructions promulgated or issued by the Bureau if a license is issued as a result of this application.
 - The licensee/applicant(s) authorizes the Bureau to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also any books, records and returns during the year in which any liquor license is in effect.
- Any change in the licensee's/applicant's licensed premises as defined in this application must be approved by the Bureau in advance.
- All new applicants must apply to the Alcohol and Tobacco Tax and Trade Bureau (TTB) for its Retail Beverage Alcohol Dealers permit. See the TTB's website at <https://www.ttb.gov/nrc/retail-beverage-alcohol-dealers> for more information.

Section V: Fee Schedule

Filing fee required. In addition to the license fees listed below, a filing fee of \$10.00 must be included with all applications.

Please note: For Licensees/Applicants in unorganized territories in Maine, the \$10.00 filing fee must be paid directly to County Treasurer. All applications received by the Bureau from licensees/applicants in unorganized territories must submit proof of payment was made to the County Treasurer together with the application.

Class of License	Type of liquor/Establishments included	Fee
Class I	For the sale of liquor (malt liquor, wine and spirits) This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers	\$ 900.00
Class I-A	For the sale of liquor (malt liquor, wine and spirits) This class includes only hotels that do not serve three meals a day.	\$1,100.00
Class II	For the Sale of Spirits Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; and Vessels.	\$ 550.00
Class III	For the Sale of Wine Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	\$ 220.00
Class IV	For the Sale of Malt Liquor Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	\$ 220.00
Class III and IV	For the Sale of Malt Liquor and Wine Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	\$ 440.00
Class V	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Club without catering privileges.	\$ 495.00
Class X	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Class A Lounge	\$2,200.00
Class XI	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Restaurant Lounge	\$1,500.00

Currently doing take-out
only due to covid

Section VI Premises Floor Plan

In an effort to clearly define your license premise and the areas that consumption and storage of liquor authorized by your license type is allowed, the Bureau requires all applications to include a diagram of the premise to be licensed.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the following areas: entrances, office area, coolers, storage areas, display cases, shelves, restroom, point of sale area, area for on-premise consumption, dining rooms, event/function rooms, lounges, outside area/decks or any other areas on the premise that you are requesting approval. Attached an additional page as needed to fully describe the premise.



Section VII: Required Additional Information for a Licensee/Applicant for an On-Premises Liquor License Who are Legal Business Entities

Questions 1 to 4 of this part of the application must match information in Section I of the application above and match the information on file with the Maine Secretary of State's office. If you have questions regarding your legal entity name or DBA, please call the Secretary of State's office at (207) 624-7752.

All Questions Must Be Answered Completely. Please print legibly.

1. Exact legal name: Camden Deli, Inc.
2. Doing Business As, if any: Camden Deli
3. Date of filing with Secretary of State: Sept. 1992 State in which you are formed: Maine
4. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine:

5. List the name and addresses for previous 5 years, birth dates, titles of officers, directors, managers, members or partners and the percentage ownership any person listed: (attached additional pages as needed)

Name	Address (5 Years)	Date of Birth	Title	Percentage of Ownership
Thomas Rothwell	6 Pleasant Ridge Drive Camden ME	05/31/1969	PRES.	51 6/10
Angela Rothwell	same	01/12/1971	V. PRES	49 0/10

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

March 11, 2020

To: Chief Randy Gagne
Camden Police Department

From: Janice L. Esancy
Town Manager's Assistant

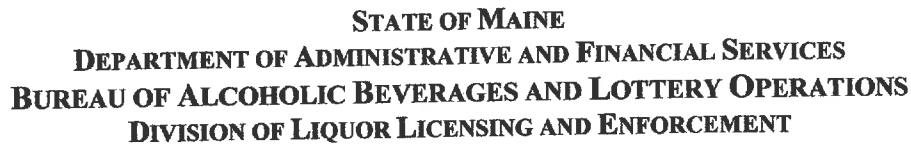
The following establishment: 40 Paper at 40 Washington Street for a renewal liquor license. There will be a public hearing regarding this license at an upcoming Select Board Meeting.

Have there been any incidents reported to the Camden Police Department since April 2020 regarding this establishment? _____ Yes .
_____ No. If yes, please explain. _____

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

Chief Randy Gagne
Camden Police Department

Date



All Questions Must Be Answered Completely. Please print legibly.

Division Use Only	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Payment Type:	
OK with SOS: Yes <input type="checkbox"/> No <input type="checkbox"/>	

Legal Business Entity Applicant Name (corporation, LLC): Brevetto, LLC	Business Name (D/B/A): 40 Paper
Individual or Sole Proprietor Applicant Name(s):	Physical Location: 40 Washington St., Camden, ME 04843
Individual or Sole Proprietor Applicant Name(s):	Mailing address, if different: Same
Mailing address, if different from DBA address: Same	Email Address: josh@40paper.com
Telephone # Fax #: (207) 230-0111 N/A	Business Telephone # Fax #: (207) 230-0111 N/A
Federal Tax Identification Number: 26-2193050	Maine Seller Certificate # or Sales Tax #: 1133111
Retail Beverage Alcohol Dealers Permit:	Website address: www.40paper.com

1. New license or renewal of existing license? ☐ New Expected Start date: _____
☒ Renewal Expiration Date: 04/08/2021

2. The dollar amount of gross income for the licensure period that will end on the expiration date above:

Food: \$ 321,478.13 Beer, Wine or Spirits: \$ 167,347.14 Guest Rooms: \$ 0.00

3. Please indicate the type of alcoholic beverage to be sold: (check all that apply)

☒ Malt Liquor (beer) ☒ Wine ☒ Spirits

4. Indicate the type of license applying for: (choose only one)

- | | | |
|--|---|---|
| <input type="checkbox"/> Restaurant
(Class I, II, III, IV) | <input checked="" type="checkbox"/> Class A Restaurant/Lounge
(Class XI) | <input type="checkbox"/> Class A Lounge
(Class X) |
| <input type="checkbox"/> Hotel
(Class I, II, III, IV) | <input type="checkbox"/> Hotel – Food Optional
(Class I-A) | <input type="checkbox"/> Bed & Breakfast
(Class V) |
| <input type="checkbox"/> Golf Course (included optional licenses, please check if apply)
(Class I, II, III, IV) | <input type="checkbox"/> Auxiliary | <input type="checkbox"/> Mobile Cart |
| <input type="checkbox"/> Tavern
(Class IV) | <input type="checkbox"/> Other: _____ | |
| <input type="checkbox"/> Qualified Caterer | <input type="checkbox"/> Self-Sponsored Events (Qualified Caterers Only) | |

Refer to Section V for the License Fee Schedule on page 9

5. Business records are located at the following address:

40 Washington St., Camden, ME 04843

6. Is the licensee/applicant(s) citizens of the United States? ☒ Yes ☐ No
7. Is the licensee/applicant(s) a resident of the State of Maine? ☒ Yes ☐ No

NOTE: Applicants that are not citizens of the United States are required to file for the license as a business entity.

8. Is licensee/applicant(s) a business entity like a corporation or limited liability company?

☒ Yes ☐ No If Yes, complete Section VII at the end of this application

9. For a licensee/applicant who is a business entity as noted in Section I, does any officer, director, member, manager, shareholder or partner have in any way an interest, directly or indirectly, in their capacity in any other business entity which is a holder of a wholesaler license granted by the State of Maine?

☐ Yes ☒ No

☐ Not applicable – licensee/applicant(s) is a sole proprietor

10. Is the licensee or applicant for a license receiving, directly or indirectly, any money, credit, thing of value, endorsement of commercial paper, guarantee of credit or financial assistance of any sort from any person or entity within or without the State, if the person or entity is engaged, directly or indirectly, in the manufacture, distribution, wholesale sale, storage or transportation of liquor.

☐ Yes ☒ No

If yes, please provide details: _____

11. Do you own or have any interest in any another Maine Liquor License? ☐ Yes ☒ No

If yes, please list license number, business name, and complete physical location address: (attach additional pages as needed using the same format)

Name of Business	License Number	Complete Physical Address

12. List name, date of birth, place of birth for all applicants including any manager(s) employed by the licensee/applicant. Provide maiden name, if married. (attach additional pages as needed using the same format)

Full Name	DOB	Place of Birth
Joshua Hixson	10/20/1978	Lake Charles, LA
Tara Barker	02/07/1978	Bangor, ME
Benjamin Curtis	05/02/1973	Los Angeles, CA

Residence address on all the above for previous 5 years

Name	Address:
Joshua Hixson	255 Melvin Heights Rd., Camden, ME 04843
Name	Address:
Tara Barker	255 Melvin Heights Rd., Camden, ME 04843
Name	Address:
Benjamin Curtis	18 Jacobs Ave., Camden, ME 04843
Name	Address:

13. Will any law enforcement officer directly benefit financially from this license, if issued?

☐ Yes ☒ No

If Yes, provide name of law enforcement officer and department where employed:

14. Has the licensee/applicant(s) ever been convicted of any violation of the liquor laws in Maine or any State of the United States? ☐ Yes ☒ No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

15. Has the licensee/applicant(s) ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States? ☐ Yes ☒ No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

16. Has the licensee/applicant(s) formerly held a Maine liquor license? ☒ Yes ☐ No

17. Does the licensee/applicant(s) own the premises? ☐ Yes ☒ No

If No, please provide the name and address of the owner:

40 Washington Street, LLC, 40 Washington St., Camden, ME 04843

18. If you are applying for a liquor license for a Hotel or Bed & Breakfast, please provide the number of guest rooms available: _____

19. Please describe in detail the area(s) within the premises to be licensed. This description is in addition to the diagram in Section VI. (Use additional pages as needed)

Restaurant located on first floor of historic Knox Mill.

20. What is the distance from the premises to the **nearest** school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel?

Name: Camden-Rockport Middle School

Distance: 0.40

Section II: Signature of Applicant(s)

By signing this application, the licensee/applicant understands that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.

Please sign and date in blue ink.

Dated: 03/10/2021



Signature of Duly Authorized Person

Tara Barker

Printed Name Duly Authorized Person



Signature of Duly Authorized Person

Josh Hixson

Printed Name of Duly Authorized Person

Section III: For use by Municipal Officers and County Commissioners only

The undersigned hereby certifies that we have complied with the process outlined in 28-A M.R.S. §653 and approve this on-premises liquor license application.

Dated: _____

Who is approving this application? ☐ Municipal Officers of _____

☐ County Commissioners of _____ County

- ☐ **Please Note:** The Municipal Officers or County Commissioners must confirm that the records of Local Option Votes have been verified that allows this type of establishment to be licensed by the Bureau for the type of alcohol to be sold for the appropriate days of the week. Please check this box to indicate this verification was completed.

Signature of Officials	Printed Name and Title

**This Application will Expire 60 Days from the date of
Municipal or County Approval unless submitted to the Bureau**

Included below is the section of Maine's liquor laws regarding the approval process by the municipalities or the county commissioners. This is provided as a courtesy only and may not reflect the law in effect at the time of application. Please see <http://www.mainelegislature.org/legis/statutes/28-A/title28-Asec653.html>

§653. Hearings; bureau review; appeal

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

A. The bureau shall prepare and supply application forms.

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

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

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

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

A. Conviction of the applicant of any Class A, Class B or Class C crime;

B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control;

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

D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises;

D-1. Failure to obtain, or comply with the provisions of, a permit for music, dancing or entertainment required by a municipality or, in the case of an unincorporated place, the county commissioners;

E. A violation of any provision of this Title;

F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601; and

G. After September 1, 2010, server training, in a program certified by the bureau and required by local ordinance, has not been completed by individuals who serve alcoholic beverages.

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A. Repealed

B. If the decision appealed from is an application denial, the bureau may issue the license only if it finds by clear and convincing evidence that the decision was without justifiable cause.

4. Repealed

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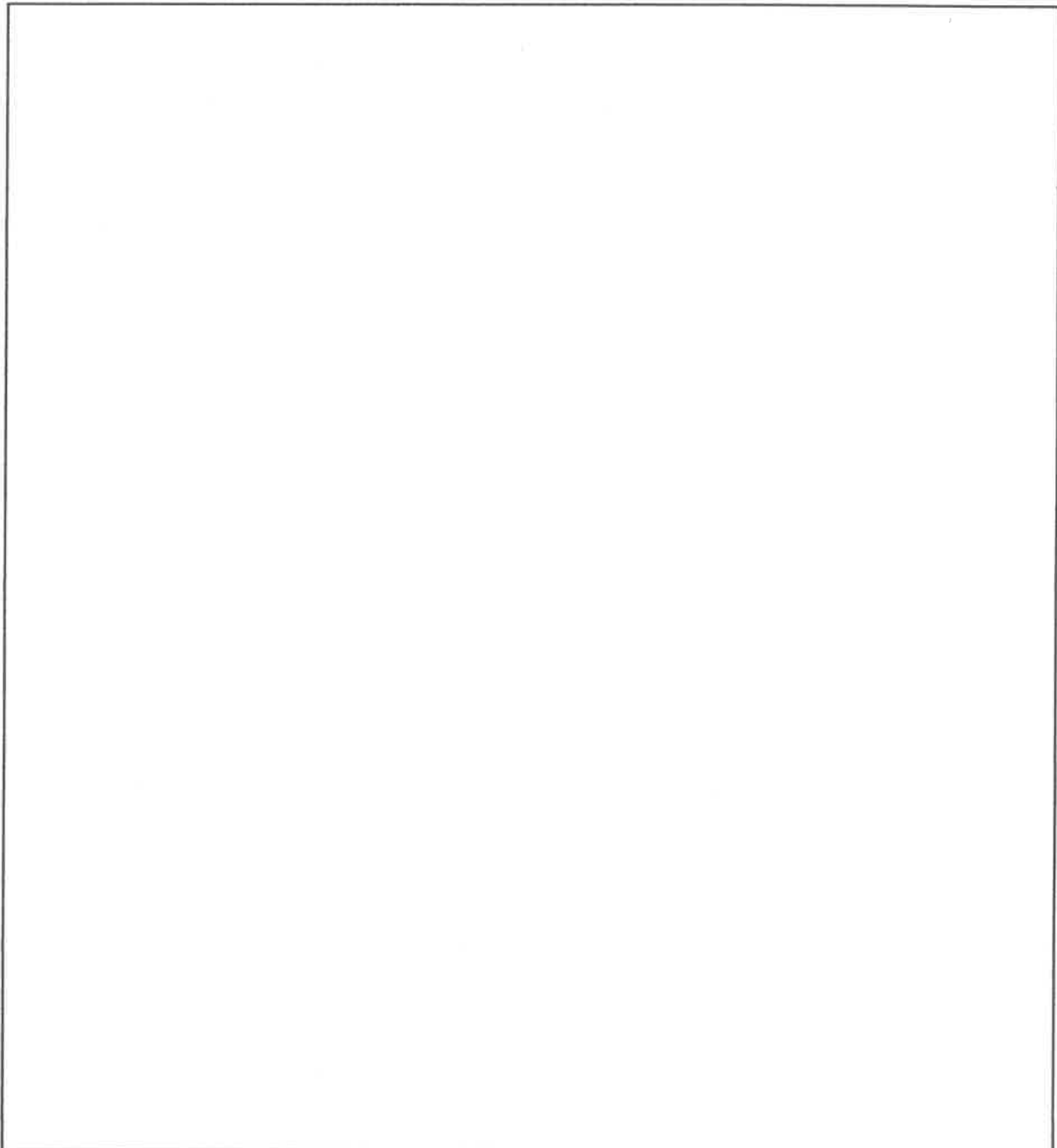
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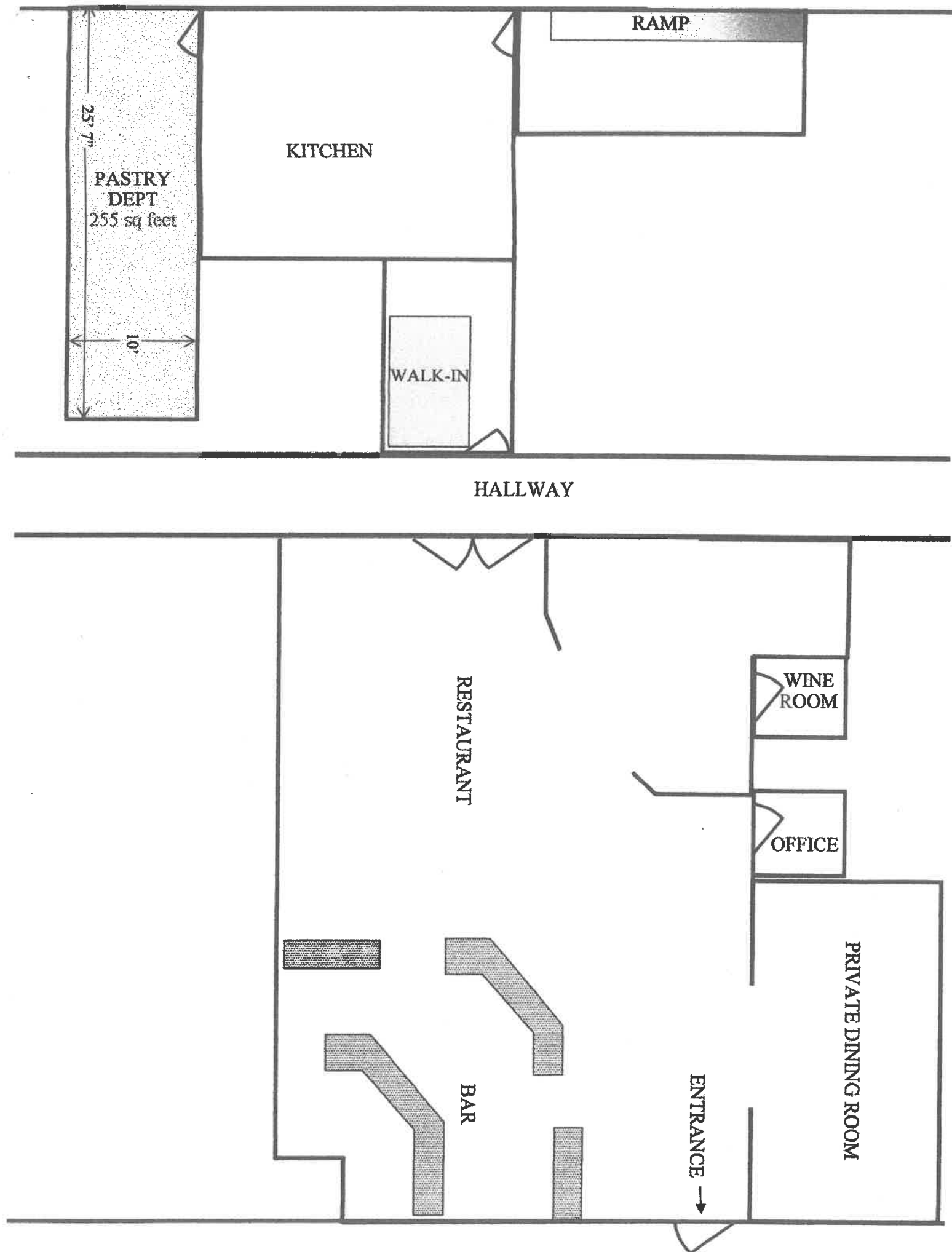
<u>Class of License</u>	<u>Type of liquor/Establishments included</u>	<u>Fee</u>
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Class IV	For the Sale of Malt Liquor Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	\$ 220.00
Class III and IV	For the Sale of Malt Liquor and Wine Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	\$ 440.00
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Section VI Premises Floor Plan

In an effort to clearly define your license premise and the areas that consumption and storage of liquor authorized by your license type is allowed, the Bureau requires all applications to include a diagram of the premise to be licensed.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the following areas: entrances, office area, coolers, storage areas, display cases, shelves, restroom, point of sale area, area for on-premise consumption, dining rooms, event/function rooms, lounges, outside area/decks or any other areas on the premise that you are requesting approval. Attached an additional page as needed to fully describe the premise.

A large, empty rectangular box with a thin black border, intended for the applicant to draw a detailed floor plan of their premises. The box occupies the majority of the page below the instructions.



Section VII: Required Additional Information for a Licensee/Applicant for an On-Premises Liquor License Who are Legal Business Entities

Questions 1 to 4 of this part of the application must match information in Section I of the application above and match the information on file with the Maine Secretary of State's office. If you have questions regarding your legal entity name or DBA, please call the Secretary of State's office at (207) 624-7752.

All Questions Must Be Answered Completely. Please print legibly.

1. Exact legal name: Brevetto, LLC
2. Doing Business As, if any: 40 Paper
3. Date of filing with Secretary of State: 03/05/2008 State in which you are formed: ME
4. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine:
5. List the name and addresses for previous 5 years, birth dates, titles of officers, directors, managers, members or partners and the percentage ownership any person listed: (attached additional pages as needed)

Name	Address (5 Years)	Date of Birth	Title	Percentage of Ownership
Joshua Hixson	255 Melvin Heights Rd., Camden	10/20/1978	Member	50.0000
Tara Barker	255 Melvin Heights Rd., Camden	02/07/1978	Member	50.0000

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



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

Corporate Information Required for
Business Entities Who Are Licensees

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

1. Exact legal name: Brevetto, LLC
2. Doing Business As, if any: 40 Paper
3. Legal Entity's FEIN #: 26-2193050
4. Date of filing with Secretary of State: 03/05/2008 State in which you are formed: ME
5. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine: _____
6. List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list the percentage ownership: (attached additional sheets as needed)

NAME	ADDRESS (5 YEARS)	Date of Birth	TITLE	Ownership %
Joshua Hixson	255 Melvin Heights Rd., Camden	10/20/1978	Member	50%
Tara Barker	255 Melvin Heights Rd., Camden	02/07/1978	Member	50%

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

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

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

Yes ☐ No ☒

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

Name: _____

Date of Conviction: _____

Offense: _____

Location of Conviction: _____

Disposition: _____

Signature:

PLEASE SIGN IN BLUE INK



Signature of Owner or Corporate Officer

03/10/2021

Date

Tara Barker

Print Name of Owner or Corporate Officer

Submit Completed Forms To:

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

March 11, 2020

To: Chief Randy Gagne
Camden Police Department

From: Janice L. Esancy
Town Manager's Assistant

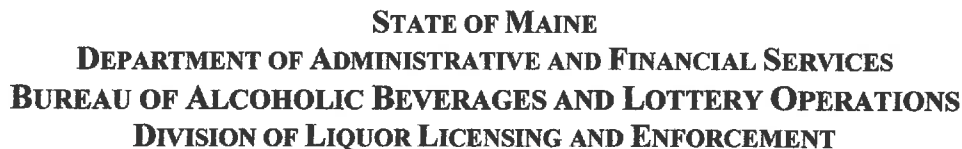
The following establishment: Whitehall at 52 High Street for a renewal liquor license. There will be a public hearing regarding this license at an upcoming Select Board Meeting.

Have there been any incidents reported to the Camden Police Department since April 2020 regarding this establishment? _____ Yes .
_____ No. If yes, please explain. _____

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

Chief Randy Gagne
Camden Police Department

Date



All Questions Must Be Answered Completely. Please print legibly.

Division Use Only	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Payment Type:	
OK with SOS: Yes <input type="checkbox"/> No <input type="checkbox"/>	

1. New license or renewal of existing license? ☐ New Expected Start date: _____
☒ Renewal Expiration Date: 4/25/2021

Food: 0.00 Beer, Wine or Spirits: 4776.00 Guest Rooms: 427,410.
Due to Covid events cancelled;

☒ Malt Liquor (beer) ☒ Wine ☒ Spirits

4. Indicate the type of license applying for: (choose only one)

- | | | |
|--|--|---|
| <input type="checkbox"/> Restaurant
(Class I, II, III, IV) | <input type="checkbox"/> Class A Restaurant/Lounge
(Class XI) | <input type="checkbox"/> Class A Lounge
(Class X) |
| <input type="checkbox"/> Hotel
(Class I, II, III, IV) | <input checked="" type="checkbox"/> Hotel – Food Optional
(Class I-A) | <input type="checkbox"/> Bed & Breakfast
(Class V) |
| <input type="checkbox"/> Golf Course (included optional licenses, please check if apply)
(Class I, II, III, IV) | <input type="checkbox"/> Auxiliary | <input type="checkbox"/> Mobile Cart |
| <input type="checkbox"/> Tavern
(Class IV) | <input type="checkbox"/> Other: _____ | |
| <input type="checkbox"/> Qualified Caterer | <input type="checkbox"/> Self-Sponsored Events (Qualified Caterers Only) | |

Refer to Section V for the License Fee Schedule on page 9

5. Business records are located at the following address:

29 Main St. Amesbury, MA 01913

6. Is the licensee/applicant(s) citizens of the United States? ☒ Yes ☐ No

7. Is the licensee/applicant(s) a resident of the State of Maine? ☐ Yes ☒ No

NOTE: Applicants that are not citizens of the United States are required to file for the license as a business entity.

8. Is licensee/applicant(s) a business entity like a corporation or limited liability company?

☒ Yes ☐ No If Yes, complete Section VII at the end of this application

9. For a licensee/applicant who is a business entity as noted in Section I, does any officer, director, member, manager, shareholder or partner have in any way an interest, directly or indirectly, in their capacity in any other business entity which is a holder of a wholesaler license granted by the State of Maine?

☐ Yes ☒ No

☐ Not applicable – licensee/applicant(s) is a sole proprietor

10. Is the licensee or applicant for a license receiving, directly or indirectly, any money, credit, thing of value, endorsement of commercial paper, guarantee of credit or financial assistance of any sort from any person or entity within or without the State, if the person or entity is engaged, directly or indirectly, in the manufacture, distribution, wholesale sale, storage or transportation of liquor.

☐ Yes ☒ No

If yes, please provide details: _____

11. Do you own or have any interest in any another Maine Liquor License? ☐ Yes ☒ No

If yes, please list license number, business name, and complete physical location address: (attach additional pages as needed using the same format)

Name of Business	License Number	Complete Physical Address

12. List name, date of birth, place of birth for all applicants including any manager(s) employed by the licensee/applicant. Provide maiden name, if married. (attach additional pages as needed using the same format)

Full Name	DOB	Place of Birth
Leigh Blood (Olmsted)	5/14/77	Melrose, MA
Gwen Clemens	4/6/80	Coeur d'Alene ID

Residence address on all the above for previous 5 years

Name	Address:
Leigh Blood	133 Old Kerry Rd Newburyport, MA 01950 4 Collins Ave, Amesbury, MA 01913
Name	Address:
Gwen Clemens	52 High St Camden, ME 04843 29375 Columbus St. Arlington, VA 22206
Name	Address:
Name	Address:

13. Will any law enforcement officer directly benefit financially from this license, if issued?

☐ Yes ☒ No

If Yes, provide name of law enforcement officer and department where employed:

14. Has the licensee/applicant(s) ever been convicted of any violation of the liquor laws in Maine or any State of the United States? ☐ Yes ☒ No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

15. Has the licensee/applicant(s) ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States? ☐ Yes ☒ No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

16. Has the licensee/applicant(s) formerly held a Maine liquor license? ☒ Yes ☐ No

17. Does the licensee/applicant(s) own the premises? ☒ Yes ☒ No

If No, please provide the name and address of the owner:

Leigh Blood, owner, Gwen Clemens - manager

18. If you are applying for a liquor license for a Hotel or Bed & Breakfast, please provide the number of guest rooms available: 36

19. Please describe in detail the area(s) within the premises to be licensed. This description is in addition to the diagram in Section VI. (Use additional pages as needed)

36 room hotel with event/function space

20. What is the distance from the premises to the **nearest** school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel?

