

CAMDEN PLANNING BOARD

Thursday, December 6, 2018

5pm: French Conference Room

Meetings are broadcast live on Spectrum Cable TV channel 1303 and web streamed at

www.townhallstreams.com/locations/camden-me

Written or emailed comments on agenda items must be submitted the Friday prior to the meeting.

See below for contact information or go to: www.CamdenMaine.gov

AGENDA

1. PUBLIC COMMENTS on NONAGENDA ITEMS

2. MINUTES:

3. SITE PLAN REVIEW: AMENDMENT TO APPROVED PLAN

Applicant: Camden Properties, LLC & CL-Camden, LLC
Cabot and Drew Lyman

Agent: Gartley and Dorsky Engineering and Surveying

Location: 1 Wayfarer Drive: Map 124 Lot 4: Harbor Business District (B-H)

← ROSIE:

- *Members Present and Voting:* List names or have members introduce themselves
- *Declaration of Bias or Conflict of Interest:* Ask this of Members
- *Finding: Standing of Applicant to Apply:* Application packet include Deeds in the Applicant's name

APPLICANT'S PRESENTATION

Finding: Authority for Review: Article XII Section 1 (1): New non-residential buildings having a total area of more than 1000SF

ARTICLE XII SECTIONS 3 and 4: SITE PLAN CONTENT:

You can rely on the Applicant's Application Packet dated November 4, 2020, and the Memo from Jeremy Martin dated November 16, 2020 to find that the Application is complete.

← ROSIE: When you have all asked all the questions you have of the Applicants entertain a Motion to Open the Public Hearing.

PUBLIC HEARING:

← ROSIE: See Public Hearing Procedure attached. Just follow the procedure and make sure people state their names and addresses – I'll ask if I can understand them.

IF you get through all the testimony, then you have a chance to ask final questions of the Applicants. Members will have a chance to ask clarifying questions only once the hearing has closed so make sure before it's closed that there are no more questions that would generate new evidence. Once the hearing is closed no new evidence can be entered.

ARTICLE XII SECTION 6: Review of Approval Criteria

← ROSIE: You can rely on testimony from the Applicants – either in writing or spoken; on Jeremy’s memo or comments; on testimony from the public; and on the Department Heads comments in making your Motions on each criterion.

Final Motion to Approve (or not): Please add language that says that the Board relied on the testimony of the Applicant in making their decision.

Meeting December 3: McMillen Warehouse Site Plan Review/Colcord Ave

ADJOURN

TOWN of CAMDEN PLANNING BOARD

Procedure for Public Hearings

The following procedures will be followed for the Public Hearing process:

1. The CEO will introduce the Application and explain why it is before the Planning Board.
2. The Board will hear from the Applicant, or the Applicant's Representative, who will offer testimony and evidence in support of the Application.
3. The Board will then seek comments from members of the Public who wish to speak, comment or ask questions. Questions and comments will not be taken from the floor: So that all comments can be heard by those in attendance, as well as by those watching the broadcast or live stream of the meeting, speakers must come forward to the microphone and identify themselves for the record by name and address.
4. All comments, and all questions of the Applicant, must be directed through the Chair. The Chair may exclude irrelevant or unduly repetitious comments.
5. The first Public Comment Period will be closed, and members of the Board will be given the opportunity to ask questions of the Applicant and/or the public. A second Public Comment will be opened for the purpose of hearing new and relevant information only.
6. The second Public Comment Period will be closed and, if members have no further questions or comments, the Public Hearing will be closed.
7. The Board will begin deliberation and, if applicable, review of Approval Criteria: There will be no further opportunity to comment from the Applicant or the public. A Board member may ask for clarification, but no new evidence may be entered into the record by way of testimony unless it was erroneously omitted. IT IS NOT appropriate for the public to interject during the actual decision-making process.
8. The Board will Vote to either Approve the Application, Deny the Application or Approve with Conditions.

