



**Town of Camden Select
Board Meeting, June 6, 2023 –
6:30 PM
French Conference Room**

Select Board meetings are broadcast live on Spectrum Cable TV channel 1303 and web streamed at:
www.youtube.com/TownofCamdenMaine

For those wishing to participate remotely, please click the link below to join the webinar:
<https://us02web.zoom.us/j/89870908295>

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

Call to Order

- 1) Public Comment on non-agenda items
- 2) Approval of Minutes from May 2nd and May 16th
- 3) Public Hearings
 - a) Application of Brevetto, LLC, d/b/a 40 Paper at 40 Washington Street for a renewal Class A Restaurant/Lounge Liquor License
 - b) Application of Barren's Restaurant at 2 Wayfarer Drive for a renewal Class A Restaurant/Lounge Liquor License
 - c) Application of Camden Deli at 37 Main Street for a renewal Class I Restaurant Liquor License
 - d) Application of Captain Swift Inn at 73 Elm Street for a renewal Class V Bed & Breakfast Liquor License
 - e) Application of Salt Wharf at 3 Wayfarer Drive for a renewal Class A Restaurant/Lounge Liquor License
 - f) Application of Camden Windward House at 6 High Street for a renewal Class V Bed & Breakfast Liquor License
- 4) Consent Agenda
 - a) Renewal Victualer & Lodging Establishment Licenses: Camden Deli, Captain Swift Inn, Lyman Morse Crewquarters, Normbega Inn, Scott's Place, and Timbercliffe Cottage Bed & Breakfast
 - b) Taxicab Operator's (Driver's) License for Ellen Curtis
 - c) Application for telephone pole at Rawson Avenue
- 5) Action Items
 - a) Amend Harbor Dogs License Agreement
 - b) Appointment of Conservation Commission Member(s)
 - c) Approval of revocable license with Reeves for paving of driveway on Central Street
 - d) Transfer of Lazy Jack Daysailer License
 - e) Proposal from Megunticook Watershed Association for Water Quality Monitoring
 - f) Personnel Policy Amendment: Paid Parental Leave
 - g) Authorization to Pay the Balance of Lease/Purchase for Knox Mill & Knowlton Street Parking Lots
- 6) Management Reports & Communications
- 7) Select Board Reports
- 8) Adjournment

**Town of Camden – Select Board Meeting
Minutes of Meeting
May 2, 2023 – 6:30 PM**

Call to Order

Present: Alison McKellar (Vice-Chair), Sophie Romana, Tom Hedstrom and Stephanie French.

Absent: Bob Falciani (Chair).

1) Public Comment on non-agenda items

Ibby Wincklhofer of Lake City Floats who provides float service to the area lakes spoke concerning the frustration of the water level not being lowered before the rain event happened during this past rainstorm which caused substantial damage to their floats and to many other areas. Ibby would like to know how the Town will prevent this from happening in the future. McKellar indicated the lake level policy needs to be revisited and the board needs to be discussed. Hedstrom encouraged Ibby to email the town office and board members with their concerns and someone will respond. Ibby will email for further discussion to be made.

2) Approval of Minutes from March 7th & March 21st

Hedstrom motioned to approve the minutes from March 7th & March 21st and French seconded motion. Passed 4-0-0.

3) Public Hearings

- a) Application of Meanwhile, LLC, d/b/a Paper Plane at 1 Wayfarer Drive, Unit 102 for a new Class I Restaurant Liquor License

Romana motioned to accept new license and French seconded motion. Passed 4-0-0.

- b) Application of Norumbega Hospitality Corp, d/b/a The Norumbega Inn at 63 High Street for a renewal Class V Bed & Breakfast Liquor License

Romana motioned to accept renewal license and French seconded motion. Passed 4-0-0

- c) Application of High Tide Inn at 505 Belfast for a new Hotel Class I Liquor License (new owners. **Romana motioned to accept the new license and Hedstrom seconded the motion. Passed 4-0-0.**

- d) Application of William Statz, d/b/a LaCave at 7 Public Landing for a new Special Amusement Permit

Romana motioned to accept the application for the new permit and Hedstrom seconded the motion. Passed 4-0-0.

4) Consent Agenda

- a) Approval of closure of Atlantic Avenue for the following events: Harbor Arts and Book Weekends, July 7-9, and September 29 – October 1
- b) Approval from Camden Area Business Group to hold their annual sidewalk sales on May 19-21, 2023, as part of Business is Blooming in downtown Camden.
- c) Approval of renewal Victualer & Lodging Licenses for May: Camden Cone, Camden Whitehall, Mixed Greens, The Waterfront Restaurant
- d) Proclamation designating Saturday, May 20, 2023, as Arbor Day in Camden
- e) Designation of Registrar of Voters' office hours for the upcoming June 13, 2023, Annual Town Meeting
- f) Countersignature of the annual meeting warrant for the Five Town Community School District Budget Referendum and MSAD 28 Budget Referendum.

Consent Agenda approved with the exception of item B being removed and made an action item as Romana questioned if it should be part of the consent agenda with French being a part of the Camden Area Business Group. She did not feel it was a conflict of interest.

Item B Action

Eric Anderson a member of the Camden Area Business Group gave a brief overview of the activities that will be taking place during the same time they are asking for approval of the sidewalk sales which is why they are holding this event to coincide with the other activities.

Romana motioned to approve the sidewalk sales on May 19th – 21st and Hedstrom seconded the motion. Passed 4-0-0.

5) Update on DEP Water Level Order Process for Montgomery Dam Impoundment

Explanation of Item 5

Town Manager Caler explained a petition to have the DEP regulate rules for what the water level would be in the area behind the Montgomery Dam for just the impoundment. The way it would work is there needs to be a certain percentage of property owners who petition and are found outstanding, and she believes there were 14 or 13 out of the property owners around that impoundment petitioned. The next stage in the process is figuring out who else has a stake in this and she believes given the way the dams are managed all the way from lake down to the harbor there's going to be a lot of interest amongst a lot of people who live on the river because they will be impacted by any decision that is made about the dam impoundment. The DEP has only been asked by the petitioners to look specifically at this impoundment in order to keep water levels high for certain times of the year and particularly in the summer if it hasn't rained as it has an impact on what happens at the lake and she feels this is important for everybody to consider when they are trying to figure out if they want to submit something to the DEP by May 20th. The DEP will listen to all the collected information and then decide whether they are going to establish a water level order. There are a few other things that happen before they do this as their first stage is to figure out who is a stakeholder or has a standing before they have their public hearing and then before they make any kind of decision. Hedstrom asked when the town will post on their website their submission to the DEP before the May 20th deadline and Caler said it is probably going to be pretty close to the May 20th date and Hedstrom indicated the earlier the better for time to be reviewed. Caler agreed and pointed out the important part is to request that if the DEP is going to set a water level it should be across the entire board from the lake all the way to the mouth of the harbor. Hedstrom had a concern for the impoundment as Public Works Director found potentially a 12" drainpipe that should be significantly taken into consideration if that is not under the control of the town which he understands is not.

Town Manager Caler was Contacted by Kyle Orcutt (Hydropower Coordinator for DEP) who normally encourages municipalities to when something gets to this stage to enact their own ordinance and Town Manager Caler indicated this would not be likely the case for the town and would like to participate in their process. First stage of the process will be on May 20th which will be an opportunity for anyone who hasn't been identified as having a standing currently which doesn't include petitioners or the town who is the dam owner, but it could be anyone else who feels they are a stakeholder in this process. They can submit something indicating they would like to be considered as an intervener. They submit information to be considered by the DEP and the determination will be made on whether or not they have a standing to be considered a stakeholder to a similar level of the petitioner and the town as the owner. Hedstrom feels a broader discussion should be made with more input and it will probably take beyond the May 20th deadline and feels that a decision should be made by the Town not the DEP. Caler said if decision was to go with Town ordinance the DEP process would stop because they want the local areas to regulate this type of thing themselves. Hedstrom asked if this was something they could develop and submit to the DEP before they made their final decision and Caler stated no one at

the DEP has been through this process which means they have no idea how long it would take. The earliest adoption of an ordinance would be the November election unless they held a special election. McKellar stated the water level policy and dam operating guidelines are very vague in areas and it would make sense to go through the DEP process to some extent providing them with basic information on how it is done currently and would be interesting to know what they determine based on the information given. French feels with all the years data we have throughout the years there is no reason to have the DEP step in and do their own thing when the data is there already. She feels the citizens know what they want and coming up with an ordinance for the Town would be for the best. She feels by having the DEP involved it will take control away from the town and citizens and she feels strongly about keeping it local. Caler stated an ordinance will prevail over anything they do. French feels the ordinance should include the entire length of the river as Caler recommended. Arguments were made on why the DEP should be involved. French feels a public forum should be set to hear input from citizens and then an ordinance developed from this information. Hedstrom and McKellar were in agreement that information received from DEP could be informative as this is their expertise. Matt Deane spoke to the board about the water levels along the river and lake during the past rainstorm and why the levels were left high. McKellar stated they went by the policy in place which needs to be revisited and Caler noted the policy is not written to take into account the levels of rain and weather patterns we are having now. Hedstrom welcomed Deane to attend a meeting in the future when there will be discussions of policy updating.

Stephanie French made motion to start working towards and ordinance to control the water levels from the Montgomery Dam up to Megunticook Lake that Camden has the privy to control and to be put on the November ballot.

Discussion: McKellar said she needed more information before being comfortable with this rather it becomes an ordinance or policy. Caler stated there are benefits and drawbacks to policy versus ordinance versus letting the DEP set the order. McKellar asked which one would be more informative and Caler said a policy could happen quickly and would not need to go to voters and can be put into effect quickly and an ordinance does need to go before the voters is more effective but will take a longer amount of time to develop to be ready for the November ballot. French indicated this would allow four months to develop and asked if it was not ready to be placed on the November ballot if a vote to table for the next June ballot could be done and Caler confirmed. Hedstrom would like to have time to review the current policy and to have on the next agenda for discussion and action item. Romana agreed as did not feel tonight was the time to make a decision. French said she would pull back her motion if all of them will each email Chair Falciani requesting this be put on the next agenda.

The motion was not seconded, so failed.

Hedstrom made a motion to advise the board chair as a group to put on the next board agenda discussion of the current policy and an action item to update current policy or enact an ordinance on water levels on the Megunticook Watershed. Romana seconded the motion. Passed 4-0-0.

DEP process will continue in the background.

6) Action Items

- a) Approval of **NEW** Victualer License for Paper Plane at 1 Wayfarer Drive

French motioned to approve the victualer's license for Paper Plane at Wayfarer Drive.

Romana seconded motion. Passed 4-0-0.

b) Bid Award – Street Paving

The lowest bidder was Mainely Paving with a per tonnage rate of \$109.42. The next lowest bid was from Performance Paving with tonnage rate of \$120.00.

Hedstrom made a motion to approve the bid from Mainely Paving Services LLC for a tonnage rate of \$109.42. Romana seconded the motion. Motion passed 4-0-0.

c) Consideration of Aquarium and proposed design concept by SEA for Public Landing

Wayne Russwick Vice-President of the Stewardship Education Alliance gave a brief overview of their program along with information from a grant they received to design and assemble a temporary aquarium tank at the harbor to the right of the harbor master's office to educate the public. He explained the space the aquarium would need and Hedstrom was concerned about the parking spaces it would affect. The only cost to the Town would be the power for the pumping of the water from the harbor to the tank for circulation. French has concerns of the location and the loss of parking spaces and asked if this could be placed at the green area under the tree by the left side of the dam and Russwick said that may be an option. Discussion was made on setting precedents and not having consistency on what can be allowed at the harbor. Caler suggested a policy be drafted to outlined as a guideline.

French made a motion to approve the SEA plan presented but will make the caveat that the trees be removed from it for this one year and then revisit for next year. Hedstrom seconded the motion.

Discussion made for keeping trees versus no trees. Caler suggested she be given the discretion to work this out with Russwick and if the board decides after everything is up, they don't like what has been done or it is not functioning well it will be changed.

French amended her motion to approve the SEA proposal as suggested by Caler as written. Hedstrom seconded motion. Passed 3-0-1. Romana abstained.

d) Scheduling a Workshop with the Select Board and Planning Board

Caler explained the Planning Board would like to have a joint workshop with Select Board to discuss short-term rentals and addressing this as a policy issue through zoning and also concerning piers and getting some direction for amendments to ordinance that may need to be made. Hedstrom feels this workshop should be after the elections and the new Select Board in in place. **Hedstrom made a motion to set up a joint workshop with the Planning Board on June 28th @ 3 p.m. French seconded motion. Passed 4-0-0.**

7) Management Reports & Communications

None

8) Select Board Reports

- Hedstrom indicated a Planning Board meeting via zoom May 4th from 5 p.m. to 8 p.m.
- French reported the EMS meeting was cancelled and will update board after new meeting is held.
- Romana reported she met with the Library Board of Trustees meeting, and she suggests people attend their events as they have some really great and interesting events planned. The River Committee met, and they are going to start having social and public events with the first one scheduled for June 3rd at the Farmer's Market and she encourages people to attend these events too.
- McKellar reported the trash pick-up was held with moderate participation. There are a number of areas in town that have not been done and she would encourage anyone interested in taking on an

area to contact either herself or Marci Annis and they will give the person vests, pickers, trash bags and the trash can be left in the area when finished and it will be picked up. The Historical Resource Committee has been looking at a comprehensive plan recommendation for a Historic Preservation Ordinance. They have been working on a walking map of the Chestnut Street historic district to be printed for the public and have been researching the Jacobs Avenue area as a potential historic district.

9) Adjournment

Romana motioned to adjourn the meeting @ 8:45 p.m. French seconded motion. Passed 4-0-0.

Respectfully Submitted
Marlene Libby
Recording Secretary

**Camden Select Board
Minutes of Meeting
May 16, 2023 – 6:30 PM**

Call to Order

Present: Bob Falciani (Chair), Alison McKellar (Vice-Chair), Sophie Romana, Stephanie French, Town Manager Audra Caler and Town Attorney Bill Kelly.

Absent: Tom Hedstrom.

- 1) Public Comment on non-agenda items
Peter Linquist spoke concerning executive sessions, foot/vehicle patrol by Police and Public Safety department, clear cutting ordinance, duck raffle for rotary, program supports for daycare at the Y and Snow Bowl, town owned properties such as Yacht Club, Chamber office and Snow Bowl.
- 2) Approval of Minutes from April 18th
Romana made a motion to approve the minutes of the April 18th meeting. French seconded the motion. Passed 4-0-0.
- 3) Public Hearings
 - a) Goods General Store, LLC d/b/a GOODS at 31 Elm Street, Unit 2, for a new Class A Restaurant/Lounge License.
Meg Senks gave an overview of the new license request.
Romana made a motion to approve the liquor license for GOODS. French seconded the motion. Passed 4-0-0.
 - b) LaCave at 7 Public Landing, for an extension of their current Class I Restaurant Liquor License to include the outside patio.
Romana made a motion to approve the liquor license for GOODS. McKellar seconded the motion. Passed 4-0-0.
- 4) Consent Agenda
 - a) Renewal Victualer & Lodging Establishment Licenses Barren's Restaurant, Camden Harbour Inn, Harbor Dogs, High Tide Inn, River Ducks, Salt Wharf Inn, and Swan House
 - b) Taxicab Operator's (Driver's) License for Zachary Z. Mosheyer**Items approved.**
- 5) Action Items
 - a) Consideration of "NEW" Victualer License for Goods at 31 Elm Street
Romana made a motion to accept the victualer license for Goods. McKellar seconded the motion. French questioned rather the safety inspection had been done by the Fire Department as application indicated had not been. Romana amended her motion to approve contingent on the receiving of the safety inspection by the Fire Department. McKellar seconded the amended motion. Passed 4-0-0.
 - b) Pearl Street Sewer Replacement – Free Street to Park Street: Contract modification and funding authorization
Caler noted at the February Select Board meeting when the board approved the original contract the question of why we weren't including the second half of Pearl Street and was told the condition of the line was not certain and a camera would need to be needed to inspect the conditions and then if needed would extend the scope of the contract if needed. It was found the conditions made for repairs to be done. Public Works Director David St. Laurent gave an overview on why the

repairs are needed. Caler gave the amount of \$788,700 needed for additional costs and would be taken from Wastewater Unassigned Balance which currently has a balance of 1.3 million dollars.

Romana made a motion to approve the additional costs of \$788,700 and to be drawn from the 1.3 million dollars unassigned fund balance for the wastewater. McKellar seconded the motion. Passed 4-0-0.

- c) Castner Pier: Request for relief from Code Enforcement Officer determination
- Planner Jeremy Martin gave an overview on the application submitted for repair and maintenance of a pier owned by Peter Castner of Bay Road damaged by the most recent storm. With a pier moratorium in place the only decision Martin and Code Officer Clint Beveridge could determine if was not for repair and maintenance and more for building a new pier. Normally a determination made by the Code Officer could be appealable but, in this case, there is a provision in the Harbor Ordinance that refers to if the Code Officer doesn't find something as repair maintenance it is sent back through the process to the Harbor Committee and Select Board but we have a pier ordinance in place which makes it impossible to do this at this time. It does refer to the Select Board being able to make a determination on whether the application is considered repair or maintenance. The attorney for Mr. Castner disagrees with the determination by Martin and Beveridge as has submitted information for why the application should be considered for repairs and maintenance of the pier. If the Select Board should determine the application to be for repairs and maintenance, then permits would be requested by the code office and would be issued. Matt Manahan, Castner attorney, explained to the board that in 2022 Castner had contracted Prock Marine to do the regular maintenance of the pier to be done in 2023 but due to the storm in December more damage was incurred. He feels the Harbor Ordinance is for this purpose of maintenance and due to the walkway portion being torn off of the pier during the storm does not mean the pier is not a repair as originally planned in accordance with the ordinance. Castner presented photos of the pier to show the needed repairs and maintenance. Board asked questions about if pouring concrete will go into the water, why the structure has not been removed due to pieces floating out in the water and was told concrete will not affect the water and the structure was to be removed at the time Prock Marine would begin the project. McKellar had concerns about the remains of the pier not cleaned up and with a pier being placed in that area due to views of important landmarks of Camden. Romana asked if the application was approved how long would it take to clean up the current pier from property and Castner indicated within the week.

Romana made a motion the board finds the proposed work fits within boundaries of the ordinance with emergency repairs and regular maintenance. French seconded the motion. Passed 3-1-0. McKellar opposed.

Romana made a motion that the board allow the code enforcement office to continue with the permitting process for the work to begin as soon as possible. French seconded motion. Passed 3-1-0. McKellar opposed.