Name: St. Thomas

Distance: 3/4 mile

Section II: Signature of Applicant(s)

By signing this application, the licensee/applicant understands that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.

Please sign and date in blue ink.

Dated: 3/8/2021

Leigh O'Blond
Signature of Duly Authorized Person

Signature of Duly Authorized Person

Leigh O. Blond
Printed Name Duly Authorized Person

Printed Name of Duly Authorized Person

Section III: For use by Municipal Officers and County Commissioners only

The undersigned hereby certifies that we have complied with the process outlined in 28-A M.R.S. §653 and approve this on-premises liquor license application.

Dated: _____

Who is approving this application? ☐ Municipal Officers of _____

☐ County Commissioners of _____ County

- ☐ **Please Note:** The Municipal Officers or County Commissioners must confirm that the records of Local Option Votes have been verified that allows this type of establishment to be licensed by the Bureau for the type of alcohol to be sold for the appropriate days of the week. Please check this box to indicate this verification was completed.

Signature of Officials	Printed Name and Title

**This Application will Expire 60 Days from the date of
Municipal or County Approval unless submitted to the Bureau**

Included below is the section of Maine's liquor laws regarding the approval process by the municipalities or the county commissioners. This is provided as a courtesy only and may not reflect the law in effect at the time of application. Please see <http://www.mainelegislature.org/legis/statutes/28-A/title28-Asec653.html>

§653. Hearings; bureau review; appeal

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

A. The bureau shall prepare and supply application forms.

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

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

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

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

A. Conviction of the applicant of any Class A, Class B or Class C crime;

B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control;

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

D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises;

D-1. Failure to obtain, or comply with the provisions of, a permit for music, dancing or entertainment required by a municipality or, in the case of an unincorporated place, the county commissioners;

E. A violation of any provision of this Title;

F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601; and

G. After September 1, 2010, server training, in a program certified by the bureau and required by local ordinance, has not been completed by individuals who serve alcoholic beverages.

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

A. Repealed

B. If the decision appealed from is an application denial, the bureau may issue the license only if it finds by clear and convincing evidence that the decision was without justifiable cause.

4. Repealed

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

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

Section IV: Terms and Conditions of Licensure as an Establishment that sells liquor for on-premises consumption in Maine

- The licensee/applicant(s) agrees to be bound by and comply with the laws, rules and instructions promulgated by the Bureau.
- The licensee/applicant(s) agrees to maintain accurate records related to an on-premise license as required by the law, rules and instructions promulgated or issued by the Bureau if a license is issued as a result of this application.
 - The licensee/applicant(s) authorizes the Bureau to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also any books, records and returns during the year in which any liquor license is in effect.
- Any change in the licensee's/applicant's licensed premises as defined in this application must be approved by the Bureau in advance.
- All new applicants must apply to the Alcohol and Tobacco Tax and Trade Bureau (TTB) for its [Retail Beverage Alcohol Dealers](https://www.ttb.gov/nrc/retail-beverage-alcohol-dealers) permit. See the TTB's website at <https://www.ttb.gov/nrc/retail-beverage-alcohol-dealers> for more information.

Section V: Fee Schedule

Filing fee required. In addition to the license fees listed below, a filing fee of \$10.00 must be included with all applications.

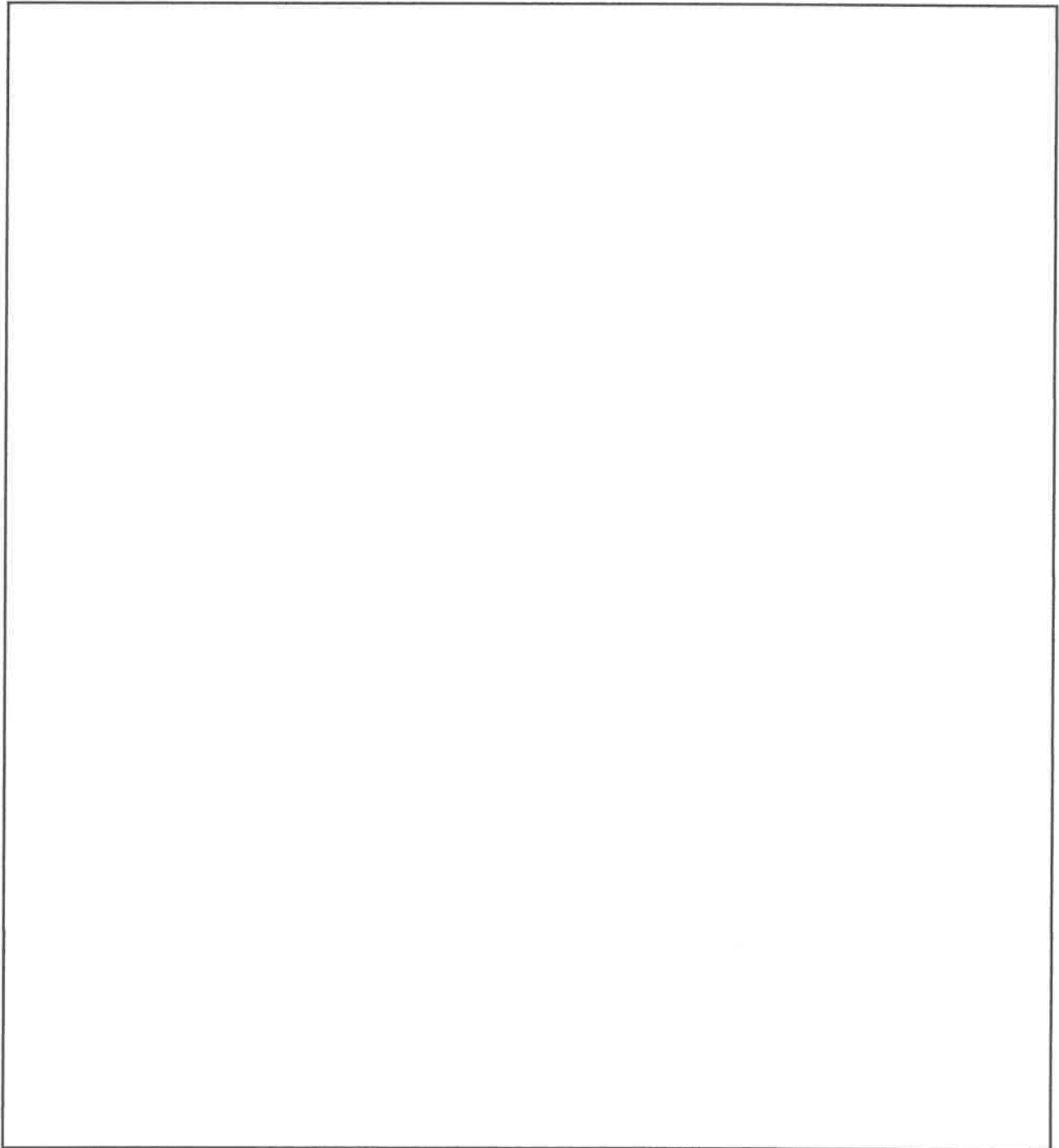
Please note: For Licensees/Applicants in unorganized territories in Maine, the \$10.00 filing fee must be paid directly to County Treasurer. All applications received by the Bureau from licensees/applicants in unorganized territories must submit proof of payment was made to the County Treasurer together with the application.

Class of License	Type of liquor/Establishments included	Fee
Class I	For the sale of liquor (malt liquor, wine and spirits) This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers	\$ 900.00
Class I-A	For the sale of liquor (malt liquor, wine and spirits) This class includes only hotels that do not serve three meals a day.	\$1,100.00
Class II	For the Sale of Spirits Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; and Vessels.	\$ 550.00
Class III	For the Sale of Wine Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	\$ 220.00
Class IV	For the Sale of Malt Liquor Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	\$ 220.00
Class III and IV	For the Sale of Malt Liquor and Wine Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	\$ 440.00
Class V	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Club without catering privileges.	\$ 495.00
Class X	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Class A Lounge	\$2,200.00
Class XI	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Restaurant Lounge	\$1,500.00

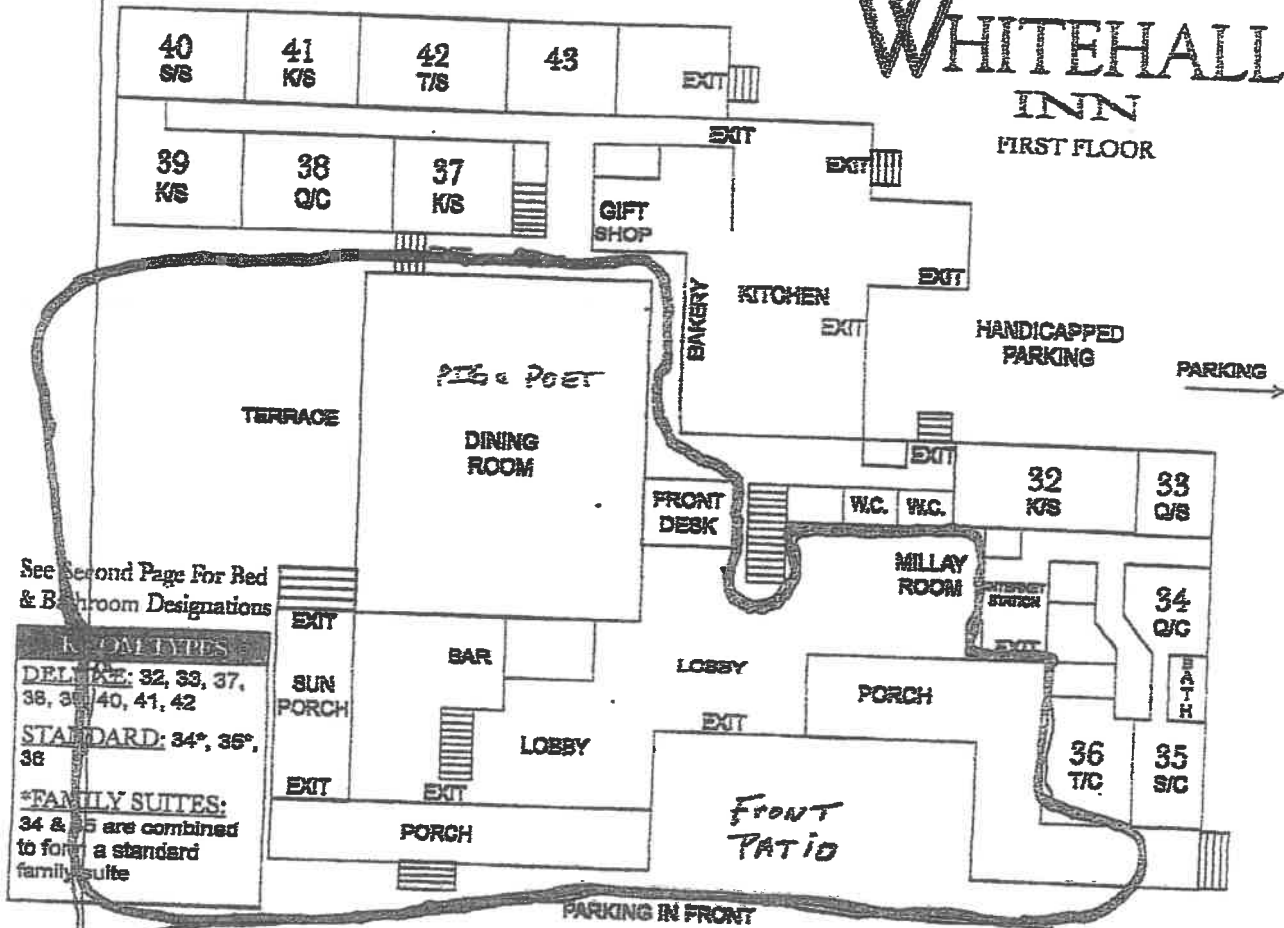
Section VI Premises Floor Plan

In an effort to clearly define your license premise and the areas that consumption and storage of liquor authorized by your license type is allowed, the Bureau requires all applications to include a diagram of the premise to be licensed.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the following areas: entrances, office area, coolers, storage areas, display cases, shelves, restroom, point of sale area, area for on-premise consumption, dining rooms, event/function rooms, lounges, outside area/decks or any other areas on the premise that you are requesting approval. Attached an additional page as needed to fully describe the premise.

A large, empty rectangular box with a thin black border, intended for the applicant to draw and label their premises floor plan. The box occupies the lower half of the page.

WHITEHALL INN FIRST FLOOR



Section VII: Required Additional Information for a Licensee/Applicant for an On-Premises Liquor License Who are Legal Business Entities

Questions 1 to 4 of this part of the application must match information in Section I of the application above and match the information on file with the Maine Secretary of State's office. If you have questions regarding your legal entity name or DBA, please call the Secretary of State's office at (207) 624-7752.

All Questions Must Be Answered Completely. Please print legibly.

1. Exact legal name: Camden Whitehall Corp
2. Doing Business As, if any: Whitehall
3. Date of filing with Secretary of State: 9/11/2014 State in which you are formed: Maine
4. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine:

5. List the name and addresses for previous 5 years, birth dates, titles of officers, directors, managers, members or partners and the percentage ownership any person listed: (attached additional pages as needed)

Name	Address (5 Years)	Date of Birth	Title	Percentage of Ownership
Ligh O Blood	133 Old Ferry Rd Newburyport, MA 4 Collins Ave, Amesbury, MA	5/14/77		40
Bruce Percelay	4 Marlborough St. Boston, MA 150 Heath St. Cheshnut Hill, MA	7/24/55		60

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

March 11, 2020

To: Chief Randy Gagne
Camden Police Department

From: Janice L. Esancy
Town Manager's Assistant

The following establishment: Camden Windward House at 6 High Street for a renewal liquor license. There will be a public hearing regarding this license at an upcoming Select Board Meeting.

Have there been any incidents reported to the Camden Police Department since April 2020 regarding this establishment? _____ Yes
☒ No. If yes, please explain. _____

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



Chief Randy Gagne / Michael Berley, LT
Camden Police Department

3/14/2021
Date



STATE OF MAINE
DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

Application for an On-Premises License

All Questions Must Be Answered Completely. Please print legibly.

Division Use Only	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Payment Type:	
OK with SOS: Yes <input type="checkbox"/> No <input type="checkbox"/>	

**Section I: Licensee/Applicant(s) Information;
Type of License and Status**

Legal Business Entity Applicant Name (corporation, LLC): <u>BARNDOG'S RESIDENCE INC.</u>	Business Name (D/B/A): <u>CAMDEN WINDWARD HOUSE</u>
Individual or Sole Proprietor Applicant Name(s):	Physical Location: <u>6 HIGH ST. CAMDEN ME 04843</u>
Individual or Sole Proprietor Applicant Name(s):	Mailing address, if different:
Mailing address, if different from DBA address:	Email Address: <u>innkeepers@windwardhouse.com</u>
Telephone # Fax #: <u>917 647 8498</u>	Business Telephone # Fax #: <u>877 492 9656</u>
Federal Tax Identification Number: <u>82-2024171</u>	Maine Seller Certificate # or Sales Tax #: <u>1187576</u>
Retail Beverage Alcohol Dealers Permit: <u>BB-2018-10772</u>	Website address: <u>www.windwardhouse.com</u>

1. New license or renewal of existing license? ☐ New ☒ Renewal

If a renewal, please provide the following information:

Your current license expiration date: 3/15/20

The dollar amount of gross income for the licensure period that will end on the expiration date above:

Food: _____ Beer, Wine or Spirits: \$1414.07 Guest Rooms: 236885

2. Please indicate the type of alcoholic beverage to be sold: (check all that apply)

☒ Malt Liquor (beer) ☒ Wine ☒ Spirits

3. Indicate the type of license applying for: (choose only one)

- | | | |
|---|--|--|
| <input type="checkbox"/> Restaurant
(Class I, II, III, IV) | <input type="checkbox"/> Class A Restaurant/Lounge
(Class XI) | <input type="checkbox"/> Class A Lounge
(Class X) |
| <input type="checkbox"/> Hotel
(Class I, II, III, IV) | <input type="checkbox"/> Hotel – Food Optional
(Class I-A) | <input checked="" type="checkbox"/> Bed & Breakfast
(Class V) |
| <input type="checkbox"/> Golf Course with auxiliary and mobile cart options
(Class I, II, III, IV) | | <input type="checkbox"/> Tavern
(Class IV) |
| <input type="checkbox"/> Qualified Caterer | <input type="checkbox"/> Self-Sponsored Events (Qualified Caterers Only) | |
| <input type="checkbox"/> Other: _____ | | |

Refer to Section V for the License Fee Schedule

4. If application is for a **new** license or the business is under new ownership, indicate starting date:

5. Business records are located at the following address:

6 High St. Camden, ME 04843

6. Is licensee/applicant(s) a business entity like a corporation or limited liability company?

☒ Yes ☐ No If **Yes**, complete Section VII at the end of this application

7. Do you own or have any interest in any another Maine Liquor License? ☐ Yes ☒ No

If yes, please list license number, business name, and complete physical location address: (attach additional pages as needed using the same format)

Name of Business	License Number	Complete Physical Address

8. List name, date of birth, place of birth for all applicants including any manager(s) employed by the licensee/applicant. Provide maiden name, if married. (attach additional pages as needed using the same format)

Full Name	DOB	Place of Birth
Matthew Dempsey	4/30/79	Summit, NJ
Daniel Hall	12/28/74	Brooklyn, NY

Residence address on all the above for previous 5 years

Name	Address:
Matt + Dan	6 High St. Camden, ME 04843
Name	Address:
Matt + Dan	143 Dunellen Ave, Dunellen, NJ 08812
Name	Address:
Name	Address:

9. Is the licensee/applicant(s) citizens of the United States? ☒ Yes ☐ No
10. Is the licensee/applicant(s) a resident of the State of Maine? ☒ Yes ☐ No
11. For a licensee/applicant who is a business entity as noted in Section I, does any officer, director, member, manager, shareholder or partner have in any way an interest, directly or indirectly, in their capacity in any other business entity which is a holder of a wholesaler license granted by the State of Maine?
- ☐ Yes ☒ No
- ☐ Not applicable – licensee/applicant(s) is a sole proprietor
12. Is the licensee/applicant(s) directly or indirectly giving aid or assistance in the form of money, property, credit, or financial assistance of any sort, to any person or business entity holding a liquor license granted by the State of Maine? ☐ Yes ☒ No
13. Will any law enforcement officer directly benefit financially from this license, if issued?
- ☐ Yes ☒ No

If Yes, provide name of law enforcement officer and department where employed:

14. Has the licensee/applicant(s) ever been convicted of any violation of the liquor laws in Maine or any State of the United States? ☐ Yes ☒ No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____
Offense: _____ Location: _____
Disposition: _____

15. Has the licensee/applicant(s) ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States? ☐ Yes ☒ No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____
Offense: _____ Location: _____
Disposition: _____

16. Has the licensee/applicant(s) formerly held a Maine liquor license? ☒ Yes ☐ No

17. Does the licensee/applicant(s) own the premises? ☒ Yes ☐ No

If No, please provide the name and address of the owner:

18. If you are applying for a liquor license for a Hotel or Bed & Breakfast, please provide the number of guest rooms available: 9

19. Please describe in detail the area(s) within the premises to be licensed. This description is in addition to the diagram in Section VI. (Use additional pages as needed)

Dining room, Living Room, Back deck, Patio / Fire Pit area

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

Name: First Church of Christ

Distance: 450 ft

Section II: Signature; Fee; Delivery of application

By signing this application, the licensee/applicant understands that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.

Please sign and date in blue ink.

Dated: 3/10/21

Matthew J. Dempsey
Signature of Duly Authorized Person*

[Signature]
Signature of Duly Authorized Person*

Matthew J Dempsey
Printed Name Duly Authorized Person

Daniel J Hall Jr.
Printed Name of Duly Authorized Person

*The person signing this application must appear in Section VII on this application.

Section III: For use by Municipal Officers and County Commissioners only
Approval of an application for an on-premises liquor license

The undersigned hereby certifies that we have complied with the process outlined in 28-A M.R.S. §653 and approve this on-premises liquor license application on this date: _____.

Check only one: ☐ City ☐ Town ☐ Unorganized Territory

Name of City/Town/Unorganized Territory: _____

Who is approving this application? ☐ Municipal Officers
 ☐ County Commissioners of _____ County

☐ **Please Note:** The Municipal Officers or County Commissioners must confirm that the records of Local Option Votes have been verified that allows this type of establishment to be licensed by the Bureau for the type of alcohol to be sold for the appropriate days of the week. Please check this box to indicate this verification was completed.

Signature of Officials	Printed Name and Title

This Approval Expires in 60 Days

Included below is the section of Maine’s liquor laws regarding the approval process by the municipalities or the county commissioners. This is provided as a courtesy only and may not reflect the law in effect at the time of application. Please see <http://www.mainelegislature.org/legis/statutes/28-A/title28-Asec653.html>

§653. Hearings; bureau review; appeal

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

A. The bureau shall prepare and supply application forms.

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

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

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

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

A. Conviction of the applicant of any Class A, Class B or Class C crime;

B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control;

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

D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises;

D-1. Failure to obtain, or comply with the provisions of, a permit for music, dancing or entertainment required by a municipality or, in the case of an unincorporated place, the county commissioners;

E. A violation of any provision of this Title;

F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601; and

G. After September 1, 2010, server training, in a program certified by the bureau and required by local ordinance, has not been completed by individuals who serve alcoholic beverages.

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

A. Repealed

B. If the decision appealed from is an application denial, the bureau may issue the license only if it finds by clear and convincing evidence that the decision was without justifiable cause.

4. Repealed

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

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

Section IV: Terms and Conditions of Licensure as an Establishment that sells liquor for on-premises consumption in Maine

- The licensee/applicant(s) agrees to be bound by and comply with the laws, rules and instructions promulgated by the Bureau.
- The licensee/applicant(s) agrees to maintain accurate records related to an on-premise license as required by the law, rules and instructions promulgated or issued by the Bureau if a license is issued as a result of this application.
 - The licensee/applicant(s) authorizes the Bureau to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also any books, records and returns during the year in which any liquor license is in effect.
- Any change in the licensee's/applicant's licensed premises as defined in this application must be approved by the Bureau in advance.
- All new applicants must apply to the Alcohol and Tobacco Tax and Trade Bureau (TTB) for its Retail Beverage Alcohol Dealers permit. See the TTB's website at <https://www.ttb.gov/nrc/retail-beverage-alcohol-dealers> for more information.

Section V: Fee Schedule

Filing fee required. In addition to the license fees listed below, a filing fee of \$10.00 must be included with all applications.

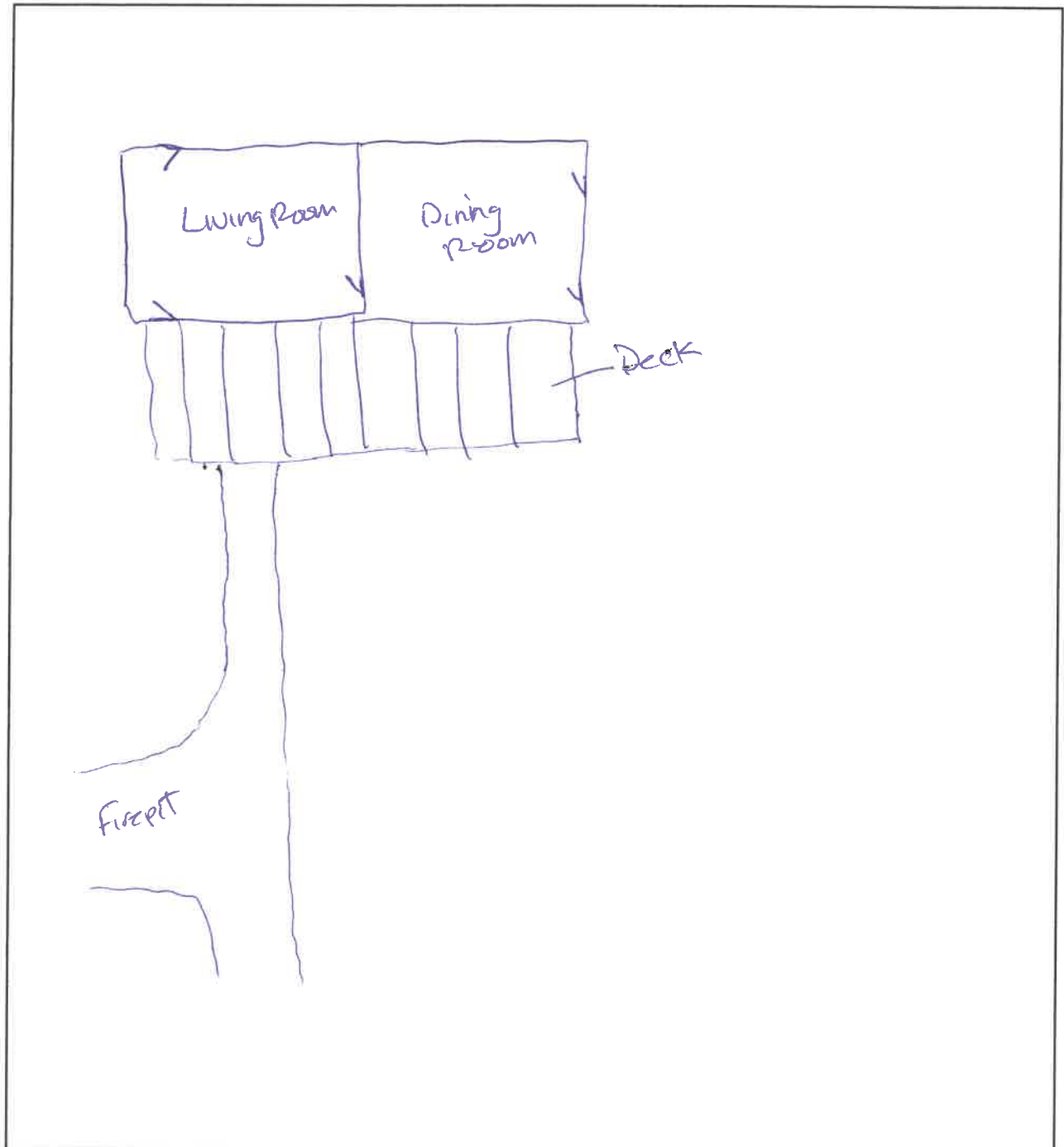
Please note: For Licensees/Applicants in unorganized territories in Maine, the \$10.00 filing fee must be paid directly to County Treasurer. All applications received by the Bureau from licensees/applicants in unorganized territories must submit proof of payment was made to the County Treasurer together with the application.

Class of License	Type of liquor/Establishments included	Fee
Class I	For the sale of liquor (malt liquor, wine and spirits) This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers	\$ 900.00
Class I-A	For the sale of liquor (malt liquor, wine and spirits) This class includes only hotels that do not serve three meals a day.	\$1,100.00
Class II	For the Sale of Spirits Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; and Vessels.	\$ 550.00
Class III	For the Sale of Wine Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	\$ 220.00
Class IV	For the Sale of Malt Liquor Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	\$ 220.00
Class III and IV	For the Sale of Malt Liquor and Wine Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	\$ 440.00
Class V	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Club without catering privileges.	\$ 495.00
Class X	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Class A Lounge	\$2,200.00
Class XI	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Restaurant Lounge	\$1,500.00
Self-Sponsored Events	This class is for Qualified Caterers Only	\$ 700.00

Section VI Premises Floor Plan

In an effort to clearly define your license premise and the areas that consumption and storage of liquor authorized by your license type is allowed, the Bureau requires all applications to include a diagram of the premise to be licensed.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the following areas: entrances, office area, coolers, storage areas, display cases, shelves, restroom, point of sale area, area for on-premise consumption, dining rooms, event/function rooms, lounges, outside area/decks or any other areas on the premise that you are requesting approval. Attached an additional page as needed to fully describe the premise.



Section VII: Required Additional Information for a Licensee/Applicant for an On-Premises Liquor License Who are Legal Business Entities

Questions 1 to 4 of this part of the application must match information in Section I of the application above and match the information on file with the Maine Secretary of State's office. If you have questions regarding your legal entity name or DBA, please call the Secretary of State's office at (207) 624-7752.

All Questions Must Be Answered Completely. Please print legibly.

1. Exact legal name: Barndog's Residence, Inc.
2. Doing Business As, if any: Camden Windward House
3. Date of filing with Secretary of State: 6/15/17 State in which you are formed: ME
4. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine:

5. List the name and addresses for previous 5 years, birth dates, titles of officers, directors, managers, members or partners and the percentage ownership any person listed: (attached additional pages as needed)

Name	Address (5 Years)	Date of Birth	Title	Percentage of Ownership
Matthew Dempsey	6 High St Camden ME	4/30/79	President	50
"	143 Dunellen Ave, Dunellen NJ	4/30/79	President	50
Daniel Hall	6 High St Camden ME	12/28/74	Secretary	50
"	143 Dunellen Ave, Dunellen NJ	12/28/74	Secretary	50

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

MEMORANDUM

To: Camden Select Board
Audra Caler, Town Manager
From: Jeremy Martin, Planning and Development Director
Date: March 19, 2021
Re: Zoning Amendments – Schedule Public Hearing for April 6th, 2021

As discussed with you during your last meeting, the Planning Board held a public hearing on March 4th for a proposed zoning map amendment for a portion of the Town's Wastewater Treatment Plant lot located at 20 Lion's Lane – Map 120 Lot 53. The Planning Board voted unanimously in favor of the proposed map amendment. On March 9th you voted to schedule a public hearing but did not specify a date of that hearing.

The other proposed amendments were requested by Camden property owner Chip Laite. The Planning Board held two workshops on the proposed amendments and then held a Public Hearing on March 18th. The amendments would add Tradesman's Shops to the commercial uses allowed in the Coastal Residential District in existing commercial buildings. The proposed amendments would also allow, as a Special Exception, up to 10,000 square feet of new floor area attached to existing commercial buildings used for indoor storage, maintenance, and construction of boats, and/or by tradesman, provided that the building was in existence on January 1, 2003, on a lot of 5 acres or more and is located at least 125' from any residential lot boundary or public way.

One resident of Camden spoke in support of the amendments. There were no other comments received on the proposed amendments.

During the Planning Board's review, the Board determined that the amendments are consistent with certain goals and recommendations contained within the Town's Comprehensive Plan. The Planning Board voted unanimously in favor of the proposed amendments to the Coastal Residential District and asked the Select Board to schedule a public hearing and move the amendments to voters in June as one warrant article.

Action Needed: I would ask that the Select Board approve a motion to set a public hearing for April 6th to hear the map amendment and the proposed zoning text amendments to the Coastal Residential District.

Un-Hosted Short Term Rental Registration Ordinance

Purpose.

The Town of Camden is committed to maintaining its small-town character, scenic beauty, and natural resources that are the foundation of its economic strength and quality of life. The purpose of this registration ordinance is to safeguard the public health and safety of the residents of the Town of Camden and their visitors and guests while preserving the residential character of neighborhoods, minimizing nuisances, and providing equity with other residential and commercial uses. The registration ordinance is an attempt to protect the public's health and safety in residential neighborhoods and to ensure compliance with applicable zoning ordinance requirements and to ensure the orderly growth and stability of the Town's neighborhoods.

Authority.

This ordinance is enacted pursuant the Home Rule Authority granted to the Town in accordance with the provisions of Title 30-A M.R.S.A. Section 3001.

Definitions.

Short-Term Rental – The use of a dwelling unit or portion thereof for rent to a person, persons or a family for a period of less than thirty (30) days and a minimum of seven (7) days.

Family- One or more persons occupying a dwelling unit and living as a single housekeeping unit, as distinguished from a group occupying a boarding home, rooming house, or hotel.

Dwelling unit – A room or group of rooms designed and equipped exclusively for use as permanent, seasonal, or temporary living quarters for only one person or family at a time, and containing living, sleeping, toilet and cooking facilities. The term shall include mobile homes and rental units that contain cooking, sleeping and toilet facilities regardless of the time-period rented. Recreational vehicles are not residential dwelling units. A dwelling unit may not be rented for periods of less than seven (7) consecutive days.

Un-hosted Short-Term Rental- A Short Term Rental where the owner(s) of the property do not reside on property where the Short-Term Rental is located; and it is not the owner(s) primary residence. 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.

Hosted Short-Term Rental – A Short-Term Rental where the owner(s) of the property resides on the property where the Short-Term Rental is located; and the property is the property owner's primary residence. 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.

Registration; Procedure

- A. All Un-hosted Short-Term Rentals shall be registered with the Town of Camden on an annual basis, prior to the rental of a dwelling or portion thereof. Registration forms, along with applicable fees shall be filed annually with the Town.

B. Registration forms shall include, but not be limited to the following information:

- a. Name and mailing address of the property owner
- b. Physical address and Map and Lot number of the property to be rented
- c. Local contact name and phone number for purposes of 24- hour emergency contact.
- d. Identification of the dwelling unit or portion thereof that is to be rented.
- e. Determination of compliance with the Town's Zoning Ordinance.

C. The property shall comply with all applicable laws, codes, and ordinances

D. A registration card shall be issued to the property owner upon submission of the completed form and payment of any fees as may be set from time to time by the Select Board. The card shall certify that the applicant has met all requirements in this Article and the Zoning Ordinance.

E. An approved registration card shall be posted on the premises of the vacation rental unit for convenient inspection by a vacation rental occupant.

F. Registration does not relieve the property owner from the obligation to obtain any additional permits necessary for the use.

G. *Inspections. (RESERVED)*

H. Transferability. Any Registration issued hereunder shall not be transferrable.

H. Enforcement; violations; appeals.

a. Enforcement authority. The provisions of this chapter shall be enforced by the Code Enforcement Officer or the Police Chief, or their designee.

b. Violations. Any person who violates the provisions of this Ordinance or fails to seek a License renewal which is required by this Ordinance shall commit a civil violation from which a penalty of \$50.00 may be adjudged, upon a complaint by the municipality to the District Court or the Superior Court. Each day of continued violation shall constitute a separate offense which subjects the violator to a penalty of \$50.00 for each day of violation. If found in violation by the Courts, the violator shall be all court and legal fees as may be incurred by the Town of Camden.

c. Appeals. An appeal from the action of code enforcement or the Fire Department may be sought through the powers and responsibilities in the Town's Zoning Ordinance.



Memo

To: Select Board

From: Town Manager – Audra Caler

CC: Planning & Development Director, Town Attorney

Date: March 22nd, 2021

Re: Answers from Cranesport and Northlands on Tannery Proposals

The purpose of this memo is to provide answers from Cranesport and Northlands on questions posed by the Select Board about their proposals for the former Apollo Tannery site and the implications for moving either forward with voters.

This [email](#) from Mike Mullins of Cranesport states that he is willing to consider amending his proposal to include 10-12 dwelling units on the northwest corner of this site. This would entail 5 rowhouse-style, 2.5 story apartment buildings that are designed so the bottom floors could be converted to include retail at some point in the future, if economically viable. These units will be non-subsidized middle-income rental units that will be affordable for median income households in Camden (\$65,000/household/year).

Through a conversation with Mr. Mullins on Friday 3/19/21 he identified the following changes would be necessary to make the inclusion of housing in his proposal feasible:

1. The Town will no longer be offered \$250,000 for the purchase of the site.
2. A tax increment financing district for this site, which includes a credit enhancement agreement, must be developed. However, the proportion of future property taxes that will need to be rebated to Mr. Mullins through the CEA has not yet been determined.
3. A zoning ordinance amendment to allow for first-floor residential and to relax parking standards, will be required.
4. The Town will need to invest the remaining \$165,000 of the EPA Brownfields Clean Up Grant on a cap and cover system for the green spaces identified on the conceptual site plan of the Cranesport proposal. The proposal was designed to minimize the level of soil disruption and take advantage of landscaping/hardscaping features (such as the paved community square on the central southern edge of the site) to limit the amount of cover system required for the site.

On the question of building a performance guarantee into the theoretical purchase and sales agreement for this site, Mr. Mullins mentioned his willingness to agree to the inclusion of an irrevocable letter of credit (similar to the American Boathouse development agreement) or performance bond.



For the sake of comparison, the points above also apply to the Northlands-Dovetail proposal in the following manner:

1. Northlands-Dovetail is still offering \$80,000 for the purchase of the site. However, the overall financial viability of this project would certainly improve if these funds were invested back into this project.
2. A tax increment financing district for this site, which includes a credit enhancement agreement, must be developed. However, the developer may require a more aggressive CEA than the initial 75% rebate proposed to improve the project's viability.
3. A zoning ordinance amendment to allow for first-floor residential and to relax parking standards, will be required.
4. The Town will need to invest the remaining \$165,000 of the EPA Brownfields Clean Up Grant on site remediation required for the Northlands-Dovetail proposal.

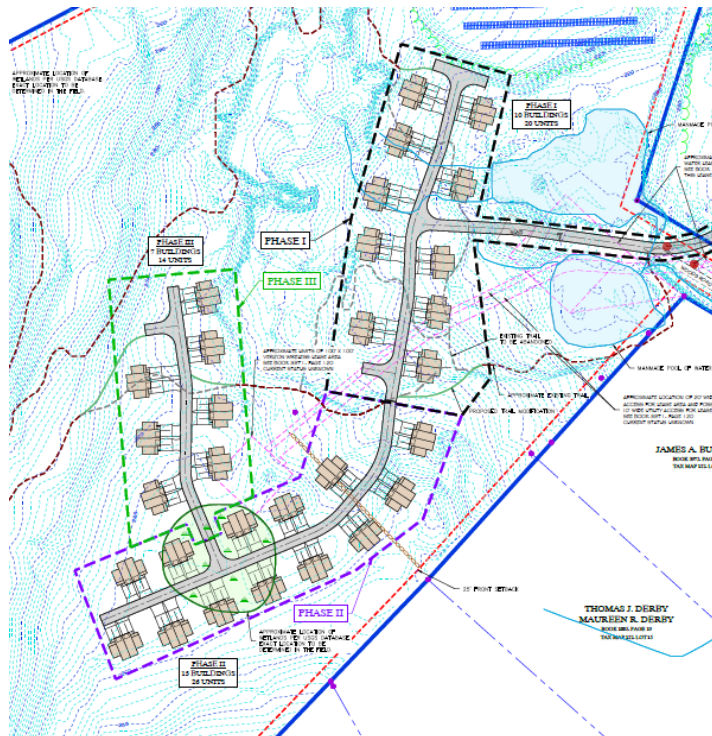
It should be noted that as a result of recent rule changes by HUD, sites in Knox County, such as the Tannery, which were once eligible for a funding boost using affordable housing tax credits are now ineligible. This creates a funding gap of approximately \$1 million, which is not insurmountable, but will require a stronger partnership between the Town and Northlands-Dovetail should the Select Board progress this proposal to voters and voters approve it.

Additionally, part of closing this gap is likely to entail the inclusion of market-rate rentals or condos which would be affordable to median income households, similar to the housing identified in the amended Cranesport proposal. However, in order to make the inclusion of these units feasible, this development will still need to include 30 subsidized units. Therefore, in order for Northlands-Dovetail to do a housing development that is a mix of subsidized and market rate units, the density will need to be on the higher side of what they proposed (50 units versus 35).

In summary, if both proposals are to include some level of housing it will be necessary for the Town to enter into a more involved partnership with whichever developer whose proposal is chosen. This is the reality of the Town playing an active role in facilitating the development of affordable housing. These projects simply cannot happen without federal, state and local subsidy, which is particularly true in communities like Camden where the cost of land, labor and materials is high to begin with.



TOWN OF CAMDEN
SAGAMORE FARM PROPERTY
REQUEST FOR EXPRESSIONS OF INTEREST
REALTY RESOURCES CHARTERED



Sagamore Farm Property – Request for Expressions of Interest

Realty Resources Chartered (Realty Resources) is interested in the acquisition and development of town-owned 77(+/-) acre parcel, located on Route 1 in Camden, Maine, commonly known as Sagamore Farm property. Realty Resources intends to develop the parcel majority comprised of affordable workforce housing ownership, using MaineHousing's Affordable Housing Subdivision Program. Realty Resources is committed to providing innovative housing options in the affordable housing industry.

Realty Resources, whose sole member is Joseph M. Cloutier, has been developing and managing affordable housing throughout New England for 40+ years. Realty Resources Chartered has developed over 1,800 units throughout New England utilizing Rural Development, Low Income Housing Tax Credit (LIHTC), HUD and other State and local programs. In addition, Realty Resources Chartered has a long history of working with MaineHousing and has successfully been awarded tax credit projects in Belfast and Bath, Maine, in the past 12 months alone. Realty Resources has been working closely with MaineHousing on the newly issued Subdivision Program to bring additional affordable housing options to the state of Maine.

The Sagamore Farm property site is the ideal location for the affordable homeownership concept. The rural environment provides the necessary surroundings for any homeowner to feel right at home. The primitive biking and walking trails will be a major attraction, as well as the proximity to downtown Camden, the State Park and many other amenities available to town residents.

The Affordable Housing Subdivision Program is intended for first-time homebuyers entering a new (never previously occupied), owner-occupied single-family home eligible for financing under the MaineHousing's First Home Loan Program (Exhibit A). The program makes it affordable to buy a home by providing low fixed interest rates and assistance with closing costs, including home improvement and other benefits available to homeowners. The following chart identifies the First Home Loan Program eligibility guidelines for Knox County.

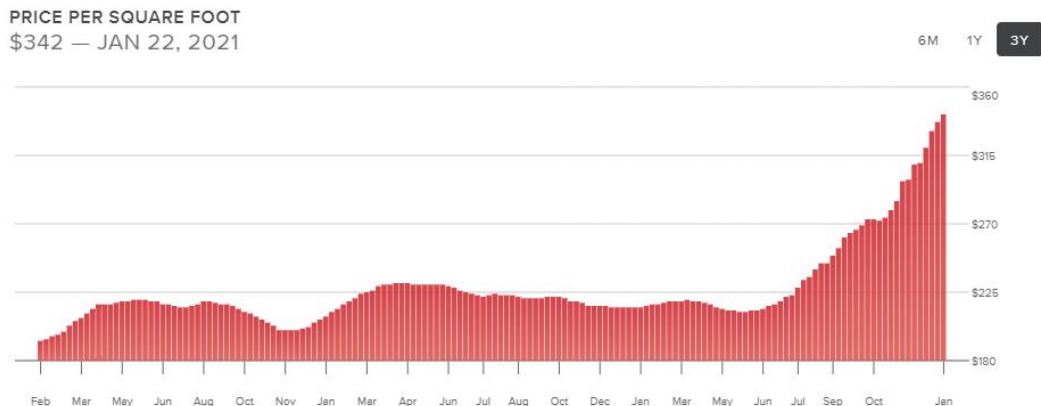
Type	Income Limits
1-2 Person	\$76,600
3 or more Persons	\$88,090

MaineHousing's Subdivision Program has identified Camden as a "high opportunity area" and provides the highest financing packages for the construction of affordable homeownership units. The homes are to be sold for no more than \$220,000, according to the MaineHousing guidelines for Knox County. There are covenants that will require the affordable homeownership unit does not exceed the applicable purchase price limit under the Subdivision program for a period of 9 years.

The Town will need donated the land to an affiliated LLC of Realty Resources in order to facilitate the development of Sagamore Farm property. Realty Resources will set aside 5 acres that can be used by the Town to expand the solar array in the future.

The units will be townhouse-styled with a garage and two floors, totaling 1,231 square feet. The garage could be reconstructed to expand living space if family composition changes or requires more space in the future. The units will be completed using the Modular concept, and Realty Resources has consulted with a professional to help lead the development. The homeownership units will be provided with heating/cooling technology that will offer homeowners innovative energy solutions. Therefore, all units will be designed to provide homeowners with high-quality features that will benefit the community for years to come.

The benefits of the affordable homeownership development will be a positive addition to the community, not only from a conceptual standpoint, but from an economical one as well. Data provided by Altos and Census Bureau indicates that the average price per square foot in Camden continues to rise, reaching \$342 per square foot in January 2021 (see chart below). Based on this proposal, Realty Resources would build these units for well under market price, at only \$178 per square foot. The affordable homes are intended for individuals or families who make 80% area median income; the current housing stock in Camden prevents many working individuals from purchasing homes.



Realty Resources is working with Gartley & Dorsky Engineering & Surveying to provide a schematic subdivision plan (Exhibit B). The plan outlines the ability to develop up to 30 buildings and 60 dwelling units, which will be completed in three phases. Based on the allowable density of 60,000 square feet per residential unit, Realty Resources believes 54 units would maximize the Sagamore site. We do ask the town to consider increasing the allowable density for this site to provide more buildings at the proposed site. In addition, the proposed development does not comply with the Open Space Zoning density in regards to the ordinance, and the potential Verizon Easement would need to be renegotiated and relocated.

The subdivision must be served by the public sewer system and have the capacity for the subdivision. We have had discussions with Dave Bolstridge, Wastewater Superintendent, who indicates there is existing capacity for 113 new households. In order to complete the

development, we request that the town carry the sewer and road costs. The costs are estimated to be \$2,500,000 dollars with more than half of that cost to result in phase one of the development. Whereas the remaining phases cost will be less, due to majority of the upfront costs to include the initial infrastructure. The cost could be completed through the use of Tax Increment Financing (TIF), Community Block Grant (CDBG) or other resources available to the Town. We feel there should be a pump station at the end of the Sagamore Farm road and a force main up Route 1, while negotiating right of way access through the abutting land owners, using Upland road as the entry point.

Realty Resources has negotiated a right of way with Parker Laite, Jr., where the main entrance will be completed through Laite Construction. We ask the town to revise the zoning around the Laite property, in order to satisfy our right of way commitment. We plan to develop the subdivision with the understanding of relocating the primitive trails to accommodate the continued use of the existing trail system. The Town will need to obtain ownership of the trail system for liability reasons.

We are in discussions with Habitat for Humanity to have Realty Resources donate lots for their single-family needs that would be integrated into the development. In addition, there will be a location on the development that will be designated for market owners who will be able to build homes on the development. This will provide additional housing options for the community, including further integration into the housing development.

Camden's Comprehensive Plan highlights the need for more housing, including the need for affordable options. Of the items identified, Camden's ongoing objectives below would be accomplished through the development of the affordable housing subdivision development.

Strategy 3.1.1.1: Promote housing choice throughout the City to include single-family, town homes, patio homes, and multi-family development in appropriate areas

Strategy 3.1.1.2: Encourage housing development that will accommodate residents of all ages and stages of life

Strategy 3.1.1.3: Explore ways to increase the availability of quality-of-life amenities to encourage current residents to remain and new residents to locate in Camden

The impact that the Affordable Housing Subdivision would have on the Camden community would be significant. Currently, there are limited affordable housing options for the community. Realty Resources believes its forthcoming Subdivision project is the ideal project and a promising use of the Sagamore Farm property.



MaineHousing

Maine State Housing Authority

www.mainehousing.org

First Home Program



**Affordable, fixed rate
mortgages**

Dear Future Homeowner,

MaineHousing's First Home Loan Program makes it easier and more affordable to buy a home of your own.

There are many reasons to consider a MaineHousing First Home loan:

- 🏠 Low fixed interest rates
- 🏠 No point and low point options
- 🏠 Options with little or no down payment
- 🏠 Down payment and closing cost assistance

🏠 Purchase price plus energy efficiency upgrades and other home improvements in one loan — one closing.

🏠 Payment protection if you become unemployed

MaineHousing's low interest rates can save our average homebuyer tens of thousands of dollars over the full term of the loan.

MaineHousing is Maine's Housing Finance Agency. More than 50,000 people have achieved the dream of homeownership with a MaineHousing mortgage. Maybe it's time for a home of your own, too!



— Dan Brennan,
Maine State Housing Authority Director

Am I eligible?

If you can answer “yes” to these questions, you may be eligible for a MaineHousing First Home mortgage:

■ Am I a first-time homebuyer?*

If you have not held an ownership interest in your principal home within the past 3 years, you qualify as a first-time homebuyer. That means even if you’ve owned a home before, you may still be eligible.

**Waived for qualified active duty, veterans, and retired military. Visit www.mainehousing.org/homeloan for details.*

■ Do I have enough (or too much) income?

Although income limits apply, most Maine households are income eligible for the program. Limits vary depending on how many people live in your household and where you plan to buy your home.

For more information on income limits, see the back pocket of this brochure, or go to www.mainehousing.org/homeloan.

To verify your income eligibility for a First Home mortgage, go to www.mainehousing.org/firsthomelimits.

What kind of home can I buy with a First Home mortgage?



New and existing single-family homes



Owner-occupied, 2- to 4-unit apartment buildings



Condominiums



Permanently attached mobile homes manufactured within the last 20 years

While purchase price limits apply, they can vary by location and most Maine homes are price eligible.

For more information on purchase price limits, see the back pocket of this brochure, or go to www.mainehousing.org/homeloan.

Why consider a MaineHousing mortgage?



Low, fixed interest rates

MaineHousing interest rates typically are lower than market interest rates for similar products. For information on current interest rates, go to www.mainehousing.org.

Our interest rates are fixed, so your principal and interest payment will never increase.

Lower interest rates mean lower monthly payments, and can save the average MaineHousing homebuyer tens of thousands of dollars over the full term of the loan.

Talk with a MaineHousing First Home Lender about which options are best for you.

Down payment and closing cost assistance

MaineHousing offers help with down payment and closing costs. Closing costs include various expenses associated with your real estate transaction, such as the property appraisal, title search, credit check, and legal fees. Closing costs may also include escrowed taxes, insurance, and pre-paid interest.

Check www.mainehousing.org/homeloan for information on current offers.

No points or low points

Discount points can be paid at closing to reduce your interest rate. Each point is equal to one percent of the loan amount.

MaineHousing offers both a zero point and a two point mortgage option.

If you choose the two point mortgage option, you can pay for the points yourself or negotiate with the seller to pay the points on your behalf.

30 year term

MaineHousing mortgages usually have a 30-year term. Terms for mobile homes, however, are 20, 25, or 30 years depending on the age of the home.

More reasons to consider a MaineHousing mortgage



Little or no down payment

A MaineHousing loan with mortgage insurance can help you buy a home with little or no down payment. A down payment is the part of the home purchase price that you pay in cash. The amount of down payment depends on the mortgage insurance you choose:

Mortgage Insurer	Down Payment
Rural Development (RD)	0%
Department of Veterans Affairs (VA)	0%
Federal Housing Administration (FHA)	3.5%
Private Mortgage Insurance (PMI)*	5%

*Check MaineHousing's list of approved private mortgage insurance companies.



Include home improvements in your loan amount

If you want to purchase a home that needs repairs, the Purchase Plus Improvement option may help. It allows the purchase and repair of a home with one loan. If you are eligible, you may include between \$500 and \$35,000 for home improvements in your mortgage, as long as the cost of the home and repairs does not exceed program purchase price limits.

Eligible improvements include energy efficiency upgrades, heating, plumbing, or electrical systems, home additions, and general repairs.

Payment protection for unemployment



A MaineHousing mortgage may provide payment protection if you lose your job. Maine HOPE – HomeOwnership Protection for unEmployment – can help eligible borrowers by making four MaineHousing mortgage payments, including taxes and homeowners insurance. The amount paid becomes a junior mortgage lien, with no interest. The lien is repaid when you pay off your MaineHousing mortgage, sell the home, or stop using the home as your primary residence.

Homebuyer Education



Consider a hoMEworks homebuyer education class

Homebuyers who use the Advantage down payment and closing cost assistance must take a hoMEworks-approved live or online homebuyer education class, but anyone thinking of buying a home can benefit from taking a class.

A homebuyer education class is an easy, inexpensive way to learn more about financing a home.

Homeowners who have taken the class say it helped them understand their options and make more informed buying decisions.

More than 100 hoMEworks-approved homebuyer education classes are held throughout Maine year round. Go to www.mainehomeworks.org for the schedule, or contact MaineHousing for more information.

Include a contingency clause in your Purchase & Sale Agreement

A Purchase & Sale (P&S) is a contract signed with the owner of the house you want to buy, which says you promise to buy the house at a certain price within a specific amount of time.

Your P&S should include a mortgage contingency clause, which states that your ability to buy the house depends on obtaining MaineHousing financing at the current interest rate. If for some reason you are unable to get a MaineHousing loan, you will not be obligated to buy the house if your P&S lists this condition.

Consider a home inspection

It's a good idea to include a home inspection in your P&S, too. A home inspection tells you if the house has any structural problems or needs repairs. It is not the same as an appraisal – an appraisal only evaluates the market value of the property.

Your investment in a home is worth the cost of a home inspection.

If the house was built before 1978, you also may want an inspection by a licensed lead hazard risk assessor. Lead paint is common in older homes and deteriorating paint can be a very serious health hazard, especially to children.

Understand recapture

Because MaineHousing First Home mortgages are financed with revenue bonds, they are subject to a federal recapture provision. This means that *if* you sell the home within nine years of purchase *and* you make a profit *and* your income has increased substantially, the federal government *may* claim in taxes a portion of the money you saved with a MaineHousing mortgage. IMPORTANT NOTE: MaineHousing will reimburse borrowers for any recapture tax paid to the IRS. This removes concerns homebuyers may have about the possible cost of recapture tax. For more details, see www.mainehousing.org/recapture.

How do I apply?



Contact a MaineHousing First Home Lender

MaineHousing offers mortgages through a statewide network of banks, credit unions, and mortgage companies designated as our First Home Lenders.

A MaineHousing First Home Lender will help determine what you can afford to pay, what mortgage options are right for you, and help complete your loan application.

Once you find the home you want and bring a copy of the Purchase & Sale Agreement to your lender, the lender will start to process your loan.

To find a MaineHousing First Home Lender, see the MaineHousing lender list in the back pocket of this brochure, or go to www.mainehousing.org/mainehousinglenders.

