

Approved
**CITY OF ROCKLAND
COMPREHENSIVE PLANNING COMMISSION
MINUTES FOR MAY 15, 2014**

Board Present: Chair Valli Geiger, Thomas Keedy, Eileen Wilkerson, Ann Morris

Board Absent: Audra Caler-Bell

Staff Present: City Attorney Kevin Beal, Code Enforcement Officer John Root, and Recording Secretary Kara Cushman

The meeting was called to order at 7:07 P.M.

New Business:

The commission reviewed ordinance amendments that were passed in first reading by the City Council on May 12, 2014.

1. Ordinance Amendment #12, Chapter 19, Section 19-302 & 19-309, Parking Lots in Residential Zone “B”

CEO Root discussed the general history behind permitting employee parking stipulations that had originated with Fisher Engineering and then Knox County Credit Union (KCCU). This Ordinance #12 would eliminate offsite parking lots in a residential zone as a conditional use. KCCU and any other current owners of off site parking would be permitted for continuance, but if the business is sold, the lot cannot be assigned to the new owner. During discussion, members expressed concern that the intent of the ordinance was not clear as written and recommended that all reference to parking be removed from conditional uses.

ACTION: Member Morris made a motion, seconded by Member Wilkerson to eliminate all of #7 under Ordinance Amendment #12. VOTE: 4-0-0

2. Ordinance Amendment #14, Ch. 19, Section 19-302, Accessory Apartment Parking

CEO Root said that this ordinance currently requires the access to an accessory apartment be through the use of a shared driveway with two parking spaces for the principal unit and one space for the accessory unit. The Ordinance Amendment would not limit property owners to one driveway and they could create another driveway. There is a requirement of 50 feet between curb cut, so generally the Ordinance Amendment would apply only to corner lots. This would also minimize impervious surface area. The general feeling of the City Council would be to keep the parking space on-site and not on adjacent lots.

ACTION: Member Wilkerson made a motion, seconded by Chair Geiger to accept Ordinance Amendment #14. VOTE: 4-0-0

3. Ordinance Amendment #15, Zoning Map Amendment- 6 High Street

CEO Root said that the current owners of 6 High Street, Walter and Linda Johnson, wish to build a garage on the property; however, there are setbacks of 20 feet all around, and no place to put the garage as currently zoned “C”. The lot at 20 Grace Street would have to be combined by the owner with 6 High Street in order to build a garage. This ordinance amends the zoning classification of 6 High Street (Tax Map 20-A-14) to Residential Zone A in its entirety. General discussion and review of the lot maps was continued by the Commission.

ACTION: Member Wilkerson made a motion, seconded by Member Morris to accept Ordinance Amendment #15. VOTE: 4-0-0

Previous Minutes:

Previous meeting minutes from April 17 and April 24, 2014 were reviewed by the Commission.

ACTION: Chair Geiger made a motion, seconded by Member Wilkerson, to accept the minutes from April 17, 2014, but to table the container restaurant until there are further recommendations. VOTE: 3-0-1 (Morris abstained)

ACTION: Member Wilkerson made a motion, seconded by Chair Geiger, to accept the minutes from April 24, 2014, but to make a name correction to Member Wilkerson's name. VOTE: 3-0-1 (Morris abstained)

Old Business:

The Commission continued discussion of the Camden Street Redevelopment Project. The Work Plan presented by Chair Geiger was reviewed by the Commission. Chair Geiger requested maps for Water Front Zones 3, 4, and 5 for the next meeting.

Member Morris noted that there should be multiple uses along Route 1 and that it would be great to create a commercial zone that would allow residential in a commercial zone to allow businesses in the neighborhood. CEO Root noted that there was a Neighborhood Commercial Zone created in the past that was designed for the convenience needs of the neighborhood that would be a good base for the Commission to work with.

CEO Root said that a survey had been completed in the past with a great return concerning Camden Street. City Attorney Beal said that at the time of the survey, comments were accepted and a site performance was done. There was not a uniform acceptance of it. Also, that the City Council had more of a commercial use in mind. City Attorney Beal also noted that the business uses were quite constrained and that thoughtful limitations should be made to not overwhelm residents.

The Commission continued its discussion regarding Maverick Street to Waldo Ave and Waldo Ave to the Rockport Line.

Chair Geiger proposed that the Neighborhood Business Zones be re-sent to everyone to review for the next meeting as it seems to provide a blend of mixed use and may be what the Commission is looking for. She also asked the Commission to keep in mind what zoning will allow for future development in the way we want it to look like and how to zone in a way that best protects water views.

The Commission agreed that it would be good to take a look at the buildings, the roads and infrastructure of the Camden Street site to prepare a vision for the next meeting. A site walk is scheduled for Monday, May 19th at 10 a.m. Rain date to be set for Wednesday, May 21st.

Next meeting is scheduled for Thursday, May 29, 2014.

Meeting adjourned at 8:50 P.M.

Respectfully Submitted,
Kara Cushman
Recording Secretary