

Approved July 17, 2014

**CITY OF ROCKLAND
COMPREHENSIVE PLANNING COMMISSION
MINUTES FOR JUNE 26, 2014**

Board Present: Chair Valli Geiger, Thomas Keedy, Ann Morris, Eileen Wilkinson, and Adam Ackor. Mayor Larry Pritchett, ex-officio member attended.

Board Absent: Audra Caler-Bell

Staff Present: Assistant Code Enforcement Officer David Kalloch and Recording Secretary Kara Cushman.

The meeting was called to order at 7:04 p.m.

Camden Street Redevelopment:

The COMPS Commission reviewed Chair Valli Geiger's memorandum regarding the Camden Street Re-visioning and the possible subjects for proposed Camden Street Transitional Overlay Zone. The COMPS Commission recommended the following changes to the memo:

- A) On Page 1, under the four segments, #3 segment: Change to "Maverick St. to Waldo Avenue."
- B) On Page 1, under the four segments, #3 segment: Add the word "mixed-use" after residential to read "commercial and residential mixed-use, multi-story buildings."
- C) On Page 2, 1st paragraph: Correct the spelling of the word "not."
- D) On Page 2, 2nd paragraph, 1st sentence: Change sentence to read "The Transitional overlay zone for the two segments of the Camden Street Vision, from Maverick St. to the Rockport line, would include the following"
- E) On Page 2, 2nd paragraph: Delete the section that reads "~~The concepts are listed with citations to the pertinent section of the December 2013 Design Principles Summary.~~"
- F) On Page 2, 1st column: Change the title to read "Overlay Zone Recommendation"
- G) On Page 2, 1st column: Add the word "building" on the first line so it reads "Maximum Building Setback of 10' on Street Frontages"
- H) On Page 2, 1st column: Deleting "~~Minimum of height to be 2 stories~~" and replace with "Encourage multi-story" was discussed. It was finally decided to keep a minimum height of 2 stories.
- I) On Page 2, 2nd column: Change the title to read "From December 2013 Design Principles Summary"
- J) On Page 2, 2nd column: Change all the capital letters to lower case on the continuing lines.
- K) On Page 2, last paragraph: Change the sentence to read "In addition, we ask that the City Council and the Harbor Trail Committee pursue an addition to the Harbor Trail between Washington St. and Waldo Ave."

The Comprehensive Planning Commission proposes these changes be made to the memorandum to go before the City Council.

**ACTION: Member Wilkinson made a motion, seconded by Member Ackor to accept this action.
VOTE: 4-0-1 (Thomas Keedy abstained)**

Member Keedy said he thought specific numbers should be taken out of the memo, where it's conceptual. Chair Geiger asked if they should give the city council specific changes as a place holder while COMPS

continues their work. Member Morris said that City Council can change the numbers if they don't like them where this is a recommendation from COMPS.

Chair Geiger said that this is a "stop-gap" measure to avoid new development having to follow the current setback rules.

Resident Terry Pinto said he was concerned about requiring someone to build a 2-story building if they don't want or need to. He said it would be forcing someone to build beyond their need. He also said that Rockland should encourage more development by allowing more coverage of the lot or different setbacks or changing parking for example. Also, those requirements for the buildings should be reduced to offer incentives.

Mayor Pritchett said that COMPS may want to offer a triage approach, but to offer some clarity to the City Council for the direction the COMPS is going in.

General discussion from the COMPS Commission continued about 1-story vs. 2-story building requirements. Mayor Pritchett said that COMPS could say something like "develop options for encouraging 2nd story development and requiring a minimum height."

Asst. CEO Kalloch said that it doesn't need to be developed right now. That the proposal will come back to COMPS after City Council has reviewed it. Specifics aren't required right now. If City Council agrees, then we will talk about what we're going to do next.

Planning Partner Initiative:

The COMPS Commission then reviewed the Planning Partner Initiative (PPI) Letter presented by Mayor Pritchett. Asst. CEO Kalloch said that the timing is good for the PPI leading into the Camden Street Project. Department of Transportation (DOT) welcomes communities that do this type of planning. Mayor Pritchett said that the Federal DOT is negotiating passing some of this money on to towns. He said it would take some time to come out with a proposal that will be biddable. Asst. CEO Kalloch said that it will be important to get input from the Boards, Commissions, citizens, and property owners.

Container Restaurants:

Member Morris asked what the container restaurants include (i.e. heating, plumbing, hook-ups, etc.) She also asked what would be left on the property after the container is moved.

Mayor Pritchett asked if there should be more specificity for the container restaurants. Should containers need to be located on private property? The City has 3 spaces on public property that the City leases for mobile food wagons. Asst. CEO Kalloch said that the 3 properties are designed for temporary use and waste water is collected and taken to the wastewater treatment plant.

Member Morris said there should be a temporary building ordinance instead of a container ordinance and that requirements need to be defined for temporary buildings or construction.

Resident Amy Files said there would be benefits to having the container restaurants and that a lot of times pop-up restaurants turn into permanent ones.

Asst. CEO Kalloch said the current sites on City property do not fall under the zoning ordinance, but are regulated by the terms of the lease agreement with the City. Member Wilkinson asked if they could see current City's lease agreements.

Member Keedy said the two issues are the location of containers and the definition of temporary vs. permanent.

Chair Geiger said in the meantime, before container restaurants go to City Council on September 8th, 2014, that COMPS should see other municipalities' regulations, see a copy of the terms of the City lease with the lunch wagons, and the COMP Commission can come back each having thought about what they want to encourage. Should containers be on private or public property? What do other restaurants in the area think about containers? We should seek the opinions of other Main Street business owners.

**Next meeting dates tentatively scheduled for July 17 and July 31, 2014.
Meeting adjourned at 8:35pm.**

Respectfully Submitted,

Kara Cushman
Recording Secretary