- d) Water Level Ordinance or Policy
- Caler referred to the Select Board meeting on May 2nd and the discussion of this issue. Caler summarized the difficulty of adopting an ordinance where there is really firm identifying of water levels it is difficult as you need some level of flexibility and she thinks if the board should choose to pursue an ordinance they might want to focus more on the process as to who has authority and referencing a policy that can be changed and can be flexible because once you go through the ordinance process to change anything around the levels, etc. it is more difficult to change without having a town meeting to approve changes. Attorney Kelly explained an ordinance has value because of the way statutes are written only an ordinance not a policy that can take precedence over the State coming in to decide what it should be. Romana gave two issues to be considered as follows:

1. Whether to go along with the DEP process and benefit from their expertise and try to understand how to best manage the impoundment and the water levels.
2. Whether not to work with the DEP so they do not interfere, and the Town set their own ordinance to stop the process by the DEP. It would need to be an ordinance not a policy or guidelines to do so.

Much discussion between the board on this subject concerning the pros and cons of the DEP being involved. French feels the current operating guidelines are outdated and would like to see certain committees and other sources work together to review and have input in how to maintain water levels, etc. Tim Trumbauer, Executive Director of the Watershed Assoc., spoke concerning the current outdated operating guidelines and the association would like to be involved in any future processes relating to this issue. French would like to see the Dam Committee; the Watershed Assoc. and Dam Agent Dave St. Laurent schedule a workshop to come up with recommendations to be presented to the board. Trumbauer was in agreement to coordinate the workshop and reach out to people with more expertise to weigh in and give recommendations. The board was all in agreement to proceed with this process.

e) Library Bylaw Amendments

Kristin Smith gave an overview of the changes proposed for the amendments. Basically, making things gender neutral and adding the ability to meet via zoom or electronically.

Romana made the motion to accept the changes to the bylaws of the Library Board of Trustees. McKellar seconded the motion. Passed 4-0-0.

6) Management Reports & Communications

Caler received phone call from the past executive director of Pen Bay & Waldo County Miles Hospital confirming information about Franklin County hospitals using a new ambulance service provider “North Star” who has a relationship with Maine Health in Franklin County. The ambulance service is actually owned by the hospital system, and they also provide 911 service to approximately five municipalities in Franklin County which the hospital really likes this model because they were assured, they would have an ambulance to do inter-facility transfers so when the emergency rooms rotate to open up beds if they need to send patients to other hospitals across the state. Our area is trying this model with North Star which means they are no longer utilizing Northeast Mobile Health Services which is causing a loss of income for Northeast. There is a lot of affordability for our four towns and should be something the board should be aware of moving forward for FY25 as Northeast is still moving forward with our contract for FY24.

Caler gave update and schedule on the sidewalks being done and will post schedule on website. Reported will be having a meeting with FEMA about the December 23rd storm disaster declaration.

7) Select Board Reports

French no report other than the EMS meeting being postponed.

Romana attended the Harbor Committee meeting. The topic was the enforcement of unencapsulated foam and addressing the one delinquent float currently. The boardwalk has been replaced and a great job was done. Would like to have the pier moratorium added to the June 28th Planning Board workshop. Spoke with Finance Director Jodi Hanson concerning the need to hire a consultant to look at the safety pins at Steamboat Landing before we rebuild before budget reasons. River Advisory Committee will have newsletter going out and will publish a calendar of social events to have the public be more involved in events happening.

McKellar attended the Historic Resources Committee meeting, and the topic was to discuss possible recommendations for historic preservation ordinance. Had a workshop on Midcoast Solid Waste and

the topic was the rising cost leachate treatment. Arbor Day celebration will be Friday at 1:30 p.m. on the corner of Free and Pearl Streets.

Romana would like the board to discuss hiring and budgeting for a consultant to give recommendations and a plan on how to increase revenue at the Snow Bowl as she feels it would be beneficial. Caler told the board there is work currently being done with an informal group of stakeholders to come up with different plans and reviewing what would be feasible or not. Caler suggested continuing with the group before hiring a consultant.

8) Adjournment

Falciani made the motion to adjourn at 8:54 p.m. and go into executive session under 1 MRS 405(6)E-Legal Rights and Duties. Romana seconded the motion. Passed 4-0-0.

The Board came out of executive session at 9:20 pm. No action was taken by the Board.

Romana made a motion adjourn the meeting. French seconded the motion. The motion passed on a 5-0-0 vote.

**Respectfully Submitted,
Marlene Libby
Recording Secretary**



MEMORANDUM

To: Select Board
From: Town Manager
Date: June 1st, 2023
Re: Public Hearings for Liquor Licenses

PURPOSE

To seek Select Board recommendation to approve the renewal of the following Liquor Licenses:

- 40 Paper at 40 Washington Street for a renewal Class A Restaurant/Lounge Liquor License
- Salt Wharf at 3 Wayfarer Drive for a renewal Class A Restaurant/Lounge Liquor License
- Barren's Restaurant at 2 Wayfarer Drive for a renewal Class A Restaurant/Lounge Liquor License
- Camden Deli at 37 Main Street for a renewal Class I Restaurant Liquor License
- Camden Windward House at 6 High Street for a renewal Class V Bed & Breakfast Liquor License
- Captain Swift Inn at 73 Elm Street for a Class V Bed & Breakfast Liquor License

BACKGROUND

All establishments have completed all necessary applications and inspections.

RECOMMENDATION

It is recommended that the Select Board recommend to the Maine State Division of Liquor Licensing approval of the renewal liquor license listed above.

May 5, 2023

To: Chief Randy Gagne
Camden Police Department

From: Janice L. Esancy
Assistant Town Manager

The following "New" 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 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

5/19/23
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): 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:	Email Address: josh@40paper.com
Telephone # Fax #: (207) 230-0111	Business Telephone # Fax #: (207) 230-0111
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: 07/07/2023

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

Food: \$ 562,280.47 Beer, Wine or Spirits: \$ 324,141.23 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 & 4 Stone Dr., Northport, ME 04849

Name Address:
Tara Barker 255 Melvin Heights Rd., Camden, ME 04843

Name Address:
Benjamin Curtis, 18 Jacobs Ave., Camden, ME 04843 & 53 Heal Rd., Lincolnville, ME 04849

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, 255 Melvin Heights Rd., 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 Elementary 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: 05/17/2023



Signature of Duly Authorized Person

Signature of Duly Authorized Person

Tara Barker

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 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.

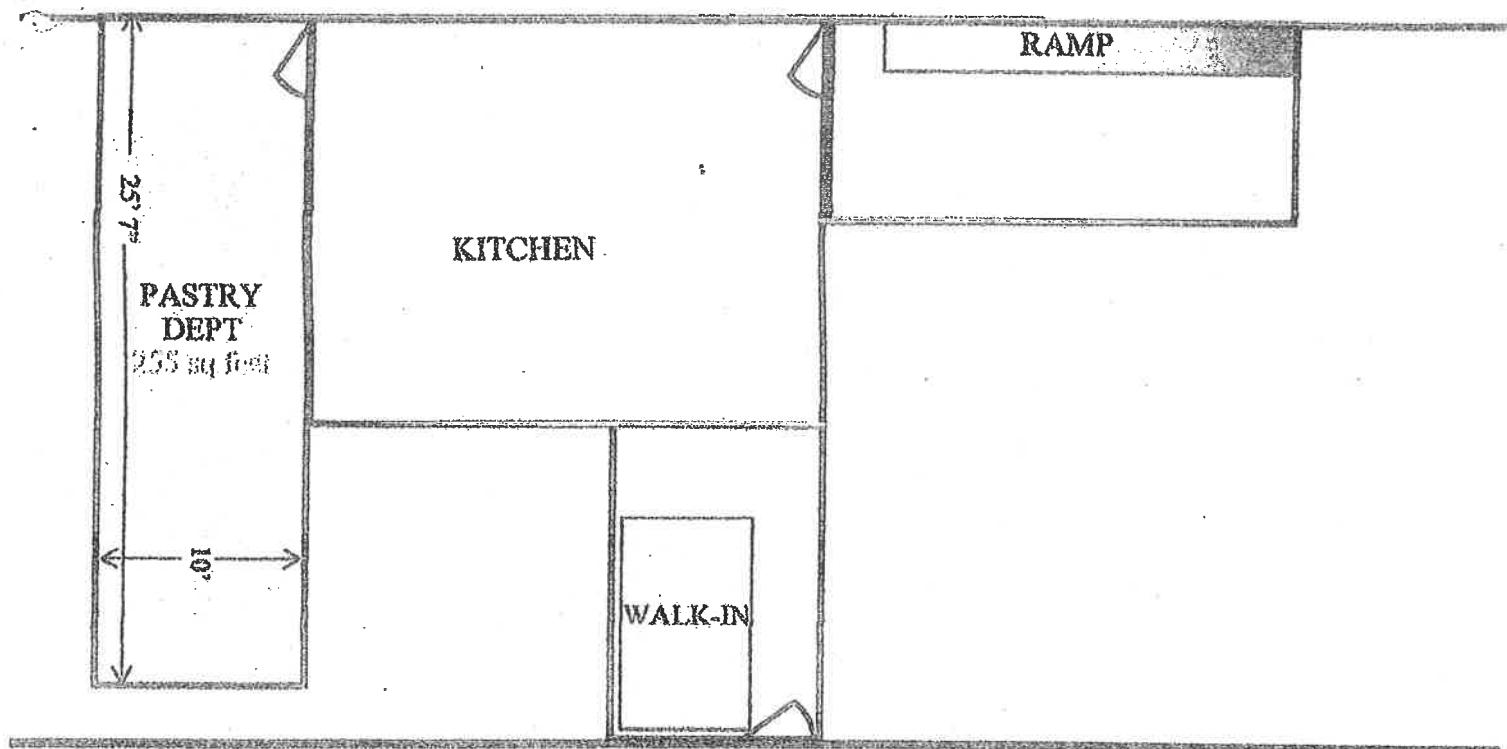
Class of License	Type of liquor/Establishments included	Fee
Class I	For the sale of liquor (malt liquor, wine and spirits) This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis 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

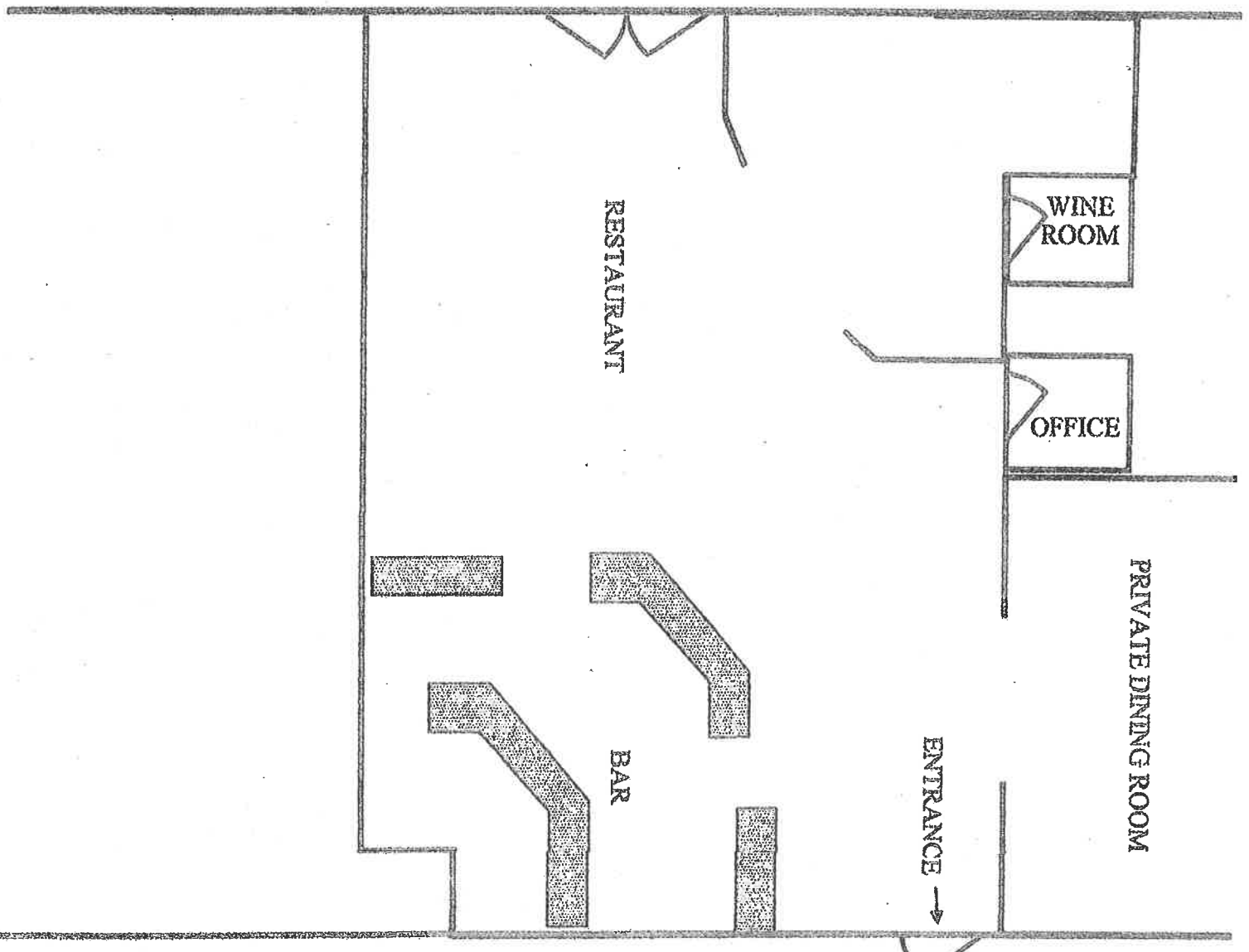
In an effort to clearly define your license premise and the areas that consumption and storage of liquor authorized by your license type is allowed, the Bureau requires all applications to include a diagram of the premise to be licensed.

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.

See attached



HALLWAY



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, ME 04843 & 4 Stone Drive, Northport, ME 04849	10/20/1978	Member	50
Tara Barker	255 Melvin Heights Rd., Camden, ME 04843	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: Tara Barker

Date of Conviction: _____

Offense: _____

Location of Conviction: _____

Disposition: _____

Signature:

PLEASE SIGN IN BLUE INK



Signature of Owner or Corporate Officer

05/17/2023

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)
19 Union St., Augusta, ME 04330 (Overnight address)
Telephone Inquiries: (207) 624-7220 Fax: (207) 287-3434
Email Inquiries: MaineLiquor@Maine.gov

May 5, 2023

To: Chief Randy Gagne
Camden Police Department

From: Janice L. Esancy
Assistant Town Manager

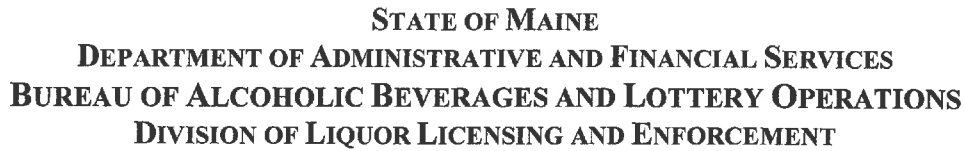
The following "New" establishment: Barren's Restaurant at 2 Wayfarer Drive for a renewal liquor license. There will be a public hearing regarding this license at an upcoming Select Board Meeting.

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

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

Chief Randy Gagne
Chief Randy Gagne
Camden Police Department

5/15/23
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: 6/23/23

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

Food:	<u>\$204,904</u>	Beer, Wine or Spirits:	<u>\$201,949</u>	Guest Rooms:	<u>—</u>
-------	------------------	------------------------	------------------	--------------	----------

☒ 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 checked="" 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:

2 WAT FARN DRIVE, 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
BLUE BARNER DISTILL	SM D 201811158	128 JONES HILL RD 128 HOPE ME 04847.

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
ANDREW STEWART	12/3/1975	GLASGOW, UK.
SEREMY HOWARD	9/1/1976	CAMDEN, ME.

Residence address on all the above for previous 5 years

Name ANDREW STEWART	Address: 50 DIRT ROAD, CAMDEN ME 04843
Name SEREMY HOWARD	Address: 54 JONES HILL RD HOPE ME, 04847.
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:

LYMAP MONROE 84 KNOX ST THOMASTON ME
048461

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)

DOWN STAIRS INSIDE BAR, OUTSIDE ROPED OFF
SEATING AREA, COURTYARD, UPSTAIRS
DINING ROOM

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: CRESTHUR ST BAPTIST CHURCH.

Distance: 0.75 MILES.

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: _____



Signature of Duly Authorized Person

Signature of Duly Authorized Person

ANDREW A.M. STEWART

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.

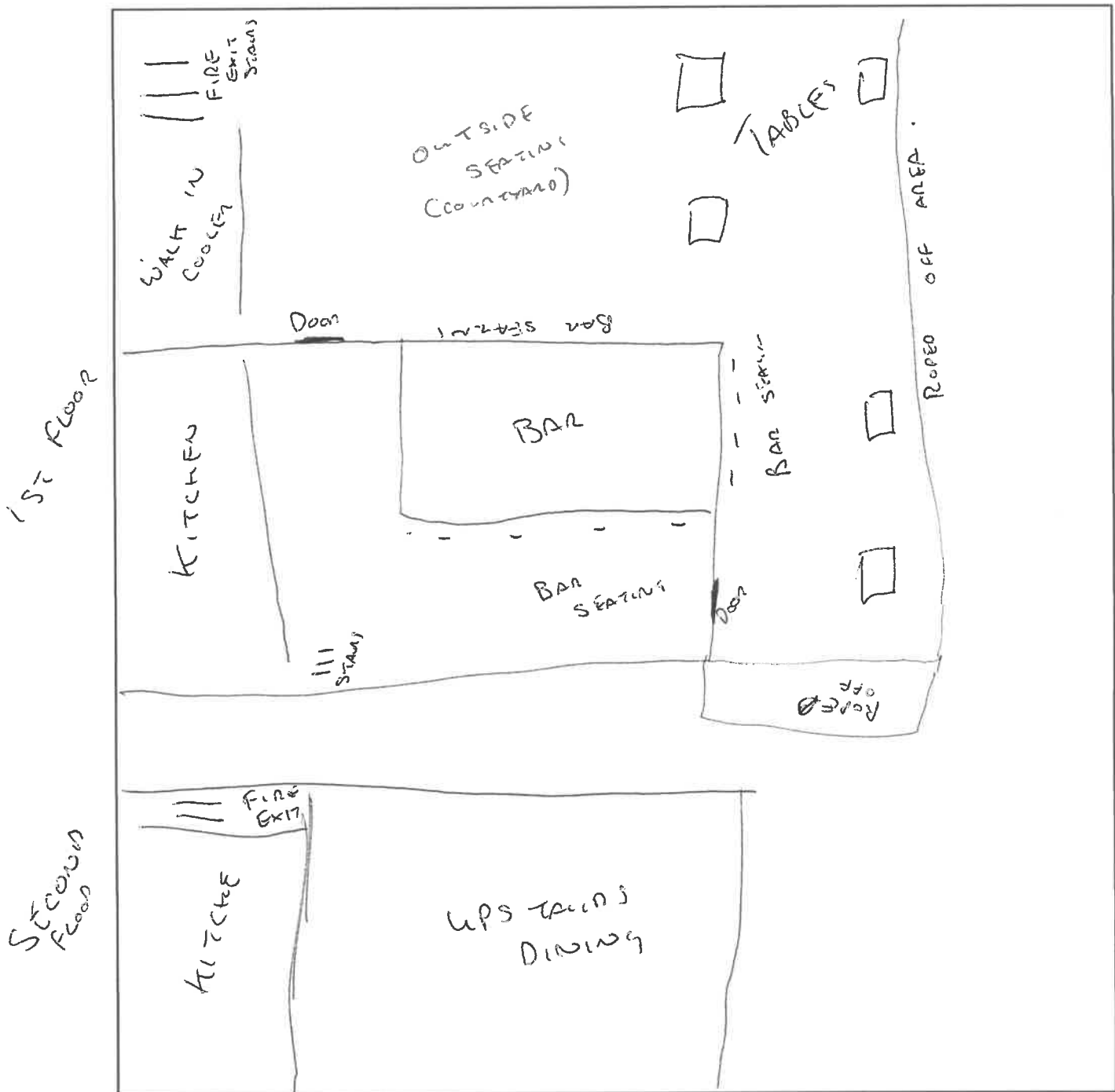
Please note: For Licensees/Applicants in unorganized territories in Maine, the \$10.00 filing fee must be paid directly to County Treasurer. All applications received by the Bureau from licensees/applicants in unorganized territories must submit proof of payment was made to the County Treasurer together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



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: HOWARD & STEWART LLC
2. Doing Business As, if any: BARNES'S RESTAURANT.
3. Date of filing with Secretary of State: _____ 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
ANDREW STEWART	50 DIRT RD CANDEW ME	12/31/1975	MEMBER	50
SERENY HOWARD	54 JONES HILL RD, ROPE, ME	9/1/1976	MEMBER	50

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

May 24, 2023

To: Chief Randy Gagne
Camden Police Department

From: Janice L. Esancy
Assistant Town Manager

The following establishment: Camden Deli at 37 Main Street for a review of their current 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 July 2022? _____ 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



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.

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

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, Inc.	Business Name (D/B/A): Camden Deli
Individual or Sole Proprietor Applicant Name(s): Thomas Rothwell	Physical Location: 37 Main Street
Individual or Sole Proprietor Applicant Name(s): Angela Rothwell	Mailing address, if different: Camden Maine 04843
Mailing address, if different from DBA address:	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 #:
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: 7/7/23
2. The dollar amount of gross income for the licensure period that will end on the expiration date above:
Food: 1,526,000 Beer, Wine or Spirits: 23,000 Guest Rooms: _____
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 checked="" 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 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:

6 Pleasant Ridge Dr., 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
Thomas Rothwell	05/31/1969	Camden, New Jersey
Angela Rothwell	01/12/1971	Portland, Maine
Devak 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 + Angela Rothwell	Address: 6 Pleasant Ridge Dr Camden ME	
Name Devak Tallberg	Address: 101 Scarsmont, ME	
Name Samantha Carpentier	Address: 121 Quiggle Road Union ME	
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:

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)

Two story restaurant with
a dining room on each floor

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: Watershed School

Distance: 1/4 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: 05/23/2023

Thomas Rothwell
Signature of Duly Authorized Person

Thomas Rothwell
Printed Name Duly Authorized Person

Angela M Rothwell
Signature of Duly Authorized Person

Angela M 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.

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 Dr.	05/31/1969	President	51 6/10
Angela Rothwell	Camden, ME 04843	01/12/1971	V. Pres Secretary	49 0/10

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

State of Maine

DEPARTMENT OF HEALTH AND HUMAN SERVICES

EST ID: 5717

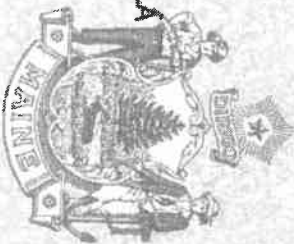
EATING PLACE TIER 3 77 Seats (in)

EXPIRES: 10/27/2023

FEE: \$300.00

CAMDEN DELL INC
37 MAIN ST
CAMDEN ME 04353

ROTHWELL, THOMAS & ANGELA
CAMDEN DELL INC
37 MAIN ST
CAMDEN ME 04843



NON-TRANSFERABLE

James A. Kenney
Commissioner

May 24, 2023

To: Chief Randy Gagne
Camden Police Department

From: Janice L. Esancy
Assistant Town Manager


The following establishment: Captain Swift Inn at 72 Elm Street for a review of their current 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 July 2022? _____ 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



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>Night InNgaLE Corp.</u>	Business Name (D/B/A): <u>Captain Swift Inn</u>
Individual or Sole Proprietor Applicant Name(s): <u>Jeffrey Cramp</u>	Physical Location: <u>72 Elm Street, Camden, ME 04843</u>
Individual or Sole Proprietor Applicant Name(s): <u>Shelly Cramp</u>	Mailing address, if different:
Mailing address, if different from DBA address: <u>(same)</u>	Email Address: <u>innkeepers@captainswiftinn.com</u>
Telephone # Fax #: <u>n/a</u> <u>207-230-4028</u>	Business Telephone # Fax #: <u>n/a</u> <u>207-230-4028</u>
Federal Tax Identification Number: <u>84-4929654</u>	Maine Seller Certificate # or Sales Tax #: <u>1005-3624</u> sales <u>1217955</u> acct. certificate #
Retail Beverage Alcohol Dealers Permit:	Website address: <u>#</u> <u>captainswiftinn.com</u>

1. New license or renewal of existing license? ☐ New Expected Start date: _____
- ☒ Renewal Expiration Date: 6/17/2023

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

Food: \$ 669.00 Beer, Wine or Spirits: \$1744.00 Guest Rooms: 9

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 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 (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:

72 Elm Street, 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
Jeffrey Cramp	11/19/1963	Reading, PA
Shelly Sweigert Cramp	4/16/1965	Reading, PA

Residence address on all the above for previous 5 years

Name	Jeffrey Cramp	Address:	72 Elm Street Camden, ME 04843
Name	Shelly Cramp	Address:	72 Elm Street Camden, ME 04843
Name	Jeffrey Cramp	Address:	800 Roundwood Drive Scarborough, ME 04074
Name	Shelly Cramp	Address:	800 Roundwood Drive Scarborough, ME 04074
	Jeffrey Cramp		100 Summer Holly Lane Holly Springs, NC 27540
	Shelly Cramp		100 Summer Holly Lane Holly Springs, NC 27540

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)

Common rooms, guest rooms, deck, patio

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: church

Distance: 150 yards

Section II: Signature of Applicant(s)

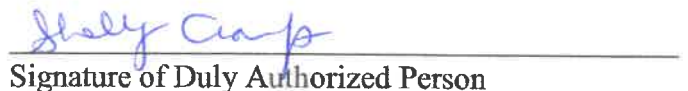
By signing this application, the licensee/applicant understands that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary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

Please sign and date in blue ink.

Dated: May 25, 2023


Signature of Duly Authorized Person

Jeffrey T. Cramp
Printed Name Duly Authorized Person


Signature of Duly Authorized Person

Shelly Cramp
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

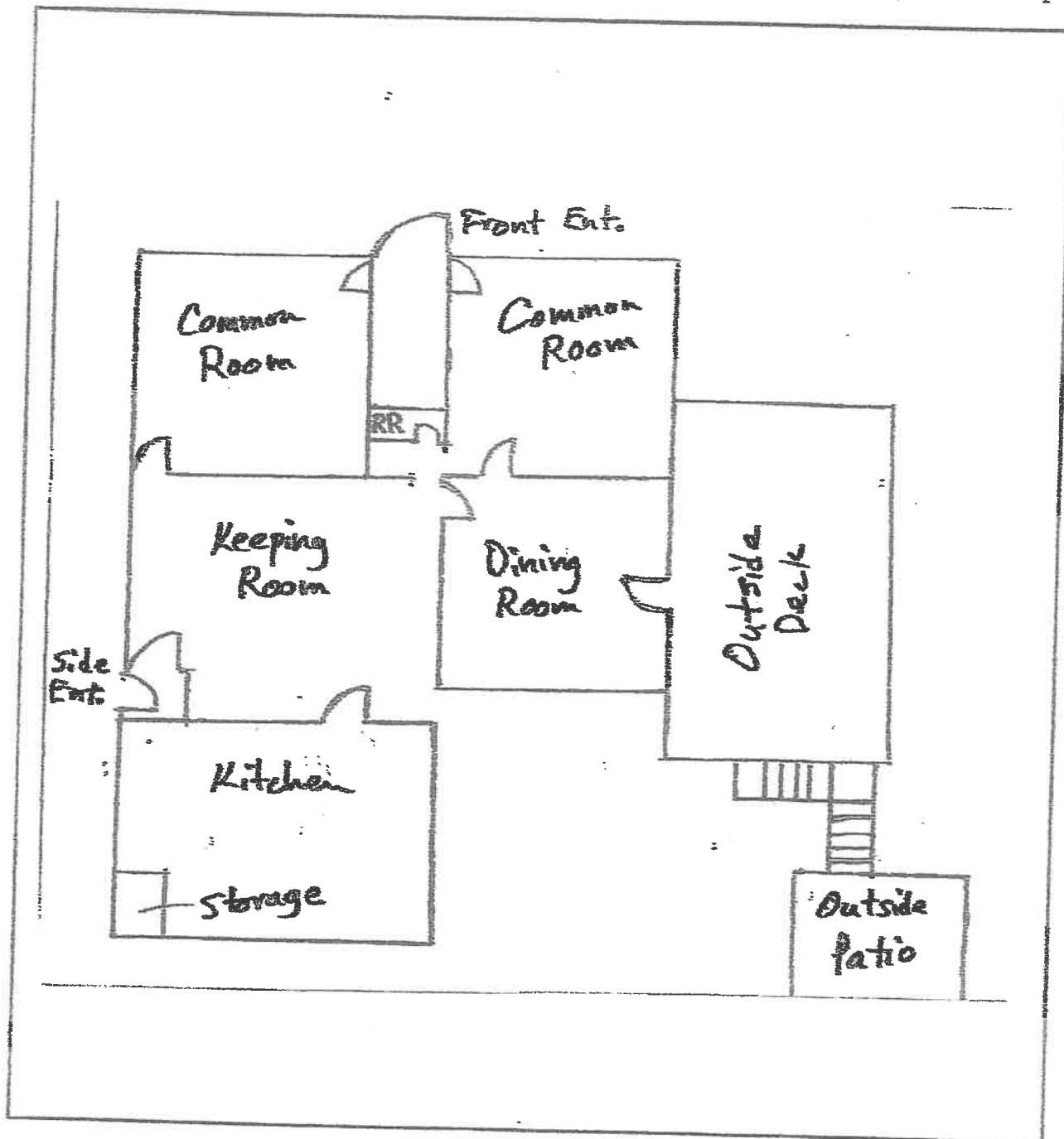
Filing fee required. In addition to the license fees listed below, a filing fee of \$10.00 must be included with all applications.

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

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: NightINGale Corp.
2. Doing Business As, if any: Captain Swift Inn
3. Date of filing with Secretary of State: 2/27/2020 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
Jeffrey Cramp	72 Elm Street Camden, ME 04843	11/19/1963	President Treasurer	50%
Shelly Cramp	72 Elm Street Camden, ME 04843	4/16/1965	Vice President Secretary	50%
Jeffrey Cramp	800 Roundwood Drive Scarborough, ME 04074	11/19/1963	President Treasurer	50%
Shelly Cramp	800 Roundwood Drive Scarborough, ME 04074	4/16/1965	Vice President Secretary	50%
Jeffrey Cramp	100 Summer Holly Lane Holly Springs, NC 27540	11/19/1963	President Treasurer	50%
Shelly Cramp	100 Summer Holly Lane Holly Springs, NC 27540	4/16/1965	Vice President Secretary	50%

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



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

TELEPHONE: (207) 624-7220

FAX: (207) 287-3434

EMAIL INQUIRIES: maineliqor@maine.gov

Thank you for your interest in becoming a licensed establishment to sell and serve alcoholic beverages in Maine. To avoid any delay in the processing of your application and the subsequent issuance of your liquor license, please use the following checklist to assist you in completing the application. If you are renewing your license, this checklist is useful as well.

- ☐ Your application has been completed in its entirety and is legible. For a renewal, please submit your application 30 days prior to the expiration date of your liquor license.
- ☐ Your application is signed and dated by a duly authorized person.
- ☐ The application is signed and approved by the Town or City Municipal Officers or County Commissioners.
- ☐ The license fee submitted is for the correct fee for the license class for which you are applying and includes the \$10.00 filing fee.
 - ☐ The check must be made payable to "Treasurer, State of Maine"; both the license and filing fees can be submitted on one check.
 - ☐ If the licensee/applicant(s) is in an unorganized township, the application must be approved by the County Commissioners and the \$10.00 filing fee must be paid to them. Please be sure to include a copy of the receipt of payment with your application.
- ☐ For a renewal, the dollar amount of your gross income for food, liquor and guest rooms, if applicable must be completed – see Section I.1
- ☐ A diagram of the facility to be licensed must accompany all applications whether for a new license or the renewal of an existing license
- ☐ If you are a registered business entity with the Maine Secretary of State's office like a corporation or a limited liability company, you must complete Section VII of the application. This does not need to be completed if you are a sole proprietor.
- ☐ Have you applied for other required licensing from other state and federal agencies? See attached list.

Important – all applications whether for a new license or to renew an existing license for an on-premises liquor license must contact their Municipal Officials or the County Commissioners in unincorporated places to have their application approved and signed prior to submitting it to the Bureau for further consideration.

The address to send your completed application to:

1. Mailing address:

Bureau of Alcoholic Beverages and Lottery Operations
Division of Liquor Licensing and Enforcement
8 State House Station
Augusta, ME 04333-0008

2. Courier/overnight address:

Bureau of Alcoholic Beverages and Lottery Operations
Division of Liquor Licensing and Enforcement
19 Union Street, Suite 301-B
Augusta, ME 04330

The following licenses/permits may be required prior to be licensing as an on-premises licensee with the Bureau

Obtained ✓	License/Permit	State/Federal Agency to Contact	Telephone Number	Physical Location
	Seller Certificate or Sales Tax Number	Maine Revenue Services www.maine.gov/revenue	(207) 624-9693	51 Commerce Dr, Augusta
	Health License	Health and Human Services www.maine.gov/dhhs	(207) 287-5671	286 Water St, 3 rd floor, Augusta
	Victualer's License	Municipality where premise is located.	Contact your town office or county office	Contact your town office or county office
	Shellfish License	Marine Recourses www.maine.gov/dmr	(207) 624-6550	<ul style="list-style-type: none"> • 32 Blossom Lane, Augusta • 194 McKown Point Rd, West Boothbay Harbor • Lamoine State Park, Lamoine • 650 State St, Bangor • 317 Whitneyville Rd, Jonesboro
	Dance or Entertainment License	Fire Marshall's Office www.maine.gov/dps/fmo	(207) 626-3882	45 Commerce Drive, Suite 1, Augusta
	Federal I.D. Number	www.irs.gov	(800) 829-4933	
	Legal business names for corporations and limited liability companies and "Doing Business As" Names (assumed names)	Secretary of State, Bureau of Corporations, Elections and Commissions www.maine.gov/sos/cec	(207) 624-7752	111 Sewall St, 3 rd Fl, Augusta
	Retail Beverage Alcohol Dealers Permit	Alcohol and Tobacco Tax and Trade Bureau (TTB) https://www.ttb.gov/nrc/retail-beverage-alcohol-dealers	(877) 882-3277	

May 5, 2023

To: Chief Randy Gagne
Camden Police Department

From: Janice L. Esancy
Assistant Town Manager

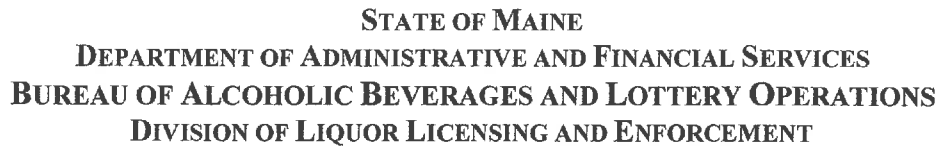
The following "New" establishment: Salt Wharf at 3 Wayfarer Drive for a renewal liquor license. There will be a public hearing regarding this license at an upcoming Select Board Meeting.

Have there been any incidents reported to the Camden Police Department since 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

5/19/23
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"/>	

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

Legal Business Entity Applicant Name (corporation, LLC):	Business Name (D/B/A):
Salt Wharf LLC	Salt Wharf
Individual or Sole Proprietor Applicant Name(s):	Physical Location:
	3 Wayfarer Dr, Camden, ME
Individual or Sole Proprietor Applicant Name(s):	Mailing address, if different:
Mailing address, if different from DBA address:	Email Address:
25 Storey Ave, Suite 8, PMB 167, Newburyport, MA 01950	rich@saltwharf.com
Telephone # Fax #:	Business Telephone # Fax #:
978-844-1037	207-230-8025
Federal Tax Identification Number:	Maine Seller Certificate # or Sales Tax #:
87-4527495	1034-6622
Retail Beverage Alcohol Dealers Permit:	Website address:
	www.saltwharf.com

1. New license or renewal of existing license? ☐ New Expected Start date: _____
☒ Renewal Expiration Date: 06/23/2023
2. The dollar amount of gross income for the licensure period that will end on the expiration date above:
 Food: \$ 750,000.00 Beer, Wine or Spirits: \$ 250,000.00 Guest Rooms: _____
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:

3 Wayfarer Dr, Camden, ME

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
Richard Lyman	09/09/1970	Salem, MA

Residence address on all the above for previous 5 years	
Name	Address:
Richard Lyman	10 Oak St, Newburyport, MA 01950
Name	Address:
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:

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)

Salt Wharf is a restaurant with two floors - a downstairs 1800 sf dining room and an upstairs 1800 sf roof deck. There is also a small side patio

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 Scientist

Distance: 0.60

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: 4/27/23



Signature of Duly Authorized Person

Signature of Duly Authorized Person



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.