MaineHousing Programs and Services

Opening the door to homeownership

- Low fixed rate mortgages for first time homebuyers
- Down payment and closing cost assistance
- Payment protection for unemployment
- Homebuyer education

Helping renters

- Financing development of new affordable rental housing
- Section 8 Housing Choice Vouchers

Making homes safe and warm

- Fuel assistance
- Home weatherization
- Home repair
- Disaster recovery loans

Housing people who are homeless

- Shelter funding
- Financing development of transitional housing
- Short term rental assistance for housing stability

Maine State Housing Authority ("MaineHousing") does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, marital status, national origin, ancestry, physical or mental disability, age, familial status or receipt of public assistance in the admission or access to or treatment in its programs and activities. In employment, MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, national origin, ancestry, age, physical or mental disability or genetic information. MaineHousing will provide appropriate communication auxiliary aids and services upon sufficient notice. MaineHousing will also provide this document in alternative formats upon sufficient notice. MaineHousing has designated the following person responsible for coordinating compliance with applicable federal and state nondiscrimination requirements and addressing grievances: Louise Patenaude, Maine State Housing Authority, 353 Water Street, Augusta, Maine 04330-4633, Telephone Number 1-800-452-4668 (voice in state only), (207) 626-4600 (voice) or Maine Relay 711.



MaineHousing

Maine State Housing Authority

353 Water Street

Augusta, ME 04330-4633

207-626-4600

1-800-452-4668

Fax 207-626-4652

Maine Relay 711



An aerial photograph of a coastal town, likely Camden, Maine, during autumn. The foreground and middle ground are filled with dense trees displaying vibrant yellow, orange, and red foliage. A harbor or bay is visible, filled with numerous sailboats and small boats. The town's buildings are nestled among the trees along the waterfront. In the background, a large body of water, possibly the Atlantic Ocean, stretches to the horizon under a clear sky.

MIDCOAST COHOUSING

Affordable + Sustainable Cohousing in Camden

RFI Response January 29, 2021

Town of Camden, Sagamore Farm Property

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Jeremy Martin
Planning and Development Director
Town of Camden, Maine
January 29, 2021

Dear Jeremy,

Midcoast Cohousing LLC appreciates the Town of Camden's consideration of our proposal to develop an affordable and sustainable cohousing community on the Town's Sagamore Farm parcel. We believe our approach aligns well with Camden's priorities on affordable housing, addressing climate change, and its strong sense of community. We would welcome a collaboration to bring our project to completion and help Camden meet several of its most compelling goals.

We recognize that Camden's need for affordable housing is acute, like many Maine towns. We would create a mixed neighborhood of 30 to 40 year-round homes for purchase, approximately one-third of which would be income-qualified to ensure equity and access for moderate- and low-income families. Affordability would be assured in perpetuity through recorded deed restrictions.

We share in the goals and ambitions of Maine's Climate Action Plan, as the Town of Camden does. Our project aligns with the Plan's "Lead by Example" strategy because we intend to build all homes to net-zero carbon emissions standards. While the up-front building costs may be moderately higher, we know that high-efficiency structures significantly reduce monthly heating, cooling and maintenance costs and are a smart investment over a home's lifetime.

Consistent with Camden's attention to diversity and inclusion, our development is intended for residents of different ages, family types, incomes and cultural backgrounds, with specific focus on young families and working professionals who have been challenged to find affordable homes in the area.

Two of cohousing's fundamental elements provide a strong foundation for inclusion and diversity. The first, cooperative living with each other and within the greater community, is not only proven to increase life satisfaction and well-being, but also strengthens human connections, which the pandemic has highlighted as more important than ever. Second, this cohousing project will keep both construction and operation costs down because it is self-developed and self-managed by residents, which supports affordability for all residents.

It is our intent that this community be deeply engaged with the broader Camden community, with the potential to provide programs such as a commercial kitchen for small food businesses, a tool lending library and other shared uses of our common spaces.

We are not commercial developers, we are mission-driven and have no profit motive, and there will be no developer fee in our cost structure. Our work is not compensated because we believe in this model, are excited by its innovation and collaborative possibilities, and want to live in such a community ourselves. That is the opportunity that cohousing presents: the people who live there shape it together.

We have spent a year in due diligence and have gotten to know and love Sagamore Farm. We agree wholeheartedly with the goal of preserving as much of the approximately 74 acres as possible. The homes, common house and barn would be clustered closely together on a small fraction of the land, leaving more than 90% of the land unbuilt and ensuring public access to all trails. We've identified the vernal pools and some wet areas and we will work with the Town and the State to ensure appropriate approvals for any use that could affect these areas.

Midcoast Cohousing LLC currently is a core organizing group of five individuals joined by our development consultant, David Berto of Housing Enterprises, Inc., who has deep experience in both affordable housing and cohousing. We are supported by the US cohousing community. We have also engaged a team of local advisors, and would eagerly welcome other residents to join us in the organizing tasks, and of course, as future residents.

We have attached a summary of the major features of our plan and a few schedules that give you additional information. We are very happy to answer any questions and provide any further details you desire. We look forward to more detailed conversations with you.

Sincerely,



Hilary Clark



Els Heij



Alana Madrano



Jason Madrano



Rozanna Patane

Midcoast Cohousing Overview

Major Features

- 30 to 40 individual homes for purchase, tightly clustered on less than 10% of Sagamore Farm's approximately 74 acres
- Possibility of some rental units
- Access from Route One via Sagamore Farm Road; possible second entrance on easement across Laite property
- Most of natural lands preserved, with continued public access to trails
- Multi-generational families of diverse size, income, age, ability and cultural backgrounds
- Mixed neighborhood of affordable and market-rate year-round homes, range of sizes and style variations
- One-third of homes priced to be affordable at 80% to 120% of Area Median Income (AMI),
 - Price depends on family income, not cost to build.
- All homes built to net-zero carbon standards
- Several basic designs with flexibility within established standards
- Single family, duplex, triplex, fourplex homes 700 - 1500 sq ft. Homes can be smaller because common house offers shared spaces
- Common house with guest rooms and shared spaces for meals and activities; and multi-purpose barn
- Open space for gardens, children's play areas, other shared uses
- Possibility of sharing common spaces with greater community
- Internal perimeter road mostly for walking and emergency vehicle access
- Most parking at periphery
- Walking access to downtown on continuous sidewalk
- Organized as self-managed condo association, democratic decision making



Benefits to Camden

- Aligns with Camden's priorities on affordable housing, climate change, and values of inclusion and welcoming diversity
- Enhances workforce growth by providing homes workers can afford
- Models affordable housing as a climate change strategy at a time when the State is looking for solutions
- Productive use of land for property tax revenue while preserving most of parcel for public access
- Families with children help retain the school population
- We are not-for-profit so housing costs will not include a profit margin or commercial developer's fee - approximately a 10% to 20% saving
- Self-management model saves costs vs fee-for-service model
- Potential for broader community to use common spaces such as the commercial kitchen, common house meeting space, playground, tool lending library

Midcoast Cohousing Overview (continued)

Cohousing Structure

- A modern update to old fashioned neighborhood, also called intentional community
- Cohousing fosters connections and collaborative living through design and structure
- Design: tightly clustered homes, pedestrian streets and front porches stimulate spontaneous conversation, parking on the periphery, common house as the heart of the community, other common spaces such as shared gardens, workshops, play areas
- Structure: shared meals, modified consensus decision-making, self-management, culture of helping each other
- Allows you to really get to know and care about your neighbors
- “It takes 100 people to raise a child” - good for both families and older adults
- Remedies isolation
- Cohousing creates connection, connection creates joy, compassion, health, growth and resiliency



Source: Cohousing.org



Source: Cohousing.org



Net Zero Carbon includes

- We design the homes for minimum heating, cooling and electric loads
- Main power is electric, no fossil fuels
- We produce the energy we use from clean sources such as solar and geothermal
- We reduce up-front (“embedded”) emissions with low-emission building materials such as cross-laminated timber and wood fiber insulation instead of steel and concrete
- We will develop a sustainable forest management plan
- We use storage for load management and continuous operation during power outages
- Possible micro-grid if financially feasible
- Reduced traffic impact and auto emissions in cohousing communities from fewer trips per household, fewer cars and some shared electric vehicles.
- Up-front building costs may be moderately higher than conventional building practices but can translate into significantly lower monthly costs in heating and cooling

Artist's Sketch - Aerial



Artist's Sketch - Ground



Proposed Site Plan



Community Vision

An emphasis on walkability...



Source: Cohousing.org



Rocky Hill Cohousing, Source: Cohousing.org



Greenwood Avenue Pocket Neighborhood, Source: livingvintageeco.com

Warm and inviting shared spaces...



Source: Nelson Cohousing



Source: Cohousing.org



Micro Cluster Cabins Reiulf Ramstad Arkitekter Source: Dezeen

Sharing and growing together



Source: europaconcorsi.com



Source: gardenista.com

Team

Founding Members

Hilary Clark, Els Heij, Alana Madrano, Jason Madrano, Rozanna Patane

Consultant Team

Tammy Ballou, Ballou Bookkeeping Services, Camden, Me

David Berto, Development Consultant, Housing Enterprises, Enfield, CT

French 2D + NFA Inc., RFI Consultants, Boston, Ma

First National Bank, Rockport, Me

Gartley & Dorsky Engineering and Surveying, Rockport, Me

Katherine Gibson, Camden Law, Camden, Me

Gerald Weinand, Gerald Weinand Architect Inc, Rockland, Me

Founding Members

Hilary Clark



Although I have lived in southern Maine since 1979, I have always wanted to move to the midcoast. The mix of rocky hills, rocky coastline and a rural community call to me. I have also dreamed of living in a multi- generational, interdependent co-housing community. When I first walked the Sagamore Farm property I knew this would be a perfect fit, a community within a community that preserves the bulk of the parcel undeveloped and with public access.

I have experience on two municipal building committees, participating in all aspects from the choice of architect to the ribbon cutting ceremonies. I oversaw the building of my own home using the most advanced sustainable building practices of the times. As a member of the York Energy Steering Committee I participated in the remodeling decisions of multiple municipal buildings. I was on the board of the York Land Trust for nine years and served as president for two years. I will use my knowledge of landscapes to design a community that respects this land, its geology and hydrology. I am currently the board president of White Pine Programs, a nature education program in York, Maine. I will bring my interest in educating all people about the wonders of the natural world to the Sagamore Farm parcel, encouraging the public to learn about and use this property.

As a member of the Camden community, I will continue to be an active citizen. In York I have served on the School Committee and the town Recycling Committee. I have participated in two Habitat for Humanity houses, once as the volunteer coordinator and once as the family partner. I cook at the local soup kitchens and participate beach clean ups. I believe it's important to give back to the community I live in.

Els Heij



Growing up near a cold coast makes your blood briny. The ocean is always calling, its water always healing. During the years that I lived more inland I always promised myself that somehow I would return to the coast, 'I began near the coast and I will end near the coast. Portland was a very good landing pad for me and I feel blessed to be so much closer to the sea, yet the mid coast really feels truly like home, quiet, cold, friendly, rugged, grounded, independent, beautiful and easy to connect with.

Growing up in the Netherlands, cohousing was just another living model. There are several varieties of cohousing in many locations, all different yet with the common goal of living in community with each other, the greater community, the earth and its resources so all may benefit. It is seen as a natural way to support each other and the community in which it is embedded; in part because the three generation living model became largely extinct around 1950 so this way mutual support, shared resources and natural community can thrive outside of the biological family. As the nuclear family became the ideal, very soon its shortcomings surfaced too and cohousing provides a natural answer to this.

Trained and experienced as a social worker I look at people as part of their environment, social, cultural, economic and natural. I have become skilled at the dynamics of this interplay and also of groups and other systems. Human beings are hardwired to connect and will do so in ways that support and nurture their systems. People are also hardwired to live and work together in equitable, creative and productive ways. Understanding these processes both intrinsically and professionally allows me to focus on our community's health while maintaining a wider vision of equality, equitability, mutual respect and harmony within the extended community. I have always worked and volunteered in community settings in many different roles and am looking forward to share all I have learned in the Knox County community.

Founding Members

The Madrano Family



We are the Madrano family. We are Jason, Alana, Flint (8) and Acer (6) along with our golden retriever Gladys and our cat Magnesium. Jason and Alana both grew up in the Puget Sound region of western Washington State, thriving and adventuring in the salty sea air. Jason and Alana both have undergraduate degrees in psychology, however Jason later went on to earn a Doctorate of Nursing in Cross Cultural and Global Health from the University of Washington, while Alana followed a career in mental health care and social work and then eventually following her deep interest in real

estate. Alana is a Realtor and licensed Real Estate Broker in Washington State, where her expertise has assisted clients with real estate transactions with emphasis on real estate investment, first time home buying, affordable paths to home ownership, land and acreage, and rental income properties. She has volunteered with Habitat for Humanity helping to build homes, as well as has renovated two homes for personal investment and ownership. Jason works from home for Western Governors University as the Program Chair for the Master's of Nursing Leadership program. Flint is a highly capable child who loves learning coding and engineering, building paper planes and origami, downhill skiing, riding his bike, games, and playing with friends. At this moment in time Flint wishes to be a video game developer/programmer. Acer is a very social, outgoing, and friendly child who loves sing-alongs, Sesame Street, swimming, and long hikes. Acer has developmental delays from epilepsy, which was cured in 2018 by a hemispherectomy. He is a child full of love and joy for life, and brings a smile to all who meet him through his excitement and enthusiasm. While we are now blessed with abundance in our lives, Jason and Alana have both experienced poverty at times in our lives and are deeply committed to building communities of support, collaboration, environmental care, and affordability. The light we create in the world must be inclusively shared with all to shine bright.

Rozanna Patane



I grew up in Maine and have always carried Maine values with me when I lived elsewhere. Today, I can still feel the essence of Maine values in the mid-coast, along with its stunning beauty...and, perhaps, my dream of a zero-carbon, affordable cohousing community.

My career has been largely in finance – first in investment banking, then corporate finance and strategic planning, and later in my own investment advisory and financial planning practice. This foundation trained me how to transform vision into solid results. My job was

to solve problems for my clients – to look around corners for them and respond to external events deliberately with information.

