

*Approved June 12, 2014*

**CITY OF ROCKLAND  
COMPREHENSIVE PLANNING COMMISSION  
MINUTES FOR MAY 29, 2014**

**Board Present:** Chair Valli Geiger, Thomas Keedy, Eileen Wilkinson, Ann Morris, Audra Caler-Bell. Mayor Larry Pritchett, ex-officio member attended.

**Staff Present:** City Attorney Kevin Beal, Assistant Code Enforcement Officer David Kalloch, and Recording Secretary Kara Cushman

Prospective member Adam Ackor also attended.

**The meeting was called to order at 7:12 P.M.**

**Camden Street Redevelopment Discussion:**

Chair Geiger presented a general overview and history of the progression so far on the Camden Street Corridor Project. The previous week, Chair Geiger, Member Keedy and Member Wilkinson walked Camden Street, as well as measured with a rope the 66 feet right-of-way (ROW).

Member Wilkerson noted that it was unclear where the 66 feet is coming from. Assistant CEO Kalloch stated that the ROW starts at the property boundaries, and since there has been re-widening on Camden Street, measurements cannot be started from the center of the road. There are defined boundaries.

Chair Geiger recommended focusing on the Neighborhood Business Zone (NBZ) to see where it's workable and where it's not. Member Caler-Bell mentioned that the NBZ is defined by uses and it prioritizes use over function and form.

Member Keedy asked how the Commission could ensure a good ratio of residences to businesses and how to attract continued growth.

Mayor Pritchett asked if the Commission wants to approach this under use-base as it is currently or more of a form and structure-based approach. The NBZ covers a lot of it. Is this how the Commission wants to approach form-based overlay?

The Commission continued with general discussion of use-based vs. form-based code. City Attorney Beal recommended using Smart Code or other form-based code templates as a starting point and shaping the models to apply to different parts of the community. He also suggested taking immediate actions to change several standards to preserve the fabric in the long term.

The Commission voted to have the City Council review and take action on the following proposals:

- 1) **The Comprehensive Planning Commission recommends that City Council direct staff and Comprehensive Planning Commission to create a form-based code approach for the Camden Street Corridor and commit necessary resources to do that.**

**ACTION: No motions made by members. VOTE: 4-0-1 (Ann Morris abstained)**

- 2) **Development of form-based code will take time; therefore, we request that City Council direct the Comprehensive Planning Commission and Staff to make a series of immediate transitional changes in the zoning along the Camden Street Corridor. These changes could include: front setbacks, side setbacks, parking location change, height changes, and protection of view corridors.**

**ACTION: Member Eileen Wilkinson made a motion, seconded by Member Thomas Keedy to accept this action. VOTE: 5-0-0**

**Next meeting tentatively set for June 12, 2014.**

**Meeting adjourned at 8:25 p.m.**

Respectfully submitted,

Kara Cushman,  
Recording Secretary