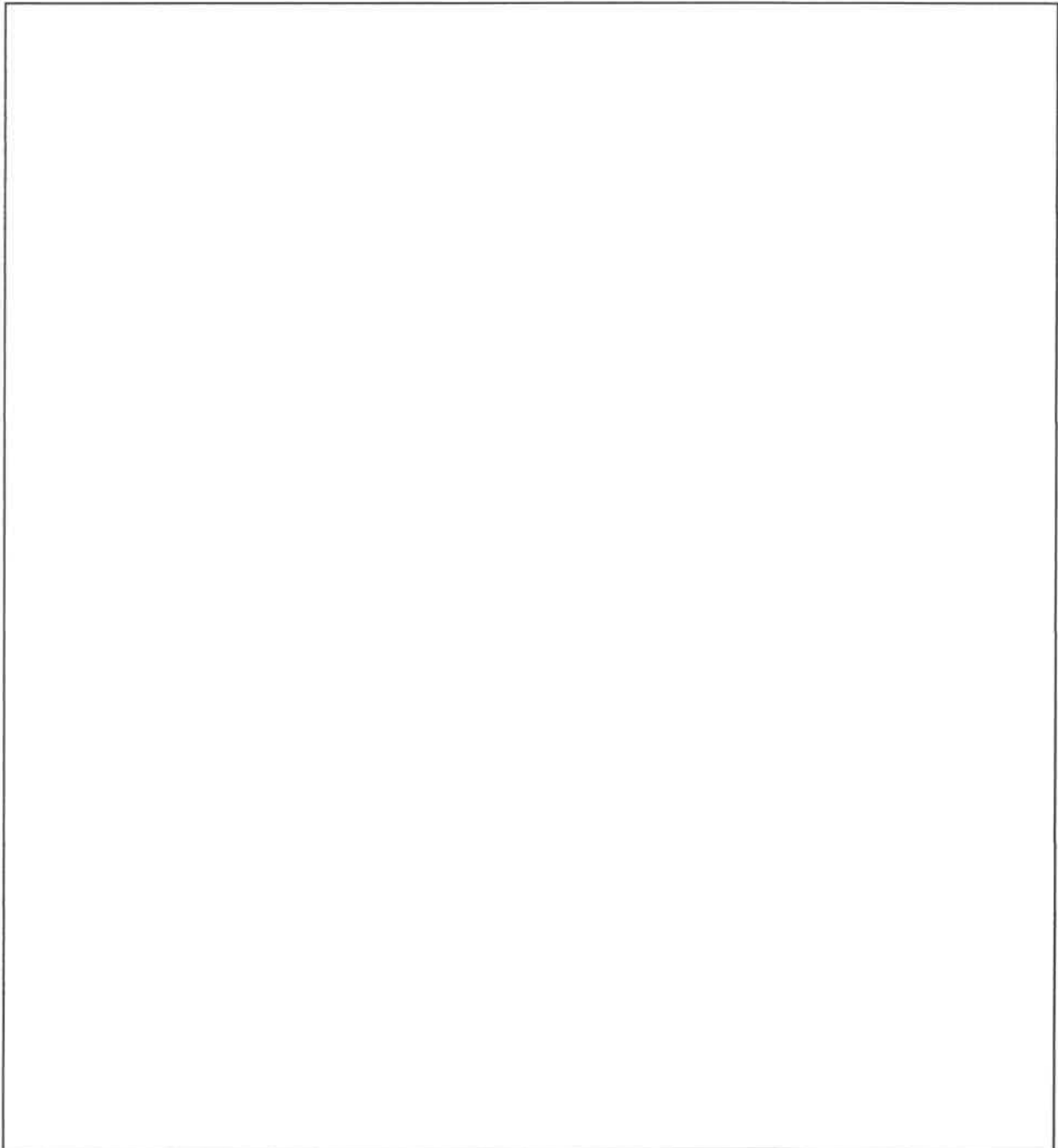
Please note: For Licensees/Applicants in unorganized territories in Maine, the \$10.00 filing fee must be paid directly to County Treasurer. All applications received by the Bureau from licensees/applicants in unorganized territories must submit proof of payment was made to the County Treasurer together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

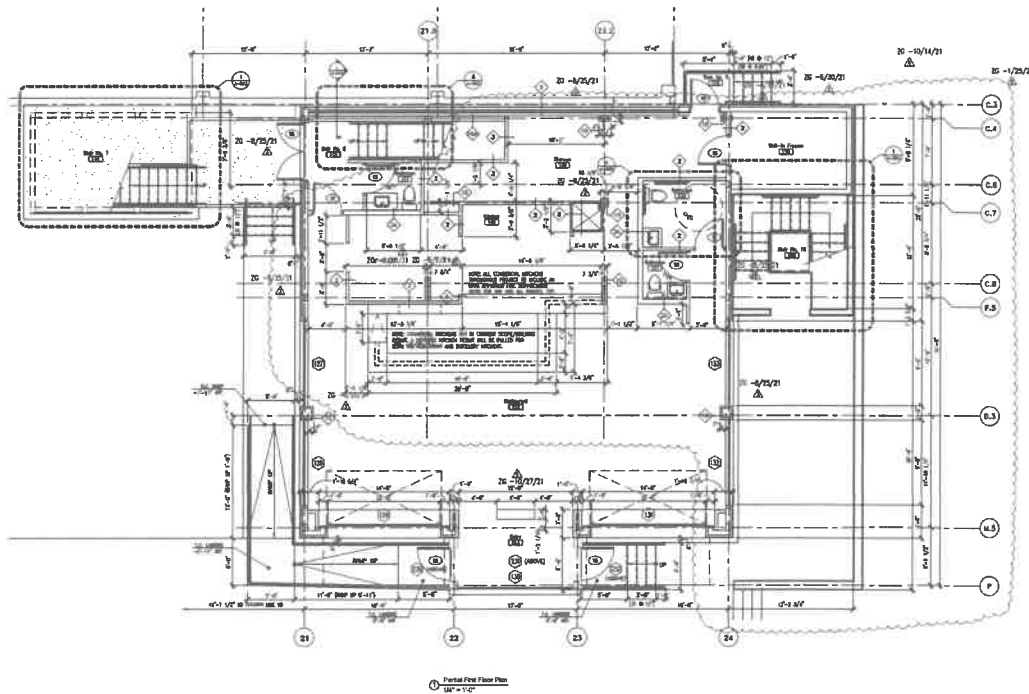
Class of License	Type of liquor/Establishments included	Fee
Class I	For the sale of liquor (malt liquor, wine and spirits) This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis 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.





GREENSPUR
300 WEST BROAD ST., SUITE 300
FALLS CHURCH, VA 22048
www.greenespur.net

CONSULTANTS

FROM
STRUCTURAL ARCHITECTS, LLC
1200 S. AVENUE, SUITE 100
FALLS CHURCH, VA 22048
402-556-6700

Gardner & Denker
ARCHITECTS, P.C.
3001 S. AVENUE, SUITE 100
FALLS CHURCH, VA 22048
402-238-4380

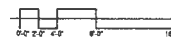
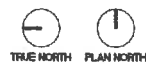
REGISTRATION

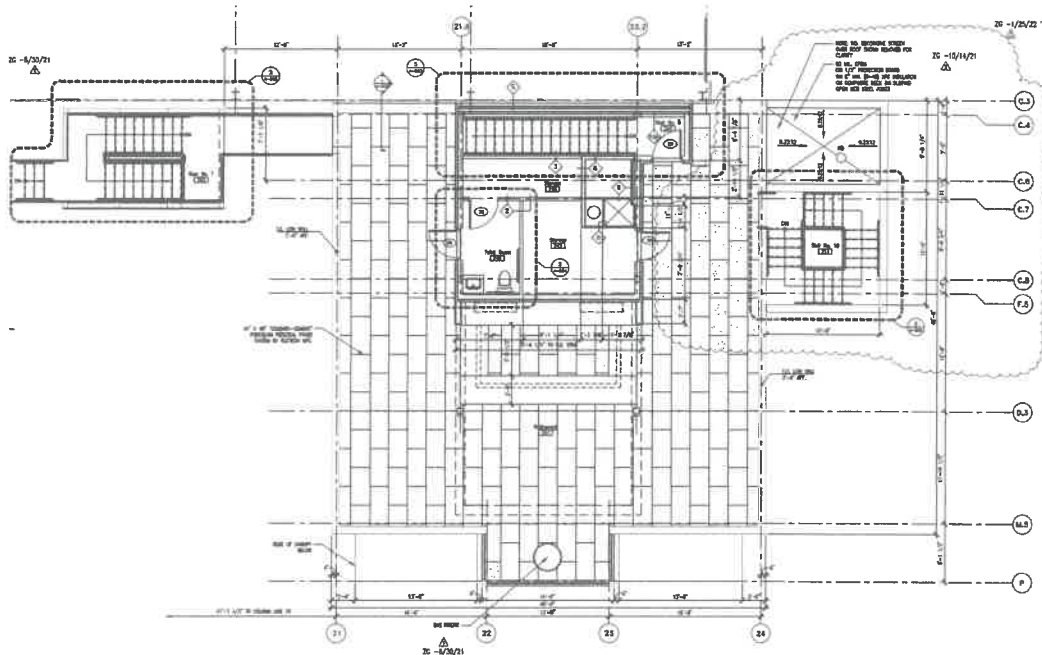


Lyman-Morse
Inner Harbor Boatyard
Improvements

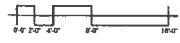
1 Vinyard Drive
Canton, Maine 04022
Partial First Floor
Plan

A-111





① Partial Second Floor Plan
SHEET 1 OF 1



GREENSPUR
800 WEST WILCOX ST., SUITE 200
FALLS CHURCH, VA 22046
www.greenspur.net

CONSULTANTS
TCM
12000 Shawcroft Court
940 PM, Maryland 21014
410-358-8700

Gardner & Dwyer
5001 Union Street, Unit 1
P.O. Box 1001
Camden, Maine 04883
207-254-4385



NO.	DATE	DESCRIPTION
1	10/10/2008	ISSUED FOR PERMIT
2	10/10/2008	ISSUED FOR CONSTRUCTION
3	10/10/2008	ISSUED FOR RECORD
4	10/10/2008	ISSUED FOR AS-BUILT
5	10/10/2008	ISSUED FOR FINAL

Lyman-Morse
Inner Harbor Boatyard Improvements
1 Weymouth Drive
Camden, Maine 04883
Partial Second Floor Plan

A-121

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: Salt Wharf LLC
2. Doing Business As, if any: Salt Wharf
3. Date of filing with Secretary of State: 01/18/2022 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
Richard Lyman	10 Oak St, Newburyport, MA	09/09/1970	Owner	50.0000
Drew Lyman	12 Pearl St, Camden, ME	04/27/1978	Owner	50.0000

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

May 23, 2023


To: Chief Randy Gagne
Camden Police Department

From: Janice L. Esancy
Assistant Town Manager

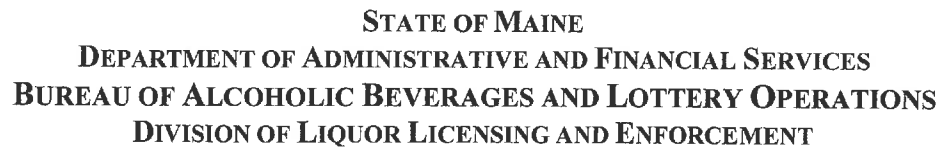
The following establishment: Camden Windward House at 6 High Street for an extension of their current liquor license. There will be a public hearing regarding this license at an upcoming Select Board Meeting.

Have there been any incidents reported to the Camden Police Department since June 2022? _____ Yes ☒ No. If yes, please explain. _____

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


Chief Randy Gagne
Camden Police Department

5/23/23
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):	Business Name (D/B/A):
Barndog's Residence, Inc.	Camden Windward House
Individual or Sole Proprietor Applicant Name(s):	Physical Location:
Matthew J Dempsey	6 High St., Camden, ME 04843
Individual or Sole Proprietor Applicant Name(s):	Mailing address, if different:
Daniel J Hall Jr	
Mailing address, if different from DBA address:	Email Address:
	innkeepers@windwardhouse.com
Telephone # Fax #:	Business Telephone # Fax #:
908-313-3076	877-492-9656
Federal Tax Identification Number:	Maine Seller Certificate # or Sales Tax #:
82-2024171	1187576
Retail Beverage Alcohol Dealers Permit:	Website address:
	https://www.windwardhouse.com

1. New license or renewal of existing license? ☐ New Expected Start date: _____
- ☒ Renewal Expiration Date: 06/30/2023

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

Food: Beer, Wine or Spirits: \$ 2,764.00 Guest Rooms: \$ 342,759.00

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 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 (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:

6 High Street, 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
Matthew J Dempsey	04/30/1979	Summit, NJ
Daniel J Hall Jr	12/28/1974	Brooklyn, NY
Residence address on all the above for previous 5 years		
Name Matthew J Dempsey	Address: 6 High St., Camden, ME 04843	
Name Daniel J Hall Jr	Address: 6 High St., Camden, ME 04843	
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:

18. If you are applying for a liquor license for a Hotel or Bed & Breakfast, please provide the number of guest rooms available: 9,00

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)

Interior - Living Room, Dining Room, Bar/Game room

Exterior - Front porch, Back Deck, Back Garden

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: 476.00

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: 05/22/2023


Signature of Duly Authorized Person

Matthew J Dempsey
Printed Name Duly Authorized Person


Signature of Duly Authorized Person

Daniel J Hall Jr
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: 6-6-2023

Who is approving this application? ☒ Municipal Officers of Camden

☐ 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.

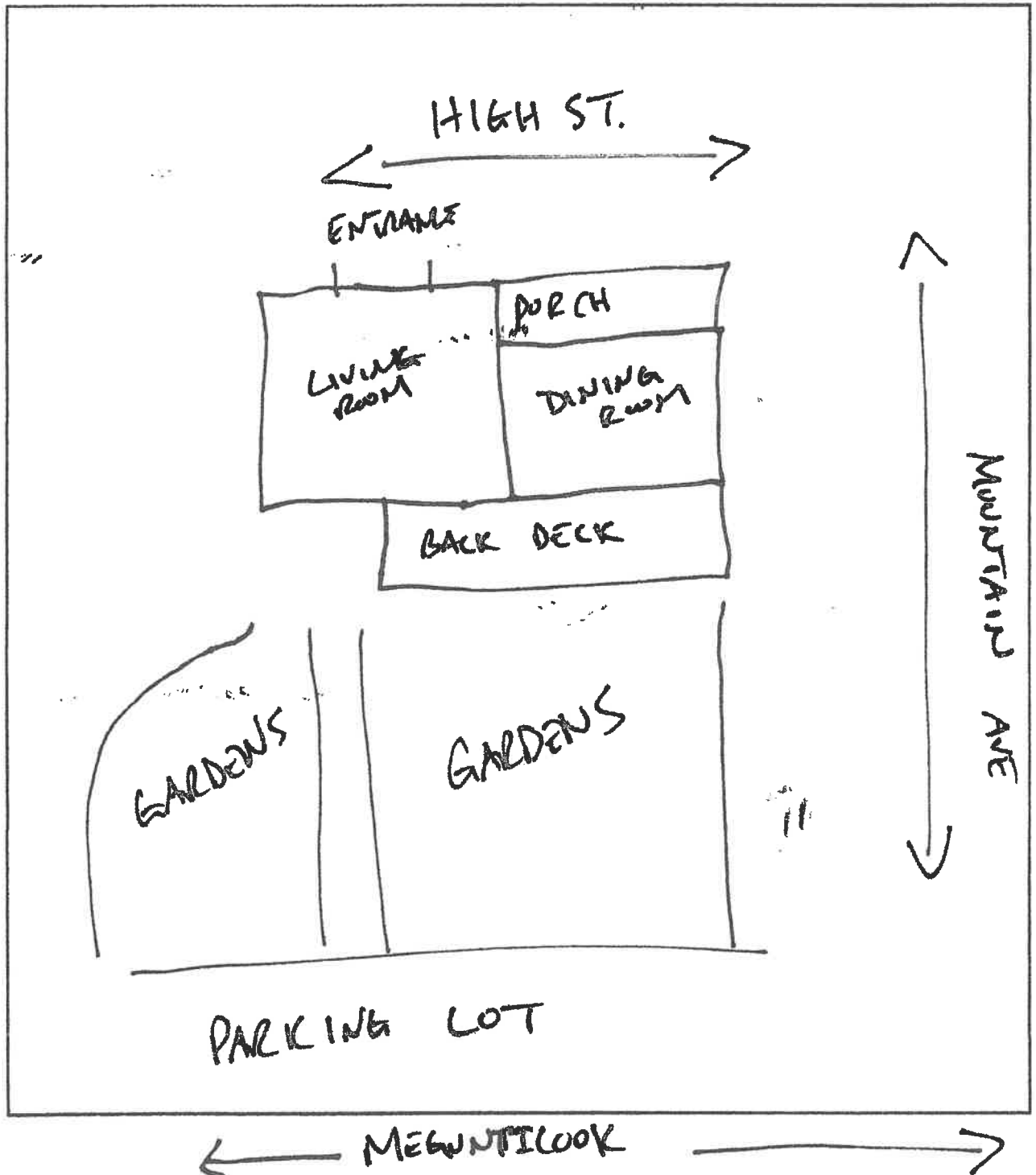
Please note: For Licensees/Applicants in unorganized territories in Maine, the \$10.00 filing fee must be paid directly to County Treasurer. All applications received by the Bureau from licensees/applicants in unorganized territories must submit proof of payment was made to the County Treasurer together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

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: 06/14/2017 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 04843	04/30/1979	President	50.0000
Daniel Hall Jr	6 High St., Camden, ME 04843	12/28/1974	Secretary	50.0000

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



MEMORANDUM

To: Select Board
From: Town Manager
Date: June 1st, 2023
Re: Consent Agenda

PURPOSE

Overview of the Consent Agenda.

BACKGROUND

Requesting Select Board Approval of:

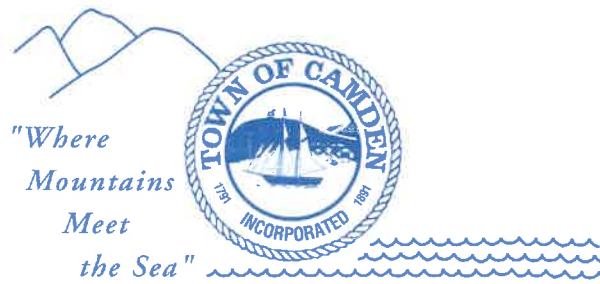
- a) Renewal Victualer & Lodging Establishment Licenses: Camden Deli, Captain Swift Inn, Lyman Morse Crewquarters, Normbega Inn, Scott's Place, and Timbercliffe Cottage Bed & Breakfast
- b) Taxicab Operator's (Driver's) License for Ellen Curtis
- c) Application for relocation of a telephone pole at 64 Rawson Avenue

RECOMMENDATION

Adopt the Consent Agenda.

