

**Minutes Approved 9/17/15**

**City of Rockland  
Comprehensive Planning Commission  
Minutes for August 13, 2015**

**Board Present:** Chair Valli Geiger, Tom Keedy, Ann Morris, Amy Files, Adam Ackor, Eileen Wilkinson, Alt. Michelle Gifford

**Guest:** Malcolm von Saltza

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

**Meeting called to order at 7:07 p.m.**

**ACTION: Member Morris made a motion, seconded by Member Keedy to accept June 11, 2015 COMPS Commission Minutes as written. VOTE: 6-0-0**

**ACTION: Member Morris made a motion, seconded by Member Ackor to accept July 16, 2015 COMPS Commission Minutes as written. VOTE: 6-0-0**

**Ordinance Amendment #21, Ch. 19, