

SPECIAL TOWN MEETING WARRANT
November 3, 2020

County of Knox

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

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the Inhabitants of the Town of Camden, required by law to vote in town affairs, to meet at the Public Safety Building located on Washington Street in said Town on Tuesday, November 3, 2020 at 8:00 a.m. in the forenoon to 8:00 p.m. in the afternoon to vote on Articles 1 through 2 at which time the meeting will adjourn.

ARTICLE 1

To elect a Moderator to preside at said meeting.

ARTICLE 2

To see if the Town will approve Order of Condemnation approved by the Select Board on August 18, 2020, pursuant to 23 MRS § 3023 regarding the public exigency and just compensation damages in the amount of \$2,150 to be paid, to acquire easement rights for highway purposes to slightly enlarge the Washington Street public right of way for sidewalk improvements, and to obtain an easement over a triangular parcel with a base width of approximately 3.7 feet, containing approximately 120 square feet in total, together with temporary construction rights, all as more particularly described in said Order of Condemnation, over that certain property located 225 Washington Street, Camden, ME, as depicted on Tax Map 113 Lot 026, as presently owned by Karin Pennoyer.

NOTE: A copy of the proposed Condemnation Order with a metes and bounds description of the sidewalk easement, and a copy of the damages appraisal as performed by an independent appraiser, which was reviewed by second independent appraiser, are available for inspection in the Town Clerk's office, and on the Town of Camden website. www.camdenmaine.gov.

The Select Board gives notice that the Registrar of Voters will be in session at the Camden Town Office for accepting and correcting the voting list during regular business hours Monday through Friday 7:30 a.m. – 3:30 p.m. and at the polls Tuesday, November 3, 2020 from 8:00 a.m. – 8:00 p.m.

You must be a Camden registered voter to vote in any election.

Given under our hands this 15th day of September 2020.

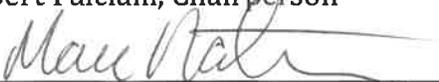
CAMDEN SELECT BOARD



Robert Falciani, Chairperson



Alison McKellar, Vice-Chairperson



Marc Ratner



Jenna Lookner



Taylor Benzie

ORDER OF CONDEMNATION

TOWN OF CAMDEN, MAINE

(23 M.R.S.A. § 3023)

To the Within-named Owner of Record:

Karin F. Pennoyer
225 Washington Street
Camden, ME 04843
Waldo County Registry of Deeds Reference: Book 4998, Page 237

Pursuant to 23 M.R.S.A. § 3023, the Municipal Officers of the Town of Camden, Maine, having given notice of their intentions to condemn and take those certain easement rights as described herein for the purpose of the minor widening of the Washington Street public right of way, as described below, and having posted the notice at least 7 days in these public places: the Camden Town Office, the US Post Office, the Camden Public Safety Building and the Camden Public Library in the City, and in the vicinity of 225 Washington Street, and having conducted a Public Hearing on August 18, 2020 and will conduct a Special Town Meeting on November 3, 2020 for this purpose in accordance with the notice, and it being determined that public exigency requires the immediate taking of the property, and that the Town of Camden has been unable to purchase the property at what the Town of Camden and its Municipal Officers deem to be reasonable valuation, therefore the Town of Camden shall seek approval at Town Meeting to lay out and take those certain easement rights for and related to a said public sidewalk, located in the Town of Camden for this purpose, all said rights located at 225 Washington Street as described and depicted in Schedule 1 attached hereto and incorporated herein by reference as if fully set forth, which sets forth the location, installation, maintenance and terms and conditions of said public sidewalk easement.

The Municipal Officers approved this Condemnation Order by unanimous vote on August 18, 2020 and will submit it to be approved and ratified by the Voters of the Town of Camden at a Special Town Meeting on November 3, 2020, also said Municipal Officers hereby determine the amount of damages to be paid to the owner(s) of record as just compensation therefor, as follows: \$ 2,150 to Karin F. Pennoyer.

Approved this 18th day of August, 2020.