Office of:

Town Manager
Tax Assessor
Tax Collector
Town Clerk
Treasurer
Code Officer
Finance Director
Harbor Clerk



Town Office

P.O. Box 1207
29 Elm Street
Camden, Maine 04843
Phone (207)236-3353
Fax (207)236-7956
<http://www.camdenmaine.gov>

June 1, 2023

The following establishments have submitted applications for approval of their **VICTUALER AND LODGING LICENSES**. The appropriate application reviews have been made by the code enforcement officer and fire chief. If approved, these licenses will expire June 30, 2024.

**Camden Deli
Captain Swift Inn
Lyman Morse Crew Quarters
Norumbega Inn
Scott's Place
Timbercliffe Cottage Inn**

CAMDEN SELECT BOARD

Robert Falciani, Chair

Alison McKellar, Vice Chair

Sophie Romana

Stephanie French

Thomas Hedstrom

Date of Approval

FOR TOWN OFFICE USE

11.08

Fee Schedule: (One driver includes criminal background check) = \$56

Amount of Fee Paid: 56.00 New Application: _____ Renewal Application: _____

Current License Exp. Date: _____ New License Exp. date after Select Board approval _____

TOWN OF CAMDEN

Application for Taxicab Operator's (Driver's) License

Full Name: Ellen M Curtis

Driving For: Wolfie's Wheels Taxi

Applicant's Phone # 207-691-9444

Current Physical Address: 90 Bayside W Ouls Head, ME 04854

Current Mailing Address: 90 Bayside W Ouls Head, ME 04854

List addresses for previous five years: 14 years @ 1 Norwood Ave Camden, ME 04843
Apt. 4

Date of Birth: 12/8/1962 Place of Birth: Beverly MA Age: 60

Height: 5' 6" Weight: 200 Eye Color: Blue

Hair Color: Brown/Gray Please attach a recent photo below.

Expiration of valid ME Driver's License: 12/8/2024 ME Driver's License #: 0104126

Signature of Application: Ellen M. Curtis Date: May 4, 2023

Approved by: Chris Date: 5/16/23
Police Chief



- 1) Are you currently under indictment or information for a crime for which the maximum penalty is imprisonment for a period of one year or more than one year? No ☒ Yes ____ If yes, please explain: _____
- 2) If you have ever been convicted of a crime for which the maximum penalty was at the time, or is now, imprisonment for one year or more, identify the nature of the crime, date of the Judgment and the sentence imposed by the Court? No ☒ Yes ____
- 3) Are you a fugitive from justice? No ☒ Yes ____ If yes, please explain: _____
- 4) Are you an unlawful user or addicted to marijuana or any other drugs? No ☒ Yes ____ If yes, please explain: _____
- 5) Have you been voluntarily or involuntarily committed to a mental institution or received psychiatric in-patient services in a hospital for a period greater than two weeks within the prior five years? No ☒ Yes ____ If yes, please explain: _____
- 6) Have you been adjudicated to be an incapacitated person pursuant to Title 18-A, Article 5, Part 3 and 4 and not had that designation removed by an order under Title 18-A, Section 4-307, Subsection B? No ☒ Yes ____ If yes, please explain: _____
- 7) Have you been dishonorably discharged from the military forces within the prior five years? No ☒ Yes ____ If yes, please explain: _____
- 8) Are you an illegal alien? No ☒ Yes ____ If yes, please explain: _____
- 9) Has your driver's license to operate a motor vehicle been suspended within the prior five years? No ☒ Yes ____ If yes, please explain: _____
- 10) Have you been convicted of operating a motor vehicle under the influence of intoxicating liquors or operating a motor vehicle under the influence of drugs within the prior five years? No ☒ Yes ____ If yes, please explain: _____
- 11) Have you been convicted of negligent or reckless driving to endanger within the prior five years? No ☒ Yes ____ If yes, please explain: _____
- 12) Have you been convicted of a crime of theft, deception or negotiating a worthless instrument within the last ten years? No ☒ Yes ____ If yes, please explain: _____

- 13) Have you been convicted of a crime of gross sexual assault/misconduct/contact, murder, manslaughter, kidnapping, unlawful restraint, assault, aggravated assault, criminal threatening, terrorizing, stalking, reckless conduct, visual sexual aggression, criminal violation of a protection from abuse order, criminal violation of a protection from harassment order, unlawful sexual aggression, or unlawful sexual contact/touching, within twenty years of the date of this application? No ☒ Yes ☐ If yes, please explain _____

I grant the Chief of Police the authority to check the criminal records of any law enforcement agency for information concerning me. I agree to submit to having my fingerprints taken by the licensing authority if it becomes necessary to resolve any questions as to my identity.

Signature: Ellen M. Curtis

Date: May 4, 2023

APPROVED BY THE CAMDEN SELECT BOARD

Date: 6-6-2023



May 19, 2023

Municipal Officers
P.O. Box 1207
Camden, ME 04843-1207

Dear Sir/Madam,

We present herewith an application for a pole location on Rawson Avenue in Camden.

As provided by law, (Maine Revised Statutes Annotated, Title 35A, Section 2503) we do not propose to give public notice of this application.

When approved by the Board of Selectmen, please return the permit marked "Telco Copy", duly signed, dated, recorded in the Town Records, and attested by the Town Clerk.

If you have any questions or desire further information, please call us at (207)745-4130.

Very truly yours,

Stephen Polyot

Stephen J. Polyot

SJP/dsg
enclosure

APPLICATION FOR POLE LOCATIONS

May 19, 2023

Board of Selectmen
Camden, Maine

CONSOLIDATED COMMUNICATIONS OF NORTHERN NEW ENGLAND COMPANY, LLC and CENTRAL MAINE POWER COMPANY respectfully request(s) permission for a location for poles and cables and wires thereon, including the necessary sustaining, supporting and protecting fixtures in, along, upon and across the following named public streets and highways:

IN CAMDEN, MAINE:

Rawson Avenue, beginning approximately 322 feet southwesterly of
Washington Street...
-1 pole
-100% Tel

THIS APPLICATION IS BEING SUBMITTED WITHOUT PUBLIC NOTICE BY PUBLICATION

Said poles to be erected substantially in accordance with the plan filed herewith marked CONSOLIDATED COMMUNICATIONS OF NORTHERN NEW ENGLAND COMPANY, LLC No. 370782 dated May 19, 2023 and shall be of wood or other suitable material, and the cables and wires shall be run at the height in compliance with standards of the National Electrical Safety Code at highway crossings and elsewhere for electric cables and wires, and (or) for telephone cables and wires. All cables and wires to be maintained in accordance with standards of the National Electrical Safety Code.

CONSOLIDATED COMMUNICATIONS OF NORTHERN NEW ENGLAND COMPANY, LLC

By Stephen Polyt
Manager - Right of Way

CENTRAL MAINE POWER COMPANY

By Nathan Cota
Joint Use of Plant

PERMIT FOR POLE LOCATIONS

Board of Selectmen
Camden, Maine

ORDERED: That CONSOLIDATED COMMUNICATIONS OF NORTHERN NEW ENGLAND COMPANY, LLC and CENTRAL MAINE POWER COMPANY be and is/are hereby authorized and permitted to erect and maintain poles and cables and wires to be placed thereon, together with such sustaining, supporting and protecting fixtures as said Companies may deem requisite, in, along, upon and across the public streets and highways of said Town as hereinafter designated, as requested in application of said Companies dated the 19th day of May 2023.

All construction under this permit shall be in accordance with the following specifications: The poles shall be located between the vehicular traveled section of the way and the limits of the highway, shall be set firmly in the ground, substantially at locations indicated upon the plan marked CONSOLIDATED COMMUNICATIONS OF NORTHERN NEW ENGLAND COMPANY, LLC No. 370782 dated May 19, 2023 filed with said application, and shall be of wood or other suitable material, and the cables and wires shall be run at the height in compliance with standards of the National Electrical Safety Code at highway crossings and elsewhere for electric cables and wires, and (or) for telephone cables and wires. All cables and wires to be maintained in accordance with standards of the National Electrical Safety Code. Following are the public streets and highways above referred to:

Rawson Avenue, beginning approximately 322 feet southwesterly of
Washington Street...
-1 pole
-100% Tel

THIS PERMIT IS BEING GRANTED WITHOUT PUBLIC NOTICE BY PUBLICATION

It is further adjudged and voted that satisfactory proof of validity of the applicant's notice or procedures required by statute has been given upon the application of said Companies to erect poles with the cables and wires thereon in, along, upon and across the public streets and highways of Camden, Maine, designated by this permit.

BOARD OF SELECTMEN, CAMDEN, MAINE

_____	_____
_____	_____
_____	_____

PERMIT GRANTED

_____, 2023
This permit is recorded in the Records of the _____ of _____,
Book _____, Page _____

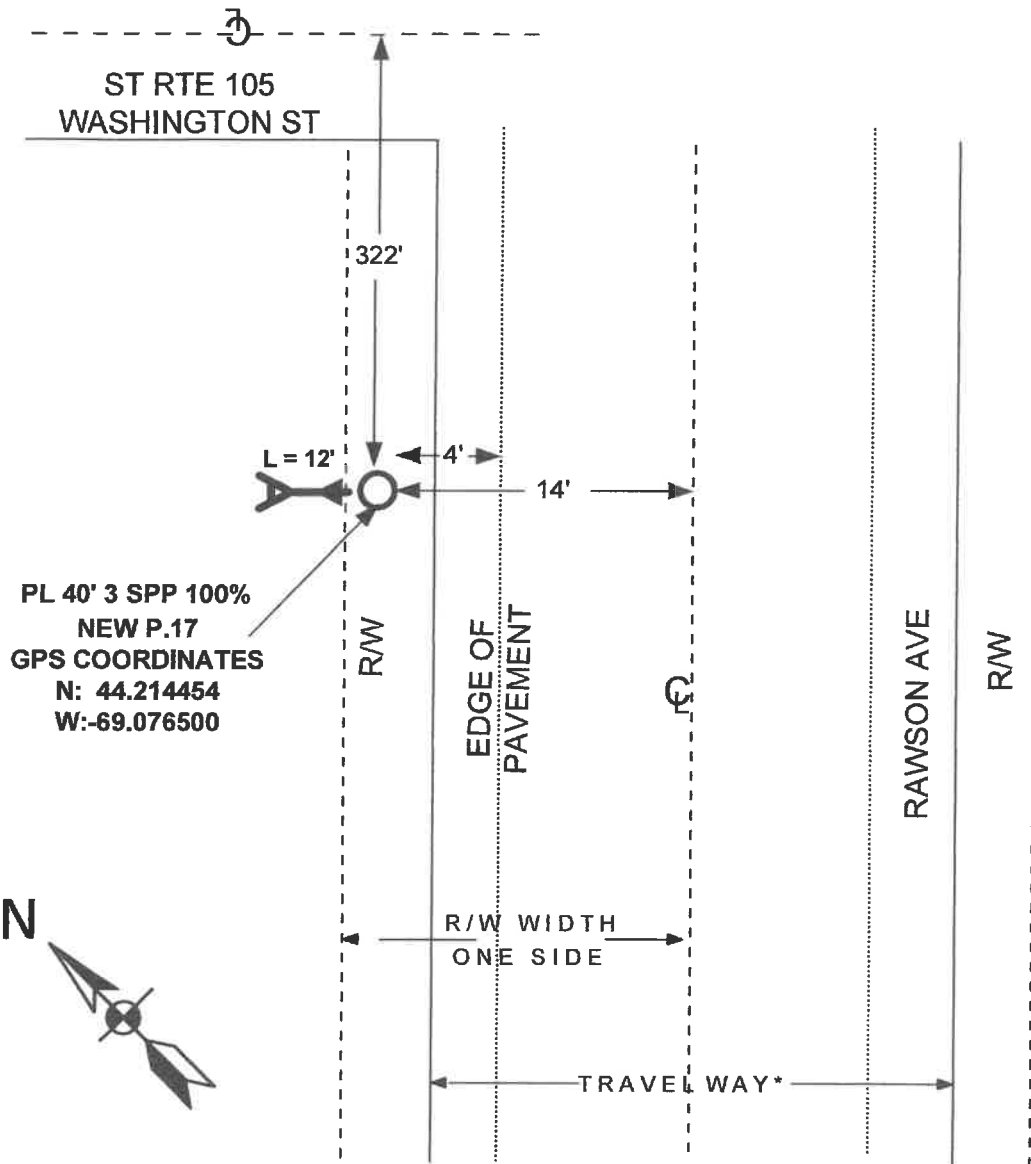
Clerk

N. E. T. & T. Co. No. 370782

MUNICIPALITY CAMDEN

2023

PLAN FOR NEW POLE 17 RAWSON AVE



ALL PLANT IS LOCATED WITHIN HIGHWAY LIMITS

LEGEND

- = POLE LOCATION
- ⊗ = POLE LOCATION—
JOINT WITH **CMP**
- X = **CMP** POLE
- ⊕ = CENTER LINE

- ⊗ = PEDISTAL POST LOCATION
- WS** = WARNING SIGN LOCATION
- MH** = MANHOLE LOCATION
- = BURIED CABLE/CONDUIT LOCATION

INITIAL PROPOSED FACILITIES TO BE:

POWER CO. = 7200 VOLTS SINGLE PHASE. TEL. CO. = CONSOLIDATED COMMUNICATIONS

DISTANCES SHOWN ARE APPROXIMATE AND ALL SPANS MEASURED ALONG APPLICANT'S CONSTRUCTION CENTERLINE

NO SCALE

DOT NO. N/A

NO.

PREPARED BY J.C. SCHEID

CHECKED BY

PUBLISH

NON-PUBLISH



PERMIT BY RULE

STATUTORY PROCEDURE



N. E. T. & T. Co. No. 370782

MUNICIPALITY CAMDEN

2023

PLAN FOR

NEW POLE 17 RAWSON AVE



ALL PLANT IS LOCATED WITHIN HIGHWAY LIMITS

LEGEND

- = POLE LOCATION
- = POLE LOCATION—JOINT WITH **CMP**
- = **CMP** POLE
- = CENTER LINE

- = PEDISTAL POST LOCATION
- = WARNING SIGN LOCATION
- = MANHOLE LOCATION
- = BURIED CABLE/CONDUIT LOCATION

INITIAL PROPOSED FACILITIES TO BE:

POWER CO. = 7200 VOLTS SINGLE PHASE. TEL. CO. = CONSOLIDATED COMMUNICATIONS

DISTANCES SHOWN ARE APPROXIMATE AND ALL SPANS MEASURED ALONG APPLICANT'S CONSTRUCTION CENTERLINE

NO SCALE

DOT NO. N/A

NO.

PREPARED BY J.C. SCHEID

CHECKED BY

PUBLISH

NON-PUBLISH



PERMIT BY RULE

STATUTORY PROCEDURE



MEMORANDUM

To: Select Board
From: Town Manager
Date: June 6th, 2023
Re: Harbor Dogs Revokable License Amendment

PURPOSE

Harbor Dogs is requesting the Select Board to consider amending their revokable license agreement on the Public Landing to allow them to sell alcohol on a retail basis.

BACKGROUND

While Harbor Dogs does not need Town approval for a retail liquor license, their current revokable license agreement, enabling them to operate as a food vendor on the Public Landing, does not allow for the sale of alcohol. They are asking for the Select Board to consider amending their revokable license agreement to allow for the retail sale of alcohol due to inquiries from visitors looking to purchase alcohol to carry on to commercial passenger vessels.

OVERVIEW

In 2018-2019 a similar request was made by the Snow Bowl Concessionaire to sell alcohol on a limited basis, which also necessitated an amendment to their license agreement. While this is a slightly different request for the retail sales of alcohol as opposed to consumption on premise, the process for amending the agreement is the same.

RECOMMENDATION

Should the Select Board be agreeable to supporting Harbor Dogs request for retail alcohol sales, the following clause can be added to their current license:

“5. The Licensee shall have the option to serve alcohol on a retail basis during the operational period covered by this License Agreement, provided they obtain and maintain in good standing a retail liquor license with the State of Maine.”

License Agreement
Amendment June
6, 2023

THIS AGREEMENT, made this _____ day of _____, 2023, by and between the TOWN OF CAMDEN, hereinafter referred to as the "Town," and Jason Doppelt, and KC Enterprise, Inc., , whose mailing address is 63 Pearl Street, Apt B, Camden, Maine 04843, hereinafter collectively referred to as "Licensee"

Recital:

WHEREAS, Licensees, has requested the Town's permission to operate a hot dog stand at the Public Landing, which stand is known as "Harbor Dogs," during the summer months; and

WHEREAS, a specific area for the location of said lunch wagon has been established by agreement between the Town and Licensee; and

WHEREAS, the Camden Select Board has voted to permit such a business for the preparation and sale of food, drink, and incidental activities related thereto during the summer seasons for a five year period, as more fully described herein, and

WHEREAS, this permission by the Camden Select Board was made subject to the condition that Licensee indemnify and hold harmless the Town from any liability resulting from such business activities in the dispensing of food and related food services from that lunch wagon at the Public Landing.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and pursuant to the conditions set forth above for the grant of permission to Licensee to operate Harbor Dogs from the Public Landing, the parties hereto agree as follows:

1. The Town, by and through its Select Board, agrees to permit Licensee to operate Harbor Dogs at the Public Landing in the Town from May 1, 2022 to October 15, 2022, during the summer season of 2022, and in such location as directed by the Town Manager of the Town of Camden. The location of Harbor Dogs shall remain in the current location. If the Harbor Dogs stand needs to be relocated from the current site, the Select Board will work with the Licensee to find a suitable alternative site.

The permission by the Town granted to Licensee as described herein further provides that such permission shall extend for a period of five years for each summer season beginning each year on May 1 and ending on October 1, 2027. Provided, however, either party may terminate this agreement notwithstanding any other provision herein, by forwarding written notice by Certified Mail on or before February 1 preceding any summer season. The Town of Camden notices shall be sent to Audra Caler, Camden Town Manager, P.O. Box 1207, Camden, Maine 04843. For Licensee, notice shall be sent to: Jason Doppelt, 63 Pearl Street, Camden, Maine 04843. This is what is in current license, below is his requested change to renewal options.

2. The rental fee payable by Licensees to the Town for the operation of said lunch wagon during the 2022 summer season shall be the sum of Two Thousand Five Hundred Dollars(\$2,500.00), which said sum shall be paid in full before the commencement of operation of said lunch wagon in 2022. For each successive year thereafter, the rental fee shall increase by and amount equal to five (5%) of the previous year's rental fee.
3. The schedule for the operation of Harbor Dogs, in accordance with the permission granted herein, shall conform with the direction of the Town Manager of the Town of Camden.
4. Licensees agree to indemnify and hold harmless the Town of Camden, its employees, and agents, from any claims, demands, or liability, direct or indirect, arising out of or in connection with the operation of Harbor Dogs at the Public Landing. In connection with this indemnification agreement contained herein, and in the event that specific request is made by the Town, Licensee shall obtain appropriate insurance coverage, covering the Town of Camden as an additional named insured, and that insurance coverage shall be in a form satisfactory to the Town. Coverage amounts shall be a minimum of One Million Dollars (\$1,000,000) each incident and \$1,000,000 Dollars (\$1,000,000) aggregate. Such insurance shall be in full force and effect prior to the date of commencement of operation of Harbor Dogs by Licensee, and Licensees shall submit to the Town a certificate of insurance

reflecting that insurance coverage. Said insurance policy shall contain a provision that said insurance coverage shall not be cancelled except upon twenty (20) days written notice to the Town of Camden of such cancellation. Licensees shall be solely responsible for the payment of all premiums for expense of said insurance coverage.

