

**CAMDEN PLANNING BOARD**  
**Public Informational Meeting**  
**Wednesday, February 27, 2013**  
**5:00 PM**  
**Washington Street Conference Room**  
**Review of Proposed Zoning Ordinance Amendment CR Zone**

Attorney Paul Gibbons representing H. Thomas Rodman who is engaged with McLean Hospital to purchase Fox Hill at 235 Bay View St. in Camden to Construct and operate a high-end, 30 day, in-house, 9 to 11 bed, alcohol rehabilitation facility, has proposed a zoning amendment to the Camden Planning Board.

For such a proposed use to be considered in the CR zone an ordinance amendment has been proposed to be presented to the voters at the June town meeting.

The Planning Board will be holding an informational meeting on February 28, 2013 at 5:00 P.M. in the Washington St Conference Room. The public is invited to attend, ask questions, and make comments about the proposed amendment.  
Proposed change to

Article VIII District Regulations, Section 5, Coastal Residential District (CR), C. Uses permitted as Special Exceptions (addition underlined)

The following commercial uses:

- (7) Expansion of hotels or motels with ten or more rooms offered for rent legally in existence as of March 11, 1985, within a lot of record existing as of March 11, 1985, subject to conformity with applicable space and bulk standards.
- (8) Residential treatment facilities for comprehensive alcohol and related drug treatment programs providing concurrent treatment for addiction and/or other associated psychiatric disorders Such residential treatment facilities shall contain a minimum of 8 beds and a maximum of 16 beds and be located on a minimum of 10 acres of land. Buildings occupied in part or in whole for dwelling use within the residential treatment facilities shall be setback from the road a minimum of 100' and setback from the sidelines a minimum of 50'; all accessory structures shall be set back a minimum of 100' from the road and 25' from the sidelines . No existing building, structure or improvement shall be expanded or contracted on the premises after February 22, 2013. Such a residential treatment facility must meet the site plan review ordinance requirements as determined by the Planning Board.

**CAMDEN PLANNING BOARD**  
**Public Hearings**  
**Wednesday, March 6, 2013, 5:00 PM & Wednesday, March 13, 2013, 5:00 PM**  
**In the Washington Street Conference Room**

**Review of Proposed Zoning Ordinance Amendment CR Zone**

The Planning Board will hold the first of two public hearings on the above proposed amendment and any proposed edits on Wednesday March 6, 2013 at 5:00 P.M. in the Washington St Conference Room. The public is invited to attend, ask questions, and make comments about the proposed amendment.

The Planning Board will hold the second of the two public hearings on the final draft of the above proposed amendment on Wednesday March 13, 2013 at 5:00 P.M. in the Washington St Conference Room. The public is invited to attend, ask questions, and make comments about the proposed amendment.

Following the public hearing the Board will vote whether or not to pass the amendment on the Select Board for review and possible adding to the June warrant.

Article VIII District Regulations, Section 5, Coastal Residential District (CR), C. Uses permitted as Special Exceptions (addition underlined)

The following commercial uses:

- (7) Expansion of hotels or motels with ten or more rooms offered for rent legally in existence as of March 11, 1985, within a lot of record existing as of March 11, 1985, subject to conformity with applicable space and bulk standards.
- (8) Residential treatment facilities for comprehensive alcohol and related drug treatment programs providing concurrent treatment for addiction and/or other associated psychiatric disorders Such residential treatment facilities shall contain a minimum of 8 beds and a maximum of 16 beds and be located on a minimum of 10 acres of land. Buildings occupied in part or in whole for dwelling use within the residential treatment facilities shall be setback from the road a minimum of 100' and setback from the sidelines a minimum of 50'; all accessory structures shall be set back a minimum of 100' from the road and 25' from the sidelines. No existing building, structure or improvement shall be expanded or contracted on the premises after February 22, 2013. Such a residential treatment facility must meet the site plan review ordinance requirements as determined by the Planning Board.