

**MUNICIPAL OFFICERS' CERTIFICATION OF OFFICIAL TEXT OF A PROPOSED ORDINANCE
[30-A M.R.S.A. § 3002(2)]**

To Julia Merrill, Town Clerk:

Article 9:

Shall the Town of Camden amend *Chapter 290, Article XII, Site Plan Review, § 290-12.4 Supplemental information*, by adding a new subsection "(H.)" to enable the Planning Board to require, at the applicant's expense, a third-party review of technical information during the site plan review process?

NOTE: *This amendment would allow the Planning Board to seek third-party review of technical information during the site plan site plan review process at the cost of the applicant.*

A copy of the proposed amendment is available for review in the Town Clerk's Office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov.

This is being presented to the voters for their consideration at secret ballot voting on Tuesday, June 9, 2026, Pursuant to 30-A M.R.S.A. § 3002(2), you will retain this copy of the complete text of the ordinance as a public record and make other copies available for distribution to the voters, and you will ensure that copies are available at the town meeting/polling places on the day of the vote.

Dated: April 21, 2026

Susan Dorr, Select Board Chair

Applicant: Town of Camden is recommending to amend *Chapter 290, Article XII, Site Plan Review, § 290-12.4 Supplemental information*- by adding a new subsection (H.) to enable the Planning Board to require at the applicant's expense a third-party review of technical information during the site plan review process.

Article XII, Site Plan Review
§290-12.4 Supplemental information.

The Planning Board may require any or all of the following submissions where it determines that, due to the scale, nature of the proposed development or relationship to surrounding properties, such information is necessary to assure compliance with the intent and purposes of this chapter:

- A. Existing and proposed topography of the site at two-foot contour intervals, or such other interval as the Board may determine, prepared and sealed by a surveyor licensed in the State of Maine.
- B. A stormwater drainage and erosion control plan prepared by an engineer or landscape architect registered in the State of Maine, showing:
 - (1) The existing and proposed method of handling stormwater runoff.
 - (2) The direction of flow of the runoff through the use of arrows.
 - (3) The location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers.
 - (4) Engineering calculations used to determine drainage requirements based upon a twenty-five-year storm frequency, if the project will significantly alter the existing drainage pattern due to such factors as the amount of new impervious surfaces (such as paving and building area) being proposed.
 - (5) Methods of controlling erosion and sedimentation during and after construction.
- C. A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone, and any other utility services to be installed on the site.
- D. Sufficient technical capacity:
 - (1) The Board may require the developer to show evidence of sufficient technical capacity to:
 - (a) Fully complete the work described in the site plan application in a timely and workmanlike manner; and
 - (b) Fully complete the work in accordance with all applicable federal, state, and municipal ordinances and best management practices.
 - (2) In determining the developer's technical ability, the Board may consider:
 - (a) The developer's previous experience and qualifications;
 - (b) The experience and qualifications of the consultants and contractors/subcontractors the developer intends to use to perform the work;
 - (c) Any previous violations of federal, state, or municipal permits for best management practices by the developer;
 - (d) Any prior successful or failed development project(s).
 - (3) The developer may retain professional consultants to supervise, construct and inspect the described work as long as any such consultants prove reasonably satisfactory to the Board in accordance with § 290-12.4D(1) and (2) above.
- E. A planting schedule keyed to the site plan and indicating the varieties and sizes of trees, shrubs, and other plants to be planted.

Proposed additions are in bold blue and underlined

~~Deletions are in bold red strikethrough~~

F. In addition to § 290-12.3A, C, D, L, M, O and Q, applications for piers, wharves, breakwaters and boat ramps shall include:[Amended 11-2-2010]

- (1) A site plan stamped and sealed by an engineer registered in the State of Maine.
- (2) An elevation showing the height of the pier in relation to normal high water.
- (3) A pier section.
- (4) A detailed erosion control plan, including a schedule of construction. The schedule shall include the kind of motorized equipment, how and when it will be used below high or low water.
- (5) A detailed plan showing how oils, greases or other contaminants will be separated and handled.
- (6) Copies of required Maine Department of Conservation submerged lands lease, Maine Department of Environmental Protection and United States Army Corps of Engineers permits; provided, however, that the Board may approve site plans subject to the issuance of specified state and federal approvals and permits where it determines that it is not feasible for the applicant to obtain them at the time of site plan review.

G. In addition to the submission requirements above, applications for exterior renovations in the downtown as required in § 290-12.1A(8) shall include the following, if applicable:

- (1) An elevation sketch of the proposed facade(s).
- (2) Sample materials or cut sheets.
- (3) Digital color photos of the streetscape.
- (4) Renderings or photo simulations of the proposed exterior.
- (5) Photos of historic or architectural details.

H. The Planning Board, in its sole discretion, may require, at the applicant's expense, the review of any studies, plans, reports or other materials submitted in connection with an application under this Chapter by a qualified independent consultant or professional selected by the Town. Such review shall be for the purpose of assisting the Planning Board in determining compliance with the requirements of this Chapter and other applicable ordinances, regulations, and standards of the Town of Camden. The consultant's findings shall be entered into the record and may be considered by the Planning Board in its fact finding and deliberations to the extent the Board deems appropriate or necessary. The anticipated cost of such independent review may be required to be paid as part of the application fee, if an estimate of such expense is reasonably determinable at the time the application is filed, or otherwise such costs may be required at such time as the independent review is deemed necessary by the Planning Board.