



Citizens of Camden for Responsible Zoning

- **The Fox Hill Proposal Could Jeopardize Camden's Property Taxes**

There is no assurance that the proposed alcohol and drug abuse rehabilitation center will stay on the tax rolls. It could be sold to a non-profit, like McLean Hospital, that would be exempt from property taxes, risking a significant loss in revenue to the town.

- **The Proposal Threatens the Integrity of Camden's Comprehensive Plan**

In effect, this is a request for contract zoning which is not allowed in Camden, nor should it be, because it goes against the land use planning rule of uniformity. Contract zoning benefits one property owner, or in this case 24 investors, as opposed to benefitting the whole town. Since Camden's zoning ordinance already permits this use in the Business 2 and 3 zones, we do not need to rezone Fox Hill.

- **We Don't Know Who is Behind This Proposal**

Reportedly, 24 investors have purchased Fox Hill. Of those, 22 of them are undisclosed and their intentions and commitment to our town are not clear.

- **This Change Reaches Beyond Fox Hill to Other Camden Neighborhoods**

This proposal would impact several residential neighborhoods on the coastline by opening them up to commercial use, forever altering the quiet settings, sensitive ecosystems, and traditionally stable property values.

Please join us in respectfully asking the Planning Board to say NO to this proposal.

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