By the Municipal Officers of Camden, Maine



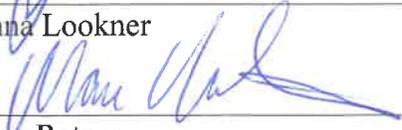
Robert Falciani, Chairperson



Alison McKellar, Vice Chairperson



Jenna Lookner



Marc Ratner



Taylor Benzie

Kenney Adjustment

from Kenney, Tom Assera

	LAND UNITS	UNIT VALUE	INFL		ADJ UNIT VALUE	LAND VALUE	50%	ROUND
ORIG	43560	1.43	3.6	1.1	5.66	246,671.57		
	42641	1.45	3.6	1.1	5.76	245,612.16		
						1,059.41	529.70	500.00

SCHEDULE 1

CONDEMNATION DESCRIPTION AND EASEMENT RIGHTS RELATING TO 225 WASHINGTON STREET, CAMDEN, ME

The Easement rights condemned and taken from Karin F. Pennoyer:

1. An appurtenant Easement for the extension of the Washington Street Right of Way boundary line, in an easterly direction, by and along the westerly bound of the property of Karin F. Pennoyer as it fronts on to the Washington Street Right of Way, which said easement area shall be in the form of an elongated triangle with a base of 3.68 feet and running approximately 65 feet, and more particularly described as follows:

BEGINNING on the northeasterly right-of-way line of Washington Street 21.1 feet right of centerline station 522+34 as shown on Preliminary R-O-W plans for the Town of Camden Route 105 Sidewalk Extension by Gartley & Dorsky Engineering & Surveying. Said point of beginning having a coordinate value referenced to the Maine Coordinate System of 1983 (2010), East Zone of North 203,609.67 and East 831,266.00 feet;

THENCE N 39°39'37" W along the existing Washington Street right-of-way line a distance of 65.97 feet more or less to land of the Town of Camden as described in a deed recorded in Book 333, Page 211 of the Knox County Registry of Deeds;

THENCE N 56°24' E along said land of the Town of Camden a distance of 3.72 feet;

THENCE S 36°25'59" E a distance of 65.68 feet more or less back to the point of beginning.

MEANING and intending to describe 123 square feet of land as shown on a sketch plan titled "PENNOYER – EXHIBIT A" by Gartley & Dorsky Engineering & Surveying dated August 10, 2020 (hereinafter "Exhibit A"). The parcel described herein is a portion of land conveyed to Karin F. Pennoyer as described in a deed recorded in Book 4998, Page 237 of the Knox County Registry of Deeds.

Said easement area shall be used for the purpose of the installation of a public sidewalk together with such appropriate grading and subsurface material installation as is necessary to support the improved finished sidewalk. Said sidewalk easement area to be used for the general public use for all purposes of a public way and public sidewalk, consistent with the same uses as other rights of way and sidewalks located within the Town of Camden, including the installation of curbing and such other features as are necessary to insure the stabilization of said sidewalk. The easement area for said sidewalk installation is generally depicted on the survey sketch attached hereto in Exhibit A, dated August 10, 2020 as prepared by Gartley & Dorsky Engineering & Surveying, which depicts all easement areas herein granted with particularity, and shall be recorded in the Knox County Registry of Deeds.

2. An easement to replace and relocate an existing utility pole in the general location as depicted on Exhibit A attached hereto.

3. A temporary easement and the right to remove an existing 24-inch pine tree located near and/or adjacent to the utility pole; said removal to be at the expense of the Town of Camden.

4. A construction easement for the installation and future maintenance, and/or repairs of said sidewalk area as described in Paragraph 1 herein and as depicted on Exhibit A; said construction easement of approximately 809 square feet in total. Said construction easement area shall be located generally adjacent to and easterly of the existing sidewalk and the new sidewalk easement area described in Paragraph 1, and said construction area easement is more particularly described as follows:

BEGINNING on the northeasterly right-of-way line of Washington Street 21.1 feet right of centerline station 522+34 as shown on Preliminary R-O-W plans for the Town of Camden Route 105 Sidewalk Extension by Gartley & Dorsky Engineering & Surveying. Said point of beginning having a coordinate value referenced to the Maine Coordinate System of 1983 (2010), East Zone of North 203,609.67 and East 831,266.00 feet;

THENCE N 36°25'59" W along the new right-of-way line described above a distance of 65.68 feet more or less to land of the Town of Camden as described in a deed recorded in Book 333, Page 211 of the Knox County Registry of Deeds;

THENCE N 56°24' E along said land of the Town of Camden a distance of 11.61 feet;

THENCE S 32°35'32" E a distance of 107 feet more or less to land of Mary B. Bishop as described in a deed recorded in Book 5225, Page 121 of the Knox County Registry of Deeds;

THENCE S 56°38' W along said land of Bishop a distance of 2.08 feet to the existing right-of-way line of Washington Street;

THENCE N 39°39'37" W along said Washington Street right-of-way line a distance of 42 feet more or less back to the point of beginning.