MEMORANDUM

To: Rosie Curtis, Chair, Camden Planning Board
Camden Planning Board

From: Jeremy P. Martin, Planning and Development Director

Date: November 16, 2020

Re: Planning Board Site Plan Application Meeting - Public Hearing
Lyman-Morse (Camden Properties, LLC and CL Camden, LLC)
Lyman Morse Inner Harbor Boatyard Improvements

The proposal before you is Lyman Morse's Site Plan application request to demolish the existing structures which were damaged in a fire, and to construct new structures in approximately the same location. The large 11,000 square foot building at the southeast corner of the property will remain. Along with the construction of the new buildings, the existing boardwalk will be reconstructed, two green courtyards will be developed in addition to site work that includes, but is not limited to the creation of new parking. In terms of square footage of buildings, 31,400 square feet of existing buildings will be demolished and new square footage will be 32,924 square feet, which is a net increase of 1,524 square feet.

Per **Article XII. Section 1** of the Town's Zoning Ordinance "The purpose of site plan review is to assess the impact of new development on surrounding properties, municipal facilities and services, and the natural environment. Only uses that have been established as permitted uses, either as a matter of right or as a result of successful review as a special exception, are intended to be able to proceed to site plan review. Therefore, the purpose of site plan review is not to establish the right of a use to be located in the area proposed, but rather it is to assure that the way the use is designed and placed on a lot is appropriate to its surroundings." Site Plan Review applies in this instance per **Article XII Section 1. (1)** as this is a proposal "...for new construction of nonresidential buildings or structures and of multifamily dwellings, including accessory buildings or structures, having a total area for all floors of more than 1,000 sq. ft..."

Per **Article XII Section 2. Procedures (4.)**, As the Town's Planning and Development Director and alternate CEO, I have reviewed the application for completeness and compliance with the Zoning Ordinance; and find that the application is complete and is in conformance with the Town's Zoning Ordinance; and that the applicant has standing.

You will recall that the applicant came before the board in a pre-application conference, as contemplated in **Article XII Site Plan Review Section 2. Procedures (2)**, and a site visit with the Planning Board was also scheduled and took place on Thursday, November 12th. The applicant detailed the project to the board and three members of the public that were in attendance.

Procedure

After the project is introduced, the applicant and their consultant will present the project to the board and the public, and then the board has the opportunity to ask questions, and then when ready the board will open the public hearing, where those members of the public in attendance will be able to speak and where written comments that have been received will be read into the record. The board will have the opportunity for questions of the applicant and commenters. A second round of comments will

be taken from the public and then board will have second opportunity to ask questions, then the board will ask any additional questions of the applicant or the commenters. The Board will then close the public hearing and go into deliberation, and then will have to review and weigh in on the following approval criteria (if applicable) detailed in Article XII, Section 6 through a motion for each of the criteria listed below. Once the board votes on each approval criteria, the board will then vote for overall approval of the site plan application.

- 1.) Preserve and enhance the Landscape
- 2.) Erosion Control
- 3.) Relationship of the Proposed Building to Environment and Neighboring Buildings
- 4.) Vehicular Access, Parking and Circulation
- 5.) Surface Water Drainage
- 6.) Public Utilities
- 7.) Special Features of Development
- 8.) Exterior Lighting
- 9.) Emergency Vehicle Access
- 10.) Special Criteria for Piers, Wharves, Breakwaters... N/A
- 11.) Design Standards in B-1, B-TH, BT-R... N/A
- 12.) Overlay Design Standards... N/A

Note, that the applicant's consultants address each of the approval criteria and demonstrates how they believe that the project meets the approval criteria. You may choose to utilize these as you develop a motion for each of the approval criteria.

Floodplain

ARTICLE IX - REVIEW OF SUBDIVISION AND DEVELOPMENT PROPOSALS states that the...