5. The Licensee shall have the option to serve alcohol on a retail basis, during the operational period covered by this License Agreement provided they obtain and maintain in good standing a retail liquor license with the State of Maine.

IN WITNESS WHEREOF, the parties have executed this Agreement as a sealed instrument on the date and year above written.

TOWN OF CAMDEN

Witness By: _____
Audra Caler
Town Manager

Witness By: _____
KC Enterprises, Inc.
Jason Doppelt, President and
Individually



MEMORANDUM

To: Select Board
From: Town Manager's Office
CC: Conservation Commission
Date: June 1st, 2023
Re: Camden Conservation Commission Appointment

PURPOSE

For the Select Board to appoint two members to the Camden Conservation Commission for three years.

BACKGROUND

The Committee has 2 vacancies available. This has been advertised in the Camden Herald at least twice, and this and we have collected five committee interest forms.

OVERVIEW

The following individuals have submitted interest forms to be on the Camden Conservation Commission:

- Brian Lightbody
- Cayla Maki-Pittman
- Matthew Cameron
- Ray Andresen
- Samantha Sharff

RECOMMENDATION

It is recommended that the Board appoint 2 members with terms to expire June 30, 2026.

CAMDEN CONSERVATION COMMISSION

7 MEMBERS – NO ALTERNATES – WITH STAGGERED TERMS

Rebecca Jacobs, Chair 144 Mountain Street rebecca@knox-lincoln.org	RM ()	207-542-4150
---	-----------	--------------

Barb Ohland 32 Harden Avenue Barb.ohland@gmail.com	RM ()	207-975-6512
---	-----------	--------------

Brian Robinson 20 Azalea Lane Brobinson61@gmail.com	RM ()	207-691-0009
--	-----------	--------------

Vacancy (Will Addis)	RM ()	
--------------------------------	-----------	--

Pamela Gleason 10 Harrison Avenue Pamelagleason727@gmail.com	RM ()	207-542-1598
--	-----------	--------------

Samantha Mortlock 3 Dillingham Point samantha.mortlock@gmail.com	RM ()	415-215-8154
---	-----------	--------------

Vacancy (David Kibbe)	RM ()	
---------------------------------	-----------	--

Tree Warden: Dave St. Laurent

Select Board Liaisons: Alison McKellar



TOWN OF CAMDEN

The Town of Camden is seeking residents interested in serving on a Town board or committee. Vacancies arise throughout the year and a reserve list of candidates is maintained to fill future vacancies. Please return this form to: [Janice Esancy](#), Assistant Town Manager, 29 Elm Street, Municipal Building, Camden ME 04843. Application forms can also be downloaded via the Town's website at: www.camdenmaine.gov

Name Cayla Mäki-Pittman Date 2.11.23
Address 2 Wolf Way, Camden ME 04843
Mailing Address (same)
Home Phone N/A Cell Phone 941.545.0361
Email Address hi@cayla.info

Please indicate any special qualifications or any experience that you think may be helpful in your choice of board or committee.

I moved to downtown Camden in 2021 largely due to its walkability and civic amenities like parks and public spaces. I am a Master Gardener and board member of the Camden Garden Club where I've worked to secure grant funding to install a native plant demonstration garden downtown. I have been a bicycle commuter and I was involved in civic planning with Walk Bike Nashville, an urban planning advocacy nonprofit working to build a more walkable, bikeable, and livable Nashville. I'm a graduate of Harvard Business School's CORE program (high honors) and a Social Impact Fellow through the University of Pennsylvania's Center for Social Impact Strategy. I attended Vanderbilt University as an Ingram Scholar for Community Service and Phillips Exeter Academy. I studied interactive design at RISD (Rhode Island School of Design) and co-own Harmless Studio, based in Camden, where I work as a designer doing branding and marketing for mission-driven businesses and organizations.

Tell us why you have an interest in serving, and what might you contribute to a board or committee.

I want to get involved in improving Camden and making it a better place to live. I chose to move to Camden because I love the town and its people. I'm hoping that I can contribute support for existing initiatives to make Camden a more sustainable, walkable, and livable community. I hope to offer fresh perspectives and new ideas for what we can do to improve Camden, and the energy to provide oversight to existing projects and operations.

Signature: 

Date: 2.11.23

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Budget Committee/Budget Nominating | <input type="checkbox"/> Cemetery Association | |
| <input type="checkbox"/> CEDAC Committee | <input checked="" type="checkbox"/> Conservation Commission | <input checked="" type="checkbox"/> CR Pathways Committee |
| <input type="checkbox"/> Energy & Sustainability Cmte | <input type="checkbox"/> Harbor Committee | <input type="checkbox"/> Historic Resources Cmte |
| <input type="checkbox"/> Megunticook Dams Committee | <input type="checkbox"/> Opera House Committee | <input type="checkbox"/> Parks & Recreation Cmte |
| <input type="checkbox"/> Planning Board | <input type="checkbox"/> Zoning Board of Appeals | |

***Boards and Committees meet monthly or as needed as follows:**

Budget Committee/Budget Nominating – Early Spring
Cemetery Association Quarterly (3rd Weds) at 4 pm
CEDAC – 4th Monday at 4 pm
Conservation Commission – 2nd Weds at 6 pm
CR Pathways – 1st Weds at 5:30 pm
Energy & Sustainability Cmte – 3rd Mon at 5:30 pm
Harbor Committee – 1st Tues at 7:30 am

Historic Resources Cmte – 2nd Tues at 4:00 pm
Megunticook Dams – as needed
Opera House Committee – Last Tues @ 6:30 pm
Parks & Rec – 2nd Weds @ noon
Planning Board – 1st & 3rd Thurs @ 5 pm
Zoning Board of Appeals – 2nd & 4th Thursday –
at 5 pm



TOWN OF CAMDEN

The Town of Camden is seeking residents interested in serving on a Town board or committee. Vacancies arise throughout the year and a reserve list of candidates is maintained to fill future vacancies. Please return this form to: Ianice Esancy, Assistant Town Manager, 29 Elm Street, Municipal Building, Camden ME 04843. Application forms can also be downloaded via the Town's website at: www.camdenmaine.gov

Name BRIAN LIGHTBOO Date 11/30/22

Address 8 ALDEN ST CAMDEN

Mailing Address _____

Home Phone _____ Cell Phone 508-341-0759

Email Address BLIGHTBOO@GMAIL.COM

Please indicate any special qualifications or any experience that you think may be helpful in your choice of board or committee.

Degree BIOLOGY & CHEMISTRY
PREVIOUS EXPERIENCE ON CONSERVATION COMMISSION
AT FOXBORO MA

Tell us why you have an interest in serving, and what might you contribute to a board or committee.

LOOKING FORWARD TO INVESTING MY TIME WITH
CONSERVATION COMMISSION HAVE BEEN UTILIZED
TO PERFORM INVASIVE PLANT SURVEYS WITH GROUP
AND WITH YANIX COUNTY SOIL & WATER CONSERVATION DIST

Signature: [Signature] Date: 11/30/2022

_____ Budget Committee _____ CR Pathways Cmte _____ Planning Board

_____ Cemetery Association _____ Harbor Committee _____ Zoning Board

X _____ Conservation Commission _____ Historic Resources Cmte

**Boards and Committees meet monthly or as needed as follows:*

Budget Committee/Budget Nominating - Early Spring

Cemetery Association Quarterly (3rd Weds) at 4 pm

Conservation Commission - 4th Weds at Noon

CR Pathways - 1st Weds at 6:30 pm

Harbor Committee - 1st Tues at 8:00 am

Historic Resources Committee - 2nd Tues at 4 pm

Planning Board - 1st & 3rd Thurs at 5 pm

Zoning Board of Appeals - 2nd & 4th Thurs at 5 pm



TOWN OF CAMDEN

The Town of Camden is seeking residents interested in serving on a Town board or committee. Vacancies arise throughout the year and a reserve list of candidates is maintained to fill future vacancies. Please return this form to: Janice Esancy, Assistant Town Manager, 29 Elm Street, Municipal Building, Camden ME 04843. Application forms can also be downloaded via the Town's website at: www.camdenmaine.gov

Name Matthew S. Cameron Date 02JUN2022
 Address 11 Union Street, Apartment #1, Camden ME 04843
 Mailing Address 11 Union Street, Apartment #1, Camden ME 04843
 Home Phone _____ Cell Phone (207) 956-1485
 Email Address mccameron@protonmail.com

Please indicate any special qualifications or any experience that you think may be helpful in your choice of board or committee.

Prior Marine Science Technician in the US Coast Guard that responded & investigated pollution. Oil and Hazardous Materials Responder for ME DEP. Environmental Technician, lead & asbestos inspector.

Tell us why you have an interest in serving, and what might you contribute to a board or committee.

Trying to use my knowledge and experience to further help the community I grew up in. My family has lived here for multiple generations, so I'd love to help conserve the area for my children and others in the area.

Signature: [Signature] Date: 02JUN2022

- | | | |
|---|---|--|
| <input type="checkbox"/> Budget Committee/Budget Nominating | <input type="checkbox"/> Cemetery Association | |
| <input type="checkbox"/> CEDAC Committee | <input checked="" type="checkbox"/> Conservation Commission | <input type="checkbox"/> CR Pathways Committee |
| <input type="checkbox"/> Energy & Sustainability Cmte | <input type="checkbox"/> Harbor Committee | <input type="checkbox"/> Historic Resources Cmte |
| <input type="checkbox"/> Megunticook Dams Committee | <input type="checkbox"/> Opera House Committee | <input type="checkbox"/> Parks & Recreation Cmte |
| <input type="checkbox"/> Planning Board | <input type="checkbox"/> Zoning Board of Appeals | |

***Boards and Committees meet monthly or as needed as follows:**

- Budget Committee/Budget Nominating - Early Spring
- Cemetery Association Quarterly (3rd Weds) at 4 pm
- 5 - CEDAC - 4th Monday at 4 pm
- 5 - Conservation Commission - 2nd Weds at 6 pm
- CR Pathways - 1st Weds at 5:30 pm
- 1 - Energy & Sustainability Cmte - 3rd Mon at 5:30 pm
- Harbor Committee - 1st Tues at 7:30 am

- Historic Resources Cmte - 2nd Tues at 4:00 pm
- Megunticook Dams - as needed
- Opera House Committee - Last Tues @ 6:30 pm
- Parks & Rec - 2nd Weds @ noon
- Planning Board - 1st & 3rd Thurs @ 5 pm
- Zoning Board of Appeals - 2nd & 4th Thursday - at 5 pm



TOWN OF CAMDEN

The Town of Camden is seeking residents interested in serving on a Town board or committee. Vacancies arise throughout the year and a reserve list of candidates is maintained to fill future vacancies. Please return this form to: Janice Esancy, Assistant Town Manager, 29 Elm Street, Municipal Building, Camden ME 04843. Application forms can also be downloaded via the Town's website at: www.camdenmaine.gov

Name RAYMOND K. ANDRESEN Date 3-30-22

Address 14 COVE ROAD

Mailing Address _____

Home Phone 207-236-3164 Cell Phone _____

Email Address wendyandrayzer@yahoo.com

Please indicate any special qualifications or any experience that you think may be helpful in your choice of board or committee.

10-plus yrs chairing Parks & Recreation Committee
10-plus yrs serving as President Merrywing Nature Center
20 yrs experience producing Annual Reports for General Electric

Tell us why you have an interest in serving, and what might you contribute to a board or committee.

I'm an advocate for outdoor recreation and preservation of our
natural and historic resources - things that make Camden special -
and I would also like to be more involved in setting budget priorities.

Signature: Raymond K. Andresen Date: 3-30-22

- 2023 ☒ Budget Committee/Budget Nominating ☐ Cemetery Association
- ☐ CEDAC Committee ☒ Conservation Commission ☐ CR Pathways Committee
- ☐ Energy & Sustainability Cmte ☐ Harbor Committee ☐ Historic Resources Cmte
- ☐ Megunticook Dams Committee ☐ Opera House Committee ☒ Parks & Recreation Cmte
- ☐ Planning Board ☐ Zoning Board of Appeals

*Boards and Committees meet monthly or as needed as follows:

- ✓ Budget Committee/Budget Nominating - Early Spring
Cemetery Association Quarterly (3rd Weds) at 4 pm
CEDAC - 4th Monday at 4 pm
✓ Conservation Commission - 2nd Weds at 6 pm
CR Pathways - 1st Weds at 5:30 pm
Energy & Sustainability Cmte - 3rd Mon at 5:30 pm
Harbor Committee - 1st Tues at 7:30 am

- Historic Resources Cmte - 2nd Tues at 4:00 pm
Megunticook Dams - as needed
Opera House Committee - Last Tues @ 6:30 pm
✓ Parks & Rec - 2nd Weds @ noon
Planning Board - 1st & 3rd Thurs @ 5 pm
Zoning Board of Appeals - 2nd & 4th Thursday -
at 5 pm



TOWN OF CAMDEN

The Town of Camden is seeking residents interested in serving on a Town board or committee. Vacancies arise throughout the year and a reserve list of candidates is maintained to fill future vacancies. Please return this form to: Janice Esancy, Assistant Town Manager, 29 Elm Street, Municipal Building, Camden ME 04843. Application forms can also be downloaded via the Town's website at: www.camdenmaine.gov

Name Samantha Sharff Date 10/24/2021

Address 4 Free St., Apt. #2, Camden, ME 04843

Mailing Address Same as above.

Home Phone _____ Cell Phone 603-617-6940

Email Address samanthaleec@gmail.com

Please indicate any special qualifications or any experience that you think may be helpful in your choice of board or committee.

Significant experience and comfort with computers including online platforms, devices, and technology (and serving as a tutor for tech woes). Experience as a municipal employee; public librarian; in nonprofits; program design; publicity; and marketing. I am a notary public and have been on the front lines of creating and enforcing COVID company policy.

Currently applying for masters in public administration programs with an eye toward state and local gov't.

Tell us why you have an interest in serving, and what might you contribute to a board or committee.

As I mentioned, I am applying for public administration programs currently, and would love more hands-on experience. More than that though, I think I have skills and experience that may be useful. Certainly I feel a deep sense of civic duty and commitment to the town, specifically to projects that benefit all (for example, infrastructure work). I understand I have much to learn, and feel I have much to offer. Strengths are approachability and communication skill. I also tend to have a moderate approach, and the ability to see multiple perspectives at once while understanding decisions must be made. I'm also parent to a school-aged child, and can speak from that perspective, too.

Signature: Samantha Sharff Date: 10/24/2021

- OPEN TO BEING CONTACTED FOR ANY OPENINGS NEEDED, AS THEY ARISE.**
- | | |
|---|--|
| <input type="checkbox"/> Budget Committee/Budget Nominating | <input type="checkbox"/> Cemetery Association |
| <input type="checkbox"/> CEDAC Committee | <input type="checkbox"/> Conservation Commission |
| <input type="checkbox"/> Energy & Sustainability Cmte | <input type="checkbox"/> Harbor Committee |
| <input type="checkbox"/> Megunticook Dams Committee | <input type="checkbox"/> Opera House Committee |
| <input type="checkbox"/> Planning Board | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> CR Pathways Committee | <input type="checkbox"/> Historic Resources Cmte |
| <input type="checkbox"/> Parks & Recreation Cmte | |

***Boards and Committees meet monthly or as needed as follows:**

Budget Committee/Budget Nominating - Early Spring
Cemetery Association Quarterly (3rd Weds) at 4 pm
CEDAC - 4th Monday at 4 pm
Conservation Commission - 2nd Weds at 6 pm
CR Pathways - 1st Weds at 5:30 pm
Energy & Sustainability Cmte - 3rd Mon at 5:30 pm
Harbor Committee - 1st Tues at 7:30 am

Historic Resources Cmte - 2nd Tues at 4:00 pm
Megunticook Dams - as needed
Opera House Committee - Last Tues @ 6:30 pm
Parks & Rec - 2nd Weds @ noon
Planning Board - 1st & 3rd Thurs @ 5 pm
Zoning Board of Appeals - 2nd & 4th Thursday -
at 5 pm



MEMORANDUM

To: Select Board

From: Town Manager's Office

Date: June 6th, 2023

Re: Revokable License Agreement: Douglas and Cynthia Reeves of 50 Main Street

PURPOSE

Approval for a revokable license agreement permitting Douglas and Cynthia Reeves of 50 Main Street, to on XX pave the entrance of a driveway to this property on Central Street, in the public right of way.

BACKGROUND

The placement of utilities, structures or other types of alterations to the right of way requires the property owner to gain approval from the Select Board. The proposed license agreement for the Reeves property on 50 Main Street enables them to pave the portion of a gravel driveway in the Town's right of way, allowing them to access their property from Central Street.

RECOMMENDATION

The Select Board approves the revokable license agreement with Douglas and Cynthia Reeves of 50 Main Street.

REVOCABLE LICENSE

THIS LICENSE made this ____ day of _____, 2023, by and between the Town of Camden, a Municipal Corporation whose principal municipal office is located at 29 Elm Street, Camden, Maine 04843 and whose mailing address is P.O. Box 1207, Camden, Maine 04843 (hereinafter “Licensor”) and Douglas and Cynthia Reeves, 50 Main Street, Camden, ME 04843 (collectively hereinafter “Licensee”).

