

**City of Rockland
Comprehensive Planning Commission
Minutes for May 14, 2015**

Board Present: Chair Valli Geiger, Ann Morris, Adam Ackor, Alt. Michelle Gifford

Board Absent: Thomas Keedy, Amy Files, and Eileen Wilkinson

Staff Present: Community Development Director Audra Caler-Bell, Code Enforcement Officer John Root, City Attorney Kevin Beal, and Recording Secretary Kara Cushman

Meeting called to order at 7:05 p.m.

ACTION: Member Morris made a motion, seconded by Chair Geiger to accept April 16, 2015 COMPS Commission Minutes as written. VOTE: 4-0-0

Proposed Work Breakdown Schedule of Updating the Comprehensive Plan Presentation by Community Development Director Audra Caler-Bell

CCD Caler-Bell presented the proposed concepts and recommendations for the Comprehensive Plan updates. The old Comprehensive Plan encompassed everything. In doing an update, we can focus on land-use components. CEO Root added that population data and demographics would also need to be updated.

CCD Caler-Bell asked what direction the COMPS Commission wants to go in. We could update the data and certain sections or do a complete overhaul of all chapters. Chair Geiger said she likes a lot of the vision in the plan, except for Ch. 19 in the Code and Charter. City Attorney Beal said Ch.19 is too cumbersome, too many zones, and is not consistent with the current plan.

Chair Geiger asked how we make the plan aspirational. We need to know what we want the plan to be in the future. There are few people with 10,000 sq. foot lots and 25 feet from the lot line. A lot of things don't reflect the current plan. Alt. Member Gifford said it would be good to apply this to residential properties, so owners can do more with their lots.

City Attorney Beal said Gateway 1 had completed updates in Ch. 13. They didn't do updates to the data, but principles were added to the text and strategies. Eric Galant is an excellent resource from the state that can assist in our changes to the plan, as well. CCD Caler-Bell said the state will provide a data packet and Eric can do our transportation chapter for free. Ch. 19 could be a good place to get Eric involved, too.

CCD Caler-Bell said the numbers are not as important as the underlying vision and defining the way you want things to function. Alt. Member Gifford asked about re-mapping the zoning. It's confusing and could use more clarification. Property owners are unsure of what they can do with their properties.

Chair Geiger asked about adding a chapter for sustainability and energy. We can ask the Energy Committee to weigh in on it. What percentage of homeowner's is using oil vs. wood? What are the price comparisons?

Minutes Approved 5-28-15

City Attorney Beal said funding will need to be identified. CDD Caler-Bell said that she has allotted some funding in her budget for the updating of the Comprehensive Plan for the next year. The transportation chapter will be free and can be started on right away.

For next meeting:

1. COMPS Commission members are to review Ch. 8 and Ch. 13.
2. City staff will be obtaining the data packet and distributing to the COMPS Commission.
3. City staff will invite Eric Galant to join the COMPS Commission at the next meeting on May 28, 2015 to assist with Ch. 8 and Ch. 13 in the Comprehensive Plan.
4. Chair Geiger is to contact fellow Committees and Boards to assist on chapters in the Comprehensive Plan:
 - a. EDAC- for the economics in Ch. 2 The Local Economy
 - b. Energy Advisory Committee- for a new energy chapter.
 - c. Harbor Management Commission- for Ch. 4 Marine Resources
 - d. Parks Commission-for Ch. 9 Recreation and Open Space

Next Meeting is May 28, 2015.

Meeting adjourned at 8:05 p.m.

Respectfully Submitted,

Kara Cushman
Recording Secretary