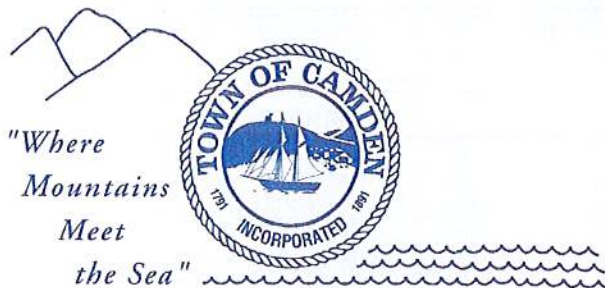
"The Planning Board shall, when reviewing subdivisions and other proposed developments that require review under other federal law, state law, local ordinances or regulations, and all projects on 5 or more disturbed acres, or in the case of manufactured home parks divided into two or more lots, assure that:

- A. All such proposals are consistent with the need to minimize flood damage.
- B. All public utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damages.
- C. Adequate drainage is provided in order to reduce exposure to flood hazards.
- D. All proposals include base flood elevations, flood boundaries, and, in a riverine floodplain, floodway data. These determinations shall be based on engineering practices recognized by the Federal Emergency Management Agency.
- E. Any proposed development plan must include a condition of plan approval requiring that structures on any lot in the development having any portion of its land within a Special Flood Hazard Area, are to be constructed in accordance with Article VI of this ordinance. Such requirement will be included in any deed, lease, purchase and sale agreement, or document transferring or expressing an intent to transfer any interest in real estate or structure, including but not limited to a time-share interest. The

condition shall clearly articulate that the municipality may enforce any violation of the construction requirement and that fact shall also be included in the deed or any other document previously described. The construction requirement shall also be clearly stated on any map, plat, or plan to be signed by the Planning Board or local reviewing authority as part of the approval process.

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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>

TOWN of CAMDEN SITE PLAN REVIEW FORM FIRE DEPARTMENT

Meeting Date: Thursday November 19, 2020

TO: Chris Farley, Camden Fire Chief

RECEIVED
Nov. 16, 2020
Farley

FROM: Camden Planning Board

The Planning Board is currently reviewing an application for the following project and would appreciate your comments regarding the proposal.

Name of Project: Lyman Morse Inner Harbor Boatyard Improvements
Location: 1 Wayfarer Drive
Type of Site Plan: Amendment to Approved Plan: Demolish existing structures damaged by fire and construct new in approximately the same location.

Please check Yes or No in the appropriate box and offer any relevant comments:

Yes No

- Water supply appears adequate for fire suppression purposes
- Proposed entrances are designed for ease of emergency vehicle access
- Access from existing street appears to be designed for safety.
- I anticipate significant problem with the proposal.
- I would like to discuss the proposal with the board.

Comments and/or recommendations:

PLEASE SEE ATTACHMENT.

Chris Farley
Fire Chief, Camden Fire Dept.

11/16/2020

Date

Please return to the Codes Office by: Tuesday November 17, 2019

Date Received:

RECEIVED
NOV 16 2020



CAMDEN FIRE & RESCUE

31 Washington Street
PO Box 1207
Camden, Maine 04843
207.236.7950
cfarley@camdenmaine.gov

To: Camden Planning Board

From: Chris Farley, Fire Chief *Farley*

Reference: Site Plan Review – Lyman Morse Inner Harbor Boatyard Improvements
Demolish existing structures damaged by fire and construct new in same location

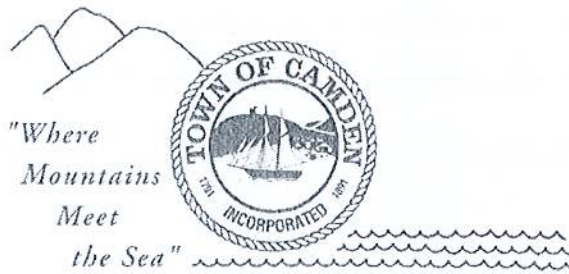
Date: November 16, 2020

We reviewed the information provided on the Submission List dated November 4, 2020. In reply to review form, we offer the following;