I've always been active in social justice issues and in the past decade I've chaired York's Energy Steering Committee, which gave me a chance to manage projects and form strategic collaborative relationships. I'm proud that York has lowered its carbon emissions by 17% and pledged to cut carbon to zero by 2050.

Last year I served on the Maine Climate Council's Buildings, Infrastructure and Housing working group, where I had the pleasure of working with some of Maine's most talented and passionate people who are providing solutions to our climate challenge.

Perhaps you get a feeling of connecting to your neighbors at times --checking in with each other, maybe sharing a meal, organizing a safe Halloween for children. With cohousing, you get that by agreement and design ways to encourage it, so it's part of the fabric of daily living. More than ever, because of Covid, I appreciate feeling connected to others. You put effort into living in cohousing, but you get so much out of it too.

Development Consultant

David Berto

Housing Enterprises, Inc. is a small Connecticut consulting business providing creative solutions to housing development and preserving historic structures. Housing Enterprises, Inc. has been actively involved in creating and sustaining affordable housing in Connecticut communities and in other states since 1994. Housing Enterprises, Inc. works with non-profit and for-profit housing developers to:

- Establish project design details
- Identify and evaluate appropriate land
- Obtain necessary funding
- Move through all needed local approval processes
- Help define project design details
- Coordinate with the development team through construction

Housing Enterprises, Inc. is comprised of five professional individuals that manage and support the operations, communications and the mission of the business. This collaboration of work ensures that our efforts provide the best quality of service for our clients.

Whether it is single family homeownership, multifamily rental, mixed income, affordable housing, cohousing, community development, permanent supportive housing, or most housing related activities, we help our clients envision, finance and construct it. We use our expertise to develop the best housing development strategy specific for each project.

Housing Enterprises, Inc. provides our clients with guidance on all areas to assist them through their construction project. Housing Enterprises, Inc. offers:

- Professional commitment to increasing the number of quality affordable housing units, either as an entire project, or as part of a mixed-income or mixed-use project
- Experienced grant writers receiving numerous funding awards from HUD, DOH, DECD, LIHTC, FHLBB, State Housing Agencies and others
- Extensive experience in development and implementation
- Strong knowledge of State and Federal laws and regulations governing affordable housing development
- Evaluation, planning and implementation of historic preservation requirements
- In-depth knowledge of all facets of affordable housing finance
- High value placed on teamwork, flexibility, and quality communication at all levels

An effective affordable housing program is the product of careful planning and strategizing. Identifying key players, cultivating allies, and effectively communicating the project helps to accomplish your goals. Our experience working with legal issues, local government, and working in both the for-profit and non-profit sectors in a variety of capacities have honed our skills as a consultant team. By focusing on relationships, we help you get results.

David Berto has over 26 years of experience as a Housing and Development Consultant, coordinating the development of housing projects in towns throughout Connecticut and other parts of the country. Types of housing include family housing, elderly housing, affordable housing, active adult housing, special needs housing, health care housing, subdivisions, condominiums, co-operatives, cohousing and apartments.

RFI Consultants

French 2D + NFA, Inc.

French 2D and NFA, Inc. join the Midcoast Cohousing Team as RFI design consultants. The firms has extensive experience in both single family, mid-scale, and large scale multi-family housing design, and have most recently collaborated on the award-winning design of a 30-unit cohousing project, currently under construction in Malden, Massachusetts.

Jenny French (M.Arch Harvard) and **Anda French** (M.Arch Princeton), are founders of architecture studio French 2D. Their close practice focuses on issues of housing and civic space in the Greater Boston and New England area. French 2D's work on progressive housing types combine familiar ideas of home with innovative organizations and typologies, found in their cohousing and compact-housing projects. The firm's commitment to social and environmental advocacy and innovative design is strengthened by their research and teaching at the Harvard Graduate School of Design and Princeton School of Architecture. Anda is the President-Elect of the Boston Society of Architects, where she has been a board member for several years and led a charge for Equity, Diversity, and Inclusion within the New England design community. The firm received a 2020 Progressive Architecture Award from *Architect Magazine*, and were named as an *Architectural Record* Magazine Design Vanguard winner in 2019. The firm has been featured in numerous publications and exhibitions, including *Domus*, *Metropolis*, and *Architect Magazine*, and at the Museum of Modern Art and the Venice Architecture Biennale.

Linda C. Neshamkin, AIA (M.Arch, University of Pennsylvania) As President of Neshamkin French Architects, Linda has a thirty-five year history of immersive experience in all forms of residential design from small to large scale. This work has always evolved as, and been enriched by, a collaborative effort with the client, the resident and the larger community. A basic tenet of her work is the holistic approach to integrating home and community to their natural and built environment. It's a pursuit that's balanced with a pragmatic approach to realizing built form that hold fast to the central design idea. Linda extensive experience in multifamily and innovative housing forms has expanded into our collaboration with Anda French and Jenny French in the 30-Unit Cohousing project for Bay State Commons, currently in construction in Malden, MA.

Words of Support

Tia Anderson, Midcoast Habitat for Humanity *“Midcoast Habitat may be a potential collaborative partner should there be an opportunity in the future.”*

Steve Chiasson, Belfast Eco-Village *“Cohousing as a lifestyle is picking up steam everywhere as more and more people seek the unique benefits it offers. Currently all of our units are occupied and vacancies are rare. We receive 6-8 inquiries per month, and people are waiting for units to become available. I have no doubt that if a cohousing community were to be developed in Camden, it would be every bit as robust and vibrant as the one we have here in Belfast.”*

Liz Ryan Cole, Cohousing US (CohoUS) Board of Directors (<https://www.cohousing.org/>) *“The Board of CohoUS/Cohousing USA supports MidCoast’s planned mixed income sustainable cohousing proposal. Cohousing neighborhoods can add to the resilience of the greater community while the collective experience of the 200+ cohousing communities in North America provides models and support for developing and managing cohousing communities like this one.”*

Deb Dodge, Quarry Hill, Camden *“As a former long time resident of High Street, I encourage the Town to engage Midcoast Cohousing to develop the Sagamore Farm property for housing. The property is surrounded by land in residential use and our State Park. It is a perfectly compatible use for the 77 acres. In addition, Midcoast Cohousing’s goals of creating an energy efficient and affordable residential community align perfectly with Select Board goals.”*

Richard Henry Lee, Contractor (retired) *“I am impressed with this idea for the Sagamore Farm property. The Midcoast cohousing group is well prepared, knowledgeable and motivated for all the right reasons. The project would be a win for the Town of Camden.”*

Jenn Legnini, Turtle Rock Farm, Unity *“As a foodcrafter and farm business in midcoast Maine for 8 years, I believe the potential of a commercial kitchen available for lease, as I’ve discussed with the folks at Midcoast Cohousing, is an opportunity to embrace. When I began my business years ago, I was driving 3 to 4 hours to lease kitchen spaces due to limited available commercial facilities that offer a small or new business the chance to lease hourly without a multi-month or year commitment. Now with an established kitchen in Brunswick, Maine, we have lessees travelling from Belfast, Bangor, Camden and Western Maine to use the commercial space for product development, catering a special event, trialing recipes, small farm processing or teaching a class. We cannot accommodate all requests and are always hoping for more kitchen development in neighboring towns and cities.*

Rural kitchens available for use or let, at prevailing hourly rates or on a ‘pay-as-you-can’ and work trade scale, in my opinion are critical for the resilience of our rural economies and the health of our beloved small towns and close communities

Words of Support (continued)

Sarah Miller, Camden *“The proposal by Midcoast Cohousing to build and sell 30 to 40 zero-carbon-emission homes on a small section of the town’s Sagamore Farm property represents an outstanding opportunity for Camden to advance on two of its most pressing goals: lower carbon emissions and affordable housing. A community of homes so efficient that it produces as much power as it uses would make Camden a beacon for towns all over Maine looking for innovative ways to advance on clean energy targets. The portion of these homes that would be sold at subsidized prices designed to be affordable for young families is another huge benefit to the town.”*

Beedy Parker, Washington Street, Camden *“I would like to voice my support for the Midcoast Cohousing project proposed for the Sagamore Farm site under Mt Battie. It is being planned to provide affordable, low energy housing, in a location that is not too far to walk in to Camden’s downtown. It is designed to encourage and enhance cooperative living and mutual support. And care of the natural environment in this beautiful location is a strong concern of the planners.*

I believe Midcoast Cohousing will be a welcome addition of needed housing stock and a very useful example of how we can adapt, with low carbon housing and neighborly cooperation, in this time of climate change. “

Sarah Ruef-Lindquist, Camden *“Midcoast Cohousing’s project for Camden offers a smart, environmentally sensitive and inclusive opportunity for expanding the quality residential housing stock available to people who want to live and work in our community. A walkable, efficient and cooperative project addresses many of the pressing affordability, healthy-lifestyle and traffic issues raised in the Comprehensive Plan, consistent with thoughtful development.”*

Bill Shanahan, Northern New England Housing Investment Fund (Evernorth) *“Evernorth is pleased to support Midcoast Cohousing’s efforts to develop a zero-carbon cohousing project in Camden, ME. Developing housing is a challenge and trying to enhance housing options adds to the challenge. Housing is always in demand, the hard part is keeping up with that demand. This development may increase the supply of housing by providing a product that might not otherwise be available.”*

Orion Thomas, Midcoast Economic Development Department *“McEDD would like to show support for this co-housing project for the Camden area. We find that this type of development is inclusive for a wide range of income brackets, and helps provide housing for first time home buyers. On top of this, having a Net-Zero housing development would draw wide attention and showcase efficient housing that can be competitively priced with existing housing types*

Julian Thomka-Gazdik, Two Echo Cohousing Community, Brunswick *“Midcoast CoHousing has been thoughtful in their approach and intent to create a co-housing community on the Midcoast of Maine, where their search for suitable land in a desirable community has brought them to Camden. They would be wonderful stewards of the Sagamore Farm town property and add a valuable and necessary number of energy efficient housing units in harmony with the town’s future healthy growth.”*

January 30, 2021

Michael Mullins
100 Mt. Battie Street
Camden, ME 04843

BY EMAIL

Mr. Jeremy Martin
Planning and Development Director
c/o Code & Planning Office
PO BOX 1207
Camden, ME 04843

Re: EXPRESSION OF INTEREST – CONVENTION CENTER at SAGAMORE FARMS

Dear Jeremy,

I write today to update my Letter of Interest for Sagamore farms sent on September 20, 2020. I continue to have interest in a public/private partnership to develop a convention center and event venue at the Town's Sagamore Farms parcel.

I am interested in exploring a scenario in which we identify a suitable location at Sagamore Farms and enter into an agreement to reconstruct Hedges hall there with all necessary parking and infrastructure.

As I mentioned previously, in August 2020 I purchased the salvage rights to the Hedges Hall Convention Center (formerly Guinley Hall) at Point Lookout in Northport. Rather than salvage the building, I decided to deconstruct and store the building, which would then be re-erected onto a pad at a different location.

Deconstruction is an area of construction and redevelopment that has gained renewed attention in recent year, as concerns about sustainability and carbon footprint have risen in the public discourse. Most deconstruction efforts appear aimed at salvages as high a percentage of component systems as possible. Moving buildings is nothing new. Amazing feats have been accomplished in this area. However in every case I have seen, the destination site has been identified and preparations have been made to receive the structure to be moved. What is so unusual about the Hedges Hall project is the demolition of a building of this scale that is less than 25 years old, is not functionally obsolete, and generally is in excellent condition.

In our case, my team of fourteen and I are carefully labeling, dismantling, and palletizing the electrical, mechanical, and plumbing components. We are sectioning the structural elements into components that can be moved by forklift, to make transportation and storage easier. I have assumed it will take three three years to find a location and I have planned on storing the materials for at least that long. We are approximately 1/3 through the effort, and have removed and stored all of the wood floors, carpets, all interior millwork, and speakers, projectors, room dividers, and most of the lights and ceiling

tiles. We are now dismantling the HVAC system, sprinkler system, and have begun sectioning the structure.

I did not have a location in mind for re-erection when I started this process. While the building could be used for other purposes such as retail or commercial/industrial space, I think its highest and best use would be to use it for an event center except without permanent foodservice. The best location would be a scenic one close to a major city where year-round occupancy/utilization would be highest.

I am cognizant of the challenges presented in relocating the hall. Despite several efforts, the Point Lookout property did not work out as a public-facing resort and event center. There are probably a number of reasons for this, but my guess is that the ratio of rooms to assembly space is not appropriate for a hotel. My sense however is that the closing of Point Lookout is a loss for the region. Hedges Hall in particular has been the location for many weddings and other special events. While I see the development as a challenge, I see real community benefits to relocating Hedges Hall in Camden.

For one, an event facility of this size does not exist in the Town, to my knowledge. This would be a great venue for weddings and other events that support local service businesses – whether hotels, entertainment, or restaurants & catering. Secondly, it would support cultural institutions, such as conferences. Destination events like CIFF and the Pop-Tech Conference have required facilities to host their activities. Thirdly, the project would add to the tax base. While it would not have permanent staff as it did in Northport, it would contribute to employment through construction, maintenance, and event staffing. It would further add to local and regional employment through a broader economic development strategy (supporting local businesses and special events as a conference center).

I see no conflict between the bike trailer, solar farm, and event center. I expect that the event center would be in use year-round, with a wedding business running from May through November that would be the anchor use. I think the access to the site is adequate, subject to some improvements and widening of the farm road. I believe that septic can be dealt with on-site. The building would want to be located on the higher portion of the site, and we would need to enhance and then maintain a viewshed from the Hall.

Thank you for your consideration of this letter. Please let me know if you have any questions or would like to discuss further.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'M J Mullins', with a stylized flourish at the end.

Michael J. Mullins