WHEREAS, the Town of Camden owns a certain public Town Way known as Central Street;

WHEREAS, the Licensee owns real property located on the corner of Central Street and Main Street, with a mailing address of 50 Main Street, Camden, ME, as more particularly described in a deed dated August 31, 2020, and recorded in Book 5600 Page 180 of the Knox County Registry of Deeds, and is depicted on Tax Map 120 as Lot 173; and

WHEREAS, Licensee wishes to pave the portion of a gravel driveway that is located within the Central Street public Town Way, and said paving would cover dimensions of 24 feet wide and 6 feet deep, in the location as depicted in the survey sketch attached hereto in Exhibit A.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Licensor hereby grants to Licensee a License to access to pave that a portion of the gravel residential driveway in the dimension of 24 feet wide and 6 feet deep in the location and as depicted in Exhibit A. Lessee shall notify the Town Road

- Commissioner in advance of the work and shall install the driveway to the reasonable satisfaction of the Road Commissioner. This License is not assignable by Licensee.
2. Licensors hereby grants to the CFMA and the public attending the Farmer's Market the right to park on the property owned by Licensors as described above as depicted on Attachment "A" attached hereto, during the hours of operation of the Farmer's Market.
 3. The Parties recognize that the License Agreement as described herein is limited to the use and purpose as described above.
 4. The Licensee agrees that the License granted herein shall be used solely for the purposes described above. The License granted herein shall not be used to provide access to the Licensors's property for any other purpose other than as a residence.
 5. The Licensee specifically acknowledges that the License granted herein is a Revocable License that can be terminated or revoked by Licensors at any time upon the Licensors providing a 90-day written notice of termination of the License, and in the event such notice is issued, the pavement shall be removed and the surface returned to the condition and state it was in prior to paving prior to the expiration of said 90 day period.
 6. Licensee acknowledges that this License does not constitute a lease and does not create any right, title or interest in real estate or any other right, title or interest in the area subject to this License. The License granted herein shall not be construed in any way as an easement running with the land.
5. The Licensee shall not install any fill or paving that includes any toxic or hazardous materials within the area of the License.

6. The Licensee specifically agrees that this document shall not be recorded in the Knox County Registry of Deeds and upon any such recording of this document, the License granted herein shall be immediately null and void.

10. Licensee shall maintain general liability insurance in an amount of not less than \$400,000.00 for each and every occurrence which may give rise to a claim. The Town of Camden shall be named as an additional insured, and a copy of the declaration page of said insurance policy shall be provided by Licensee to the Town of Camden annually. Licensee, jointly and severally, shall indemnify and hold harmless the Town of Camden from any and all claims, loss, damages, expenses or attorney fees that arise out of the installation, use or maintenance of the area for which this License is issued.

IN WITNESS WHEREOF, the Parties hereto have executed this Revocable License on the day and year first-above written.

Licensors: Town of Camden, Maine

Licensees:

Audra Caler, Town Manager

Douglas Reeves

Cynthia Reeves

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style	63	Antique	UsrId 108		
Model	01	Residential	UsrId 101		
Grade:	09	Very Good	UsrId 102		
Stories:	2		MHP		
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	12	Hardwood			
Interior Fir 1	09	Pine/Soft Wood			
Interior Fir 2	03	Gas			
Heat Fuel	08	Radiant			
Heat Type:	01	None			
AC Type:	03	3 Bedrooms			
Total Bedrooms	2				
Total Bthrms:	1				
Total Half Baths	03	Modern			
Total Xtra Fixtrs	03	Modern			
Bath Style:					
Kitchen Style:					
MHP					

Code	Description	Percentage
1010	Single Family	100
		0

COST / MARKET VALUATION

Adj Base Rate	128.88
RCN	608,504
Net Other Adj	23,750
Year Built	1790
Effective Year Built	2012
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Cost Trend Factor	
Condition	
% Complete	
Overall % Condition	90
RCNLD	547,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS (LYF - BUILDING EXTRA FEATURES)

Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Bld	%	Dep.	Cond	Gra	Qual	Apprais Va
BRN5	2 STORY			L	551	39.00	2004	75	0.00			0.00	16,100
FGRI	GARAGE-AV			B	676	35.00	2004	75	0.00			0.00	17,700
HRT	HEARTH			B	1	700.00	1997	90	1.00			0.00	600
FPL3	2 STORY CH			B	2	5500.00	1997	90	1.00			0.00	9,900

BUILDING SUB-AREA SUMMARY SECTION

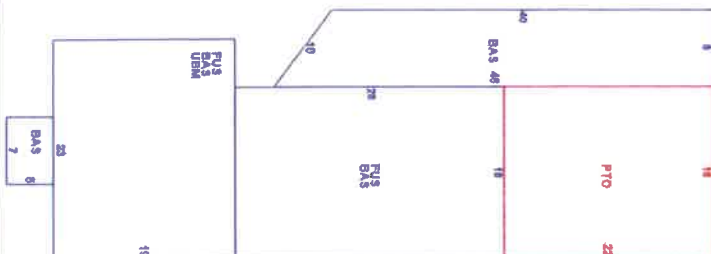
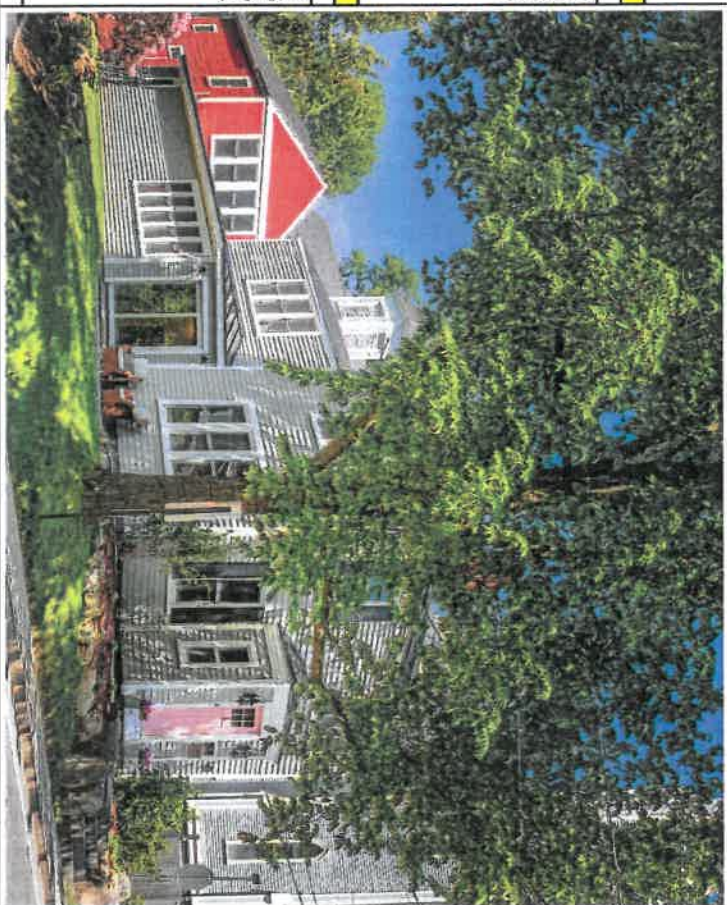
Subarea	Description	Lvng	Gross	Eff Area	Unit Cost	Underec Value
BAS	First Floor	1,320	1,320	1,320	244.87	323,231
FUS	Upper Story, Finished	941	941	941	244.87	230,425
PTO	Patio	0	396	40	24.73	9,795
UBM	Basement, Unfinished	0	437	87	48.75	21,304

Ttl Gross Liv / Lease Area

2,261

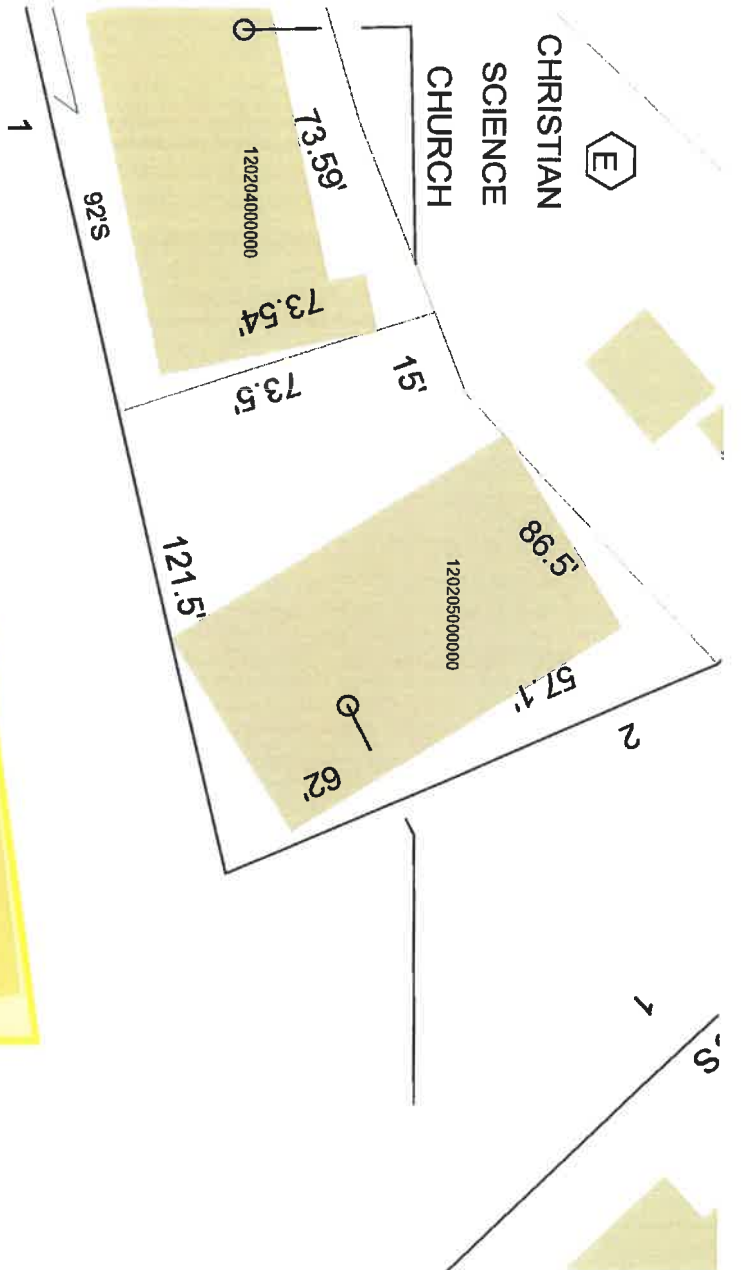
3,094

2,368





CHRISTIAN
SCIENCE
CHURCH



ROUTE 1





MEMORANDUM

To: Select Board
From: Town Manager's Office
CC: Harbormaster
Date: June 6th, 2023
Re: Transfer of Lazy Jack II Commercial Passenger Vessel License (Daysailer)

PURPOSE

To seek Select Board approval to transfer the Commercial Passenger Vessel License for the Lazy Jack II from Sean O'Conner to Nikolas Kodros.

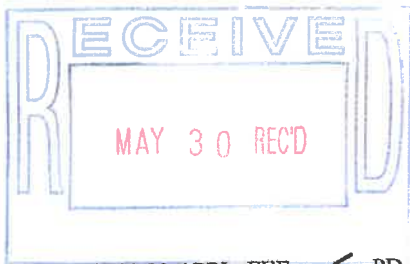
BACKGROUND

At the December 13th, 2022 Select Board meeting, Commercial Passenger Vessel License Agreements with a 3-year duration were approved by the Board for all vessels operating from the daysailer float off the Public Landing. This included a license agreement with Sean O'Conner, current owner of the Lazy Jack II.

Mr. O'Conner is currently in the process of selling the Lazy Jack II to Mr. Nikolas Kodros. Because Commercial Passenger Vessel Licenses are non-transferrable, the Select Board will need to approve a new license for Mr. Kodros, allowing him to operate the Lazy Jack II from the Town's daysailer float.

RECOMMENDATION

Ideally the transfer of any Commercial Passenger Vessel License Agreement will coincide with the Town's process for updating and/or approving new license agreements, which requires the Select Board to "cause a request for proposals" (Camden Code of Ordinances, Chapter 108-19) that is publicly advertised by October 15th of that year. However, apart from these license agreements being non-transferable, the Ordinance does not specifically prohibit the Select Board from approving the transfer of a license for a specific vessel, should it be sold to a new owner. Therefore, it is recommended the Select Board approve the transfer of the Lazy Jack II Commercial Passenger Vessel License from Sean O'Conner to Nikolas Kodros.



\$100.00 APPL. FEE ☒ PD
CASH/CHECK# 3050

PERMIT# ISSUED _____

APPLICATION FOR COMMERCIAL PASSENGER VESSEL 2023 SEASON

FLOAT PERMIT CAMDEN PUBLIC LANDING

Name of applicant(s): NIKOLAS KODROS
Name of vessel: LAZY JACK 2
Business address: CAMDEN PUBLIC LANDING
Business phone: 207-230-0602
Home address of applicant: 33 SEA ST. CAMDEN, ME
Home phone: 207-390-0947 Email address: NGKODROS@GMAIL.COM
Vessel: Length: (TVL*): 58' Width 12'9"
Length (Overall): 47 Draft: 5'
Type: SCHOONER Age: 2004
Aux. power: YES Maximum # of passengers: 21

Describe type of activity applied for: 2 HR DAYSAILS
SIGHTSEEING TOURS

How many seasons have you operated from the Camden public landing? _____

Describe effect on parking and traffic: THE EFFECT ON PARKING
IS MINIMAL BECAUSE OF PAID PARKING

Describe need for public utilities: THE OCCASIONAL USE OF RESTROOMS

Describe ticket table arrangements: 2'6" X 2'6" CARD TABLE DISPLAYING
BROCHURES AND SAILING TIMES

CONTINUED ON BACK SIDE

Attach:

- ✓ 1. Specific arrival and departure schedule preferred with dates and times.
- ✓ 2. Proof of U.S. Coast Guard ocean operator license.
- ✓ 3. Vessel Certification of Inspection.

Signature of applicant(S)



Return to the Town office with application fee of \$100.00 by November 15, 2022.

Harbormaster's Comments:

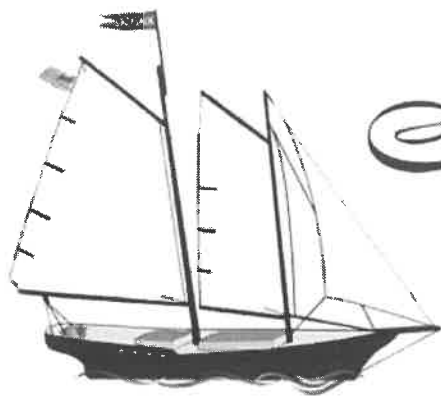
Harbor Committee Recommendations:

Town Manager Comments:

Selectmen's Approval:

Date: _____

*Total Vessel Length (TVL): The extreme length of vessel measured to include any and all extensions or overhangs from the hull's stem or stern, such as bowsprits, boomkins, rudder posts, booms, davits, outboard motors in normal operating position, swim platforms or any other extensions from the hull.



Schooner LAZY JACK II

SAILING CAMDEN
SINCE 1998



Departure and Arrival Schedule

MAY – MID-SEPTEMBER

9:45 - 11:45am

12:00 - 2:00pm

2:30 - 4:30pm

5:00 - 7:00pm

7:30 - 8:45pm

MID- SEPTEMBER – OCTOBER

10:15 - 12:15pm

1:15 - 3:15pm

4:30 - 6:30pm

I DO SOLEMNLY SWEAR OR AFFIRM THAT I WILL FAITHFULLY AND HONESTLY, ACCORDING TO MY BEST SKILL AND JUDGMENT, AND WITHOUT CONCEALMENT AND RESERVATION, PERFORM ALL THE DUTIES REQUIRED OF ME BY THE LAWS OF THE UNITED STATES. I WILL FAITHFULLY AND HONESTLY CARRY OUT THE LAWFUL ORDERS OF MY SUPERIOR OFFICERS ABOARD A VESSEL.

SIGNATURE OF BEARER

MERCHANT MARINER CREDENTIAL

Issued By: The United States Coast Guard National Maritime Center
Website: <http://www.uscg.mil/nmc> Phone: 1-888-ASK-NMC

Type
PGCountry Code
USA

Reference Number
8391644



Full Name
NIKOLAS GUS KODROS

Present Address
15 THOMAS STREET
CAMDEN, ME 04843

Citizenship Height
USA 6'02"

Sex M **Weight** 250

Issue Date
14-JUN-2019

Hair Color
BRO

Eye Color BRO.

DOB
09-JAN-1989

Place of Birth
ALTON, IL

Expiration Date
14-JUN-2024

[illegible]

0005175745USA8901099M2406145<<<<<<<<<<<<<6



United States of America
Department of Homeland Security
United States Coast Guard

Certification Date: 26 Sep 2019
Expiration Date: 26 Sep 2024

Certificate of Inspection

For ships on international voyages this certificate fulfills the requirements of SOLAS 74 as amended, regulation V/14, for a SAFE MANNING DOCUMENT.

Vessel Name	Official Number	IMO Number	Call Sign	Service		
LAZY JACK II	1154305		WDB6469	Passenger (Inspected)		
Hailing Port	Hull Material	Horsepower	Propulsion			
CAMDEN, ME	FRP	80	Auxiliary Sail			
UNITED STATES	(Fiberglass)					
Place Built	Delivery Date	Keel Laid Date	Gross Tons	Net Tons	DWT	Length
WALDOBORO, ME		22Oct2003	R-13	R-12		R-45.0
UNITED STATES			I-	I-		I-0
Owner	Operator					
SEAN O'CONNOR P. O. Box 896 Camden, ME 04843 UNITED STATES	SEAN O'CONNOR P. O. Box 896 Camden, ME 04843 UNITED STATES					
This vessel must be manned with the following licensed and unlicensed Personnel. Included in which there must be 0 Certified Lifeboatmen, 0 Certified Tankermen, 0 HSC Type Rating, and 0 GMDSS Operators.						
1 Masters	0 Licensed Mates	0 Chief Engineers	0 Oilers			
0 Chief Mates	0 First Class Pilots	0 First Assistant Engineers				
0 Second Mates	0 Radio Officers	0 Second Assistant Engineer				
0 Third Mates	0 Able Seamen	0 Third Assistant Engineers				
0 Master First Class Pilot	0 Ordinary Seamen	0 Licensed Engineers				
0 Mate First Class Pilots	1 Deckhands	0 Qualified Member Engineer				
In addition, this vessel may carry 21 Passengers, 0 Other Persons in crew, 0 Persons in addition to crew, and no Others. Total Persons allowed: 23						
Route Permitted And Conditions Of Operation: ---Lakes, Bays, and Sounds plus Limited Coastwise---						
GULF OF MAINE, BETWEEN EASTPORT, MAINE AND RYE, NEW HAMPSHIRE NOT MORE THAN 3 MILES FROM SHORE, DURING DAYLIGHT HOURS ONLY AND UNDER REASONABLE OPERATING CONDITIONS.						
THE MASTER OF THE VESSEL SHALL HAVE A LICENSE ENDORSED AS OPERATOR OF AUXILIARY SAILING VESSELS.						
THE WATERTIGHT HATCH IN THE COLLISION BULKHEAD SHALL REMAIN CLOSED WHEN UNDERWAY OR WHEN PASSENGERS ARE ON BOARD.						
IF THE VESSEL IS AWAY FROM THE DOCK, OR PASSENGERS ARE ON BOARD OR HAVE ACCESS TO THE VESSEL FOR A PERIOD						
SEE NEXT PAGE FOR ADDITIONAL CERTIFICATE INFORMATION						
With this Inspection for Certification having been completed at Camden, ME, UNITED STATES, the Officer in Charge, Marine Inspection, Sector Northern New England certified the vessel, in all respects, is in conformity with the applicable vessel inspection laws and the rules and regulations prescribed thereunder.						
Annual/Periodic/Re-Inspection				This Amended certificate issued by:		
Date	Zone	A/P/R	Signature	M. BREWSTER, CDR, USCG, BY DIRECTION		
06Aug2021	MSD Belfast	A	GLASS SYDNEY	Officer in Charge, Marine Inspection		
12Oct2021	MSD Belfast	A		Sector Northern New England		
				Inspection Zone		



United States of America
Department of Homeland Security
United States Coast Guard

Certification Date: 26 Sep 2019
Expiration Date: 26 Sep 2024

Certificate of Inspection

Vessel Name: LAZY JACK II

EXCEEDING 12 HOURS IN A 24 HOUR PERIOD, AN ALTERNATE CREW SHALL BE PROVIDED.

A TYPE I CHILD SIZE LIFE PRESERVER SHALL BE PROVIDED FOR EACH PERSON ON BOARD WEIGHING LESS THAN 90 POUNDS.

AS PER TITLE 46 CFR PART 176.114, THIS VESSEL IS PERMITTED TO OPERATE AS AN UNINSPECTED PASSENGER VESSEL CARRYING SIX OR LESS PASSENGERS. THE VESSEL MAY OPERATE IN COLD OR WARM WATER ON AN OCEANS (LIMITED COASTWISE, LAKES BAY AND SOUNDS, ETC) ROUTE. THE VESSEL MANNING MAY BE REDUCED TO ONE LICENSED OPERATOR OF UNINSPECTED PASSENGER VESSELS AND ONE DECKHAND. THE LOCATION AND STORAGE OF EQUIPMENT REQUIRED BY THE CERTIFICATE OF INSPECTION MAY NOT BE ALTERED OR REMOVED. THE SAFETY ANNOUNCEMENT REQUIRED BY TITLE 46 CFR 185.506(A) SHALL BE GIVEN.

THIS VESSEL IS PERMITTED TO OPERATE AS A RECREATIONAL VESSEL SUBJECT TO THE FOLLOWING CONDITION:

THE MASTER OF THE VESSEL IS NOT REQUIRED TO BE LICENSED, BUT MUST BE A CITIZEN OF THE UNITED STATES.

MASTS WERE UNSTEPPED AND EXAMINED IN 2020. GRANTED 10 YEAR CREDIT IAW NVIC 02-16. NEXT EXAM DUE IN 2030.

---Hull Exams---

Exam Type	Next Exam	Last Exam	Prior Exam
DryDock	30Apr2024	11May2022	14May2020

---Stability---

Type	Issued Date	Office
Letter	01Dec2011	SNNE

---Lifesaving Equipment---

Total Equipment for 23 Persons

Primary Lifesaving Equipment	Quantity	Capacity	Required
Lifeboats (Total)	0	0	Life Preservers (Adult) 23
Lifeboats (Port)	0	0	Life Preservers (Child) 3
Lifeboats (Starboard)	0	0	Ring Buoys (Total) 1
Motor Lifeboats	0	0	With Lights 0
Lifeboats With Radio	0	0	With Line Attached 1
Rescue Boats/Platforms	0	0	Other 0
Inflatable Rafts	0	0	Immersion Suits 0
Life Floats/Buoyant App	0	0	Portable Lifeboat Radios 0
Inflatable Buoyant Apparatus (IBA)	1	20	Equipped With EPIRB? NO

--- Fire Fighting Equipment ---

Fixed Extinguishing Systems

Location	Type	Capacity
ENGINE COMPARTMENT MA2-375-FE241	Halocarbon (Formerly: FM 200, FE241)	375 Cubic Foot

Fire Extinguishers - Hand portable and semi-portable

Quantity	Class Type
1	10-B:C
1	2-A
1	40-B:C



United States of America
Department of Homeland Security
United States Coast Guard

Certification Date: 26 Sep 2019

Expiration Date: 26 Sep 2024

Certificate of Inspection

Vessel Name: LAZY JACK II

---Certificate Amendments---

Amending Unit	Amendment Date	Amendment Remark
Marine Safety Detachment Belfast	30Oct2019	Corrected Conditions of Operation.
Marine Safety Detachment Belfast	20May2020	Conducted credit hull examination.
Marine Safety Detachment Belfast	27May2020	Amended Signing Authority
Marine Safety Detachment Belfast	11May2022	Completed credit hull and internal structure exams.

END

Commercial Passenger Vessel License Agreement

Date 5/26/2023

THIS AGREEMENT is made between the **TOWN OF CAMDEN**, a municipality located in Knox County, State of Maine, hereinafter referred to as "Camden," and, NIKOLAS KODROS of CAMDEN, MAINE, which operates the vessel LAZY JACK 2 hereinafter referred to as "Licensee."

IN CONSIDERATION of the mutual covenants and agreements contained herein and addenda attached hereto, the parties agree as follows:

1. Checked is the addenda attached to this agreement:
 - ☒ Public Landing Daysailer Addendum
 - ☐ Daysailer Second Boat Ticket Sales Addendum
 - ☐ Windjammer Public Landing Addendum
 - ☐ Windjammer Library Park Addendum
 - ☐ Steamboat Landing Addendum
2. The term of this Agreement and all similar License Agreements shall commence January 1, 2020 and end on December 31, 2022. In the event an agreement is reassigned by the Select Board during this period the ending date will remain December 31, 2022.
3. The fees and payment schedule for this Agreement, described in attached Addendum shall be as set by the Camden Select Board in accordance with the Harbor and Waterways Ordinance of the Town of Camden. Fees payable one-half by April 1, balance due by August 1.
4. Each Licensee shall be subject to an annual review by the harbormaster and harbor committee with recommendations to the select board prior to December 31.
5. Camden agrees to maintain, and repair as necessary within the limits of this agreement, the licensed property described herein. No additions or changes to the licensed property shall be permitted without the written consent of Camden Select Board.
6. Camden shall have no responsibility for the provision, maintenance, and repair of any utility service for the benefit of the Licensee or anyone else at the licensed premises, including but not limited to electrical power, telephone, and water. The Licensee shall be solely responsible for provision of said utility service. Camden shall cooperate in assisting the Licensee to obtain said utility service.

7. The Licensee shall comply with all Federal, State and Local regulations including, without limitation, the Zoning Ordinance of the Town of Camden and the Harbor and Waterways Ordinance of the Town of Camden. The Licensee shall fully comply with the State of Maine Federal No Discharge Area designation and Section 312 of the Federal Clean Water Act. At any time upon due notice or at the discretion of the Town, the Camden Harbormaster possesses the authority to conduct inspections of vessel marine sanitation devices (MSDs) to ensure sufficient function. This authority is maintained under Section 312 of the Federal Clean Water Act.
8. The Licensee shall use a designated Maine pump-out service and keep a log of when their vessel has been pumped-out detailing the date/time, service used and location. This log will be made available for inspection by the Camden Harbor Master upon request.
9. No solid waste generated on the vessel shall be disposed of in Town trash receptacles.
10. The Licensee shall indemnify and hold harmless Camden and the agents and employees of Camden against all liability, including costs and attorney's fees, resulting from any injury, death or damage occurring on or near the licensed premises or arising out of the Licensee's operations pursuant to this License, and arising out of negligence or omissions of the Licensee, its agents, patrons and employees.
11. Upon termination or expiration of this Agreement, the Licensee shall cease the passenger vessel operations, and if applicable surrender the licensed premises to Camden, in good condition, reasonable wear and tear excepted.
12. The Licensee shall obtain and maintain throughout the term of the license adequate insurance coverages for the risks inherent in the vessel's activities including standard marine Hull and P&I policies along with State Workers Compensation insurance for claims arising out of personal injury to employees, guests, and members of the public as well as property damage. Such coverages shall be in an amount on not less than \$1,000,000 per occurrence.
13. The Licensee shall furnish Camden with certificates of insurance naming The Town of Camden as an additional insured on those policies. Those insurance policies shall state that each policy shall not be canceled except upon no less than ten (10) days written notice to The Town of Camden of such cancellation.
14. The Licensee shall, no later than **May 1st** provide proof of payment of excise tax for the licensed vessel. Such excised tax payments shall be made in accordance with Title 36, M.R.S.A. 1504.

15. Every right or remedy given to Camden by this Agreement is cumulative and no right or remedy shall be exclusive of any other right or remedy provided by law. The exercise of one right or remedy by Camden shall not impair the right of Camden to exercise any other right or remedy.
16. The Licensee shall not, at any time or in any manner, either directly or indirectly assign or encumber this Agreement or any of its interest herein or license the use of any part of the licensed premises, without first obtaining the written consent of Camden.
17. The Licensee agrees that this Agreement is not a lease and that no interest or estate in real property or the improvements located on the licensed premises is created by this Agreement.
18. This Agreement supersedes existing Agreement between the parties and vessel named above with reference to passenger vessel operations at the licensed property.
19. Any notice permitted or required to be served on the Licensee under the terms of this agreement may be served by certified mail, postage prepaid, return receipt requested, and mailed to:

33 SEA STREET
CAMDEN, MAINE
04843

If the Licensee provides notice in writing to Camden of any change in address of the Licensee, further notice to the Licensee shall be sent to the new address.

Any notice permitted or required to be served on Camden under the terms of this Agreement may be served by certified mail, postage prepaid, return receipt requested, mailed to:

Town of Camden
 PO Box 1207
 29 Elm Street
 Camden, Maine 04843


Failure of the Licensee to abide by the terms and provisions of this Licensing Agreement within seventy-two (72) hours after receiving written notice of such violation from the Harbormaster, and an opportunity to cure the violation within that 72-hour time period, may result in termination of this Agreement by the Camden Select Board.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this _____
day of _____, _____.

TOWN OF CAMDEN

Witness By: _____
Chairman, Camden Select Board

LICENSEE:

Sturichard By: 
Witness Title: OWNER / CAPTAIN



MEMORANDUM

To: Select Board
From: Town Manager
CC: Megunticook River Citizen's Advisory Committee
Date: June 6th, 2023
Re: Megunticook Watershed Association: Water Quality & Level Monitoring Proposal

PURPOSE

To provide a brief overview of the Megunticook Watershed Association's proposal to merge the Association and Town's water quality monitoring programs, with MWA as a lead organization administering the program, and to begin a water level monitoring program.

BACKGROUND

On August 23rd, 2022, the Select Board authorized the Town to expand our water quality monitoring program by working with F.B. Environmental to design the program, purchase the necessary data loggers, deploy the loggers and collect and analyze the data. In prior years the Town participated in the Maine Healthy Beaches program and both the Town and MWA have done incredibly limited water quality monitoring, primarily for the purpose of monitoring bacteria levels to post beaches when levels are too high to safely swim. The new program designed and implemented by F.B. Environmental provides the Town with more data, in many more locations on the Megunticook River and Lake, provides the Town with much improved data on the health of the Watershed, and will help all municipalities in the watershed better understand and address sources of degradation to water quality.

OVERVIEW

To ensure the effectiveness of this program into the future, it must be consistently implemented and administered. As stated in the proposal from the Megunticook Watershed, protecting and preserving the natural resources of the watershed and ensuring a healthy ecosystem, are central to their mission, which includes efforts such as monitoring water quality. MWA's history as a strong and reliable partner with all the Towns in the Megunticook Watershed, positions them perfectly to administer and implement the water quality monitoring program.

In response to concerns about water levels, MWA is also proposing a water level monitoring program, using much more sophisticated data loggers. The current system of tracking water levels involves looking at physical gauges on the dams: <https://www.spotteron.com/crowdwater/spots/806487>

RECOMMENDATION

The Select Board approves the Megunticook Watershed Association's Water Quality and Level Monitoring proposal.



June 2, 2023

RE: Monitoring Water Quality and Water Levels in the Megunticook Watershed

Founded in 1969, the Megunticook Watershed Association (MWA)'s mission is to protect, preserve, and restore the natural resources of the watershed to ensure a healthy ecosystem for the benefit and enjoyment of all.

In carrying out this mission, the MWA shall:

- base its decisions and actions on the best science available;
- monitor the condition of the natural resources and wildlife in the watershed;
- seek to preserve a healthy ecosystem while supporting responsible land use;
- endeavor to educate users of the watershed in best practices for conservation of resources;
- encourage the safe and responsible enjoyment of these resources;
- Serve as advocates for a healthy watershed

We currently monitor 2 stations on Megunticook Lake and 1 on Norton Pond for environmental water quality, and several locations throughout the watershed for bacteria to assess public health risks associated with water-based recreation.

To further our mission, the Megunticook Watershed Association wishes to expand our existing scientific water quality monitoring efforts to include:

- **Task 1 - Megunticook River Water Quality Monitoring:** Deploy and maintain continuous dataloggers at 7 locations throughout the Megunticook River.
- **Task 2 - Water Level Monitoring:** Deploy and maintain water quality loggers at the East Dam (Megunticook Lake), the Seabright Dam, and the Montgomery Dam.

Task 1: Megunticook River Water Quality Monitoring

We understand that the Town currently owns Onset HOB0 dataloggers to monitor dissolved oxygen, temperature, and conductivity. Based on a plan originally developed by FB Environmental, MWA proposes to deploy the dataloggers ASAP and collect data through October. A Sampling Analysis Plan (SAP) will be written to accompany the existing Quality Assurance Project Plan (QAPP) that has been prepared by FB Environmental for the Town of Camden.

These data, collected during critical seasonal periods, will help assess the health of the Megunticook River for pollution and suitability for aquatic life. To our knowledge, no similar data collection efforts are currently occurring on the Megunticook River.

We pledge to make all data collected publicly available and will share with the Town and anyone else who requests it. As capacity allows we would aspirationally propose to publish data on our website at www.megunticook.org.

Task 2: Water Level Monitoring

As intense rainstorms, droughts, and other climate instability becomes more common, high and low water events will also become more common throughout the watershed. In an effort to monitor these events and to inform any potential revisions to dam operations and infrastructure improvements, MWA is proposing to purchase and deploy water level dataloggers at 3 locations – in front of the trash rack at the East Dam, Seabright Dam, and Montgomery Dam. These dataloggers would also show in detail how water levels react to different variables such as rain fall, gate manipulation, etc., allowing for enhanced planning and operations of the Town owned dams to control water levels. The water level dataloggers record water levels every 30 minutes and would include a solar base station that uploads water level data in near real-time. MWA would share a link or otherwise make the real-time data available on our website.

Annual Funding Request:

Task 1 - Megunticook River Water Quality Monitoring: \$8200

- Training, setup, deployment, and writing SAP to accompany existing QAP (~\$5,000)
- Obtain supplies and software (~\$200)
- Maintain dataloggers; collect, analyze, and share data according to QAPP and SAP (~\$3000)

****This request assumes the dataloggers currently owned by the Town will be made available to MWA, and that where required either FB Environmental or the Town has obtained permission to access the sampling locations.*

Task 2 - Water Level Monitoring: \$10,000

- Training, setup, deployment, and writing SAP to accompany existing QAPP (~\$2,000)
- Obtain supplies and software, including 3 Onset HOBO water level loggers, solar base stations, and cellular data plan (~\$7,000)
- Maintain dataloggers; collect, analyze, and share data according to QAPP and SAP (~\$1000)

Total Request: \$18,200

This request would cover costs associated with monitoring during this year, 2023. **Costs associated with future years will likely decrease significantly as equipment would be already purchased and training costs would be reduced.**

Water quality monitoring and associated tasks may be carried out by MWA staff, volunteers, or consultants as capacity allows.

Thank you for your consideration.

Regards,

Tim Trumbauer, Executive Director
tim@megunticook.org

Megunticook Watershed Association
PO Box 443
Camden, ME 04843



MEMORANDUM

To: Select Board
From: Town Manager's Office
CC: Finance Department
Date: June 6th, 2023
Re: Amendment of the Camden Personnel Policy: Paid Parental Leave

PURPOSE

To seek Select Board approval to amend the Camden Personnel Policy to include Paid Parental Leave.

BACKGROUND

We have engaged Betsy Oulton of HR Maine Consulting to do a comprehensive review and update of the Town's Personnel Policy. This review will be completed by June 16th and we anticipate bringing the recommended changes to the Select Board in July.

In the interim period, I would like the Select Board to consider amending the Personnel Policy to include Paid Parental Leave. Currently the Town's Personnel Policy handles parental leave through the provisions in the Family Medical Leave Act, which allows employees to up to 12 weeks of leave, which is paid using existing accrued sick and vacation leave, and then transitions to unpaid leave if the employees does not have enough accrued leave to cover the entirety of the 12 weeks. The proposed changes provide for 6 weeks of paid parental leave and then allow employees to cover the remainder of the 12-week period with accrued sick and/or vacation time.

Paid Parental Leave is becoming increasingly common in workplaces in Maine and across the country, including local governments. There is currently an LD before the State Legislature (1964) that will create a paid family and medical leave program.

RECOMMENDATION

The Select Board approve the proposed Paid Parental Leave amendment to Personnel Policy.



MEMORANDUM

To: Select Board
From: Town Manager
Date: June 6th, 2023
Re: Final Payment of Lease Purchase for Knox Mill & Knowlton Street Parking Lots

PURPOSE

To seek authorization from the Select Board to make the final payment to purchase the Know Mill and Knowlton Street Parking Lots.

BACKGROUND

On December 18th, 2018 the Town of Camden held a special Town Meeting where voters authorized the Town to enter into a lease with an option to purchase agreement with Knox Mill Holdings LLC, for the Knox Mill parking lot and Knowlton Street lot (currently the skate park). The article approved by voters stipulates that the purchase price payments not exceed 174 consecutive payments of \$5,000 (\$870,000 over 14.5 years) and at the end of term, merchantable title is conveyed to the Town free of all liens, encumbrances and mortgages.

The Town has paid these lease-purchase payments with proceeds from the Downtown Tax Increment Financing District, which is a use of these funds authorized by the TIF Development Program (also Town Meeting approved). When the lease-purchase agreement initially began the Town's Downtown TIF generated roughly \$140,000 per year, enough to cover the cost of the lease payment in addition to modest projects in the Downtown District. As a result of escalating real estate values, the Downtown TIF District generates around \$550,000 in revenue per year.

The current balance on the lease-purchase agreement is \$560,000 and the Downtown TIF account currently has \$461,367. With a projected revenue of \$550,000, and using \$320,000 in the FY24 Budget, this account will have over \$691,000 available in FY24 to pay the balance of the lease purchase agreement.

RECOMMENDATION

Approve the use of Downtown TIF funds to pay the balance of the lease purchase agreement for the Knox Mill and Knowlton Street parking lots.