- Adequate water supply for fire suppression? We recommend a fire hydrant be located closer within the boat yard. The current location of the hydrant is the corner of Sea Street at the entrance to the boat yard. We recommend the installation of sprinkler systems in the buildings within the redeveloped area of the boat yard.
- Entrances designed for ease of emergency vehicle access? We recommend the use of Knox Box perimeter access products for any gates, etc. as well as the installation of a Knox Box key system on buildings.
- Access from existing street appears designed for safety? There are no proposed changes to existing access points which are adequate. We suggest that parking on Sea Street remains limited to one side.
- Anticipate significant problems with proposal? We anticipate the opposite. The plan will significantly improve the existing problems at the location which include aged, interconnected buildings which have been modified numerous times over the life of the boat yard.
- We're happy to discuss the plans with the Board at any time.

XXX

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TOWN of CAMDEN SITE PLAN REVIEW FORM POLICE DEPARTMENT

Meeting Date: Thursday, November 19, 2020

TO: Randy Gagne, Camden Police Chief

FROM: Camden Planning Board

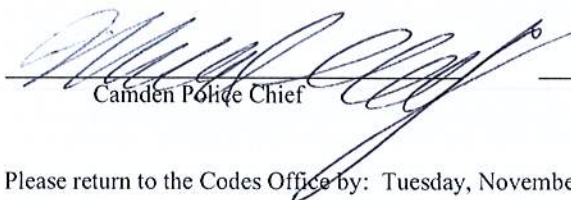
The Planning Board is currently reviewing an application for the following project and would appreciate your comments regarding the proposal.

Name of Project: Lyman Morse Inner Harbor Boatyard Improvements
Location: 1 Wayfarer Drive
Type of Site Plan: Amendment to Approved Plan: Demolish existing structures damaged by fire and construct new in approximately the same location.

Please check Yes or No in the appropriate box and offer any relevant comments:

- | <i>Yes</i> | <i>No</i> | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing roads can adequately handle proposed traffic |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Access from to existing streets to proposed entrances appears to be designed for safety. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | I anticipate no significant problem with the proposal |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | I would like to discuss the proposed subdivision with the board, |

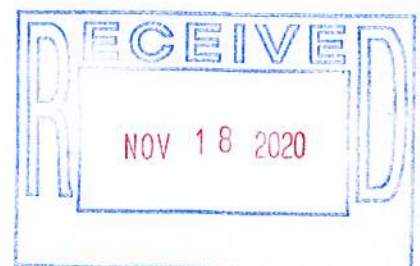
Comments and/or recommendations: _____


Camden Police Chief

11/18/20
Date

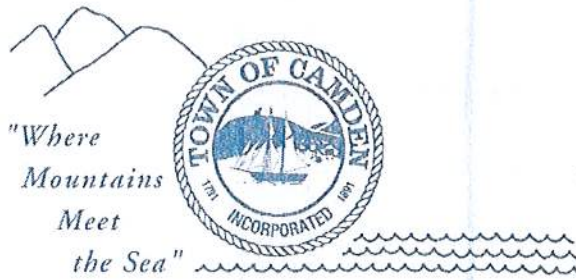
Please return to the Codes Office by: Tuesday, November 17, 2020

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TOWN of CAMDEN SITE PLAN REVIEW FORM WASTE WATER SUPERINTENDENT

Meeting Date: Thursday, November 19, 2020
TO: Dave Bolstridge, Camden Wastewater Superintendent
FROM: Camden Planning Board

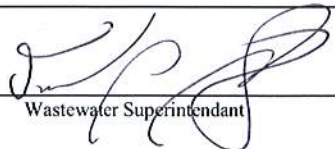
The Planning Board is currently reviewing an application for the following project and would appreciate your comments regarding the proposal and its effect on existing public roads and streets.