MEANING and intending to describe an 809 square foot easement as shown on a sketch plan entitled "*PENNOYER – EXHIBIT A*" by Gartley & Dorsky Engineering & Surveying dated August 10, 2020. The easement described herein is a portion of land conveyed to Karin F. Penoyer as described in a deed recorded in Book 4998, Page 237 of the Knox County Registry of Deeds.

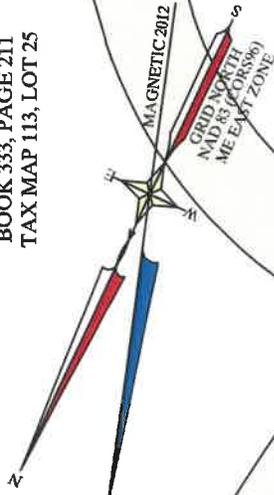
To the extent that the easement areas as described in Paragraphs 2, 3 and 4 are disturbed during the installation, maintenance and/or future repair of said sidewalk, then in that event the Town of Camden shall be responsible to return the premises to the condition they were in prior to said temporary installation/maintenance and/or repair at the expense of the Town of Camden.

5. The Town of Camden hereby covenants in consideration of receipt of these easement rights that it shall, at its expense, install such additional gravel material and grading as is necessary to employ best practices to match and grade the existing driveway to the finished grade of the new sidewalk area.

MEANING AND INTENDING, pursuant to 23 MRS § 3023, the Voters of the Town of Camden have hereby condemned and taken the above described Easements for the benefit of the public and the Town of Camden, as described above and as depicted in Exhibit A, for the minor expansion of the easterly bound of the Washington Street Right of Way for the installation, maintenance and repair of said sidewalk area and other rights as more fully described herein. For source Karin F. Pennoyer's source of title, see deed recorded in Book 4998, Page 237 at the Knox County Registry of Deeds. See Camden Tax Map 113, Lot 26.

TOWN OF CAMDEN

BOOK 333, PAGE 211
TAX MAP 113, LOT 25



KARIN F. PENNOYER
BOOK 4998, PAGE 237
TAX MAP 113, LOT 26
LOT AREA = ±1.0 ACRES
CONST. & MAINT. EASEMENT = ±809 S.F.
PROPOSED R-O-W AREA = ±123 S.F.

MARY B. BISHOP
BOOK 5225,
PAGE 121
TAX MAP 113,
LOT 27

FENCE TO BE MOVED BACK
24" AND CENTERED ON
DRIVEWAY AREA.

BRICK PLANTING AREA TO BE
ELIMINATED. BRICKS AND PLANTINGS
TO BE PLACED ASIDE FOR OWNER.

TREE TO BE REMOVED

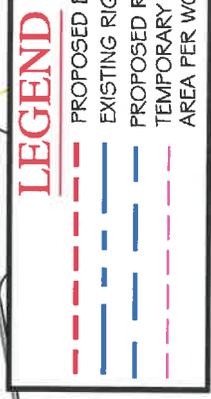
EXISTING FENCE AND BRICK PLANTING AREA
CONSTRUCTION & MAINTENANCE
EASEMENT (REMOVE ALL TREES, BUSHES
AND STUMPS, INCIDENTAL)

TREE TO BE
REMOVED

TEMPORARY EASEMENT AREA PER
WORK PERMIT (±17'x28', ±446 S.F.)

PROPOSED
UTILITY POLE
LOCATION. FINAL
LOCATION TO BE
DETERMINED BY
CMP.

**WASHINGTON STREET
(A.K.A. ROUTE 105)**



SURVEYOR'S NOTES:

1) ALL COORDINATES AND DIRECTIONS ARE REFERENCED TO THE MAINE COORDINATE SYSTEM OF 1983 (2011), EAST ZONE,
BASED ON AN RTK GPS SURVEY. ALL DISTANCES ARE GRID DISTANCES. THE COMBINED FACTOR IS 0.99992421.



Gartley & Dorsky
ENGINEERING SURVEYING

998 Union Street P.O. Box 1031 Camden, ME 04841-1031
PS 2007 236-4365 Fax 2007 236-5955 Toll Free 1-888-292-4365

PENNOYER - EXHIBIT A
CAMDEN, MAINE

AUGUST 10, 2020

PROJ. NO. 2010-174

DRIVEWAY EASEMENT PLAN