Name of Project: Lyman Morse Inner Harbor Boatyard Improvements
Location: 1 Wayfarer Drive
Type of Site Plan: Amendment to Approved Plan: Demolish existing structures damaged by fire and construct new in approximately the same location.

Please check Yes or No in the appropriate box and offer any relevant comments:

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing sewer lines are adequate to handle wastewater from the proposed development. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed sewer lines are adequately designed and located. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | I anticipate no significant problem with the proposal |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | I would like to discuss the proposed subdivision with the board, |

Comments and/or recommendations: _____



Wastewater Superintendent

11/13/2020

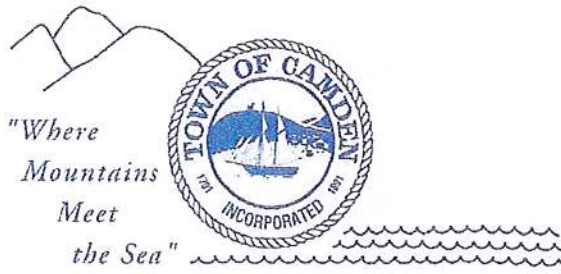
Date

Please return to the Codes Office by: Tuesday, November 17, 2020

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TOWN of CAMDEN SITE PLAN REVIEW FORM ROAD COMMISSIONER

Meeting Date: Thursday November 19, 2020

TO: Dave St. Laurent, Director of Public Works

FROM: Camden Planning Board

The Planning Board is currently reviewing an application for the following project and would appreciate your comments regarding the proposal and its effect on existing public roads and streets.

Name of Project: Lyman Morse Inner Harbor Boatyard Improvements
Location: 1 Wayfarer Drive
Type of Site Plan: Amendment to Approved Plan: Demolish existing structures damaged by fire and construct new in approximately the same location.

Please check Yes or No in the appropriate box and offer any relevant comments:

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing roads can adequately handle proposed traffic. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed drainage system & offsite drainage infrastructure can adequately handle stormwater runoff. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Access from existing street to proposed entrances from appears to be designed for safety. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pathway committee review recommended. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tree Warden review recommended. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | I would like to discuss the proposal with the board. |

Comments and/or recommendations: _____



Road Commissioner

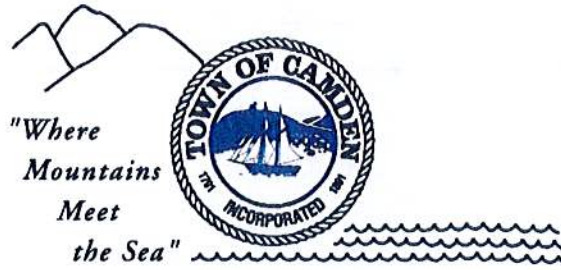
11-18-20

Date

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**TOWN of CAMDEN
SITE PLAN REVIEW FORM
SOLID WASTE**

Meeting Date: Thursday, November 19, 2020

TO: Midcoast Solid Waste Facility

FROM: Camden Planning Board

The Planning Board is currently reviewing an application for the following project and would appreciate your comments regarding the proposal and its effect on existing public roads and streets.

Name of Project: Lyman Morse Inner Harbor Boatyard Improvements
Location: 1 Wayfarer Drive
Type of Site Plan: Amendment to Approved Plan: Demolish existing structures damaged by fire and construct new in approximately the same location.

Please check Yes or No in the appropriate box and offer any relevant comments:

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Solid waste disposal appears adequate to accommodate the proposed increase |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | I anticipate no significant problem with the proposal |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | I would like to discuss the proposed subdivision with the board, |

Comments and/or recommendations: _____



Solid Waste Director

11/19/20

Date

Please return to the Codes Office by: Tuesday, November 17, 2020

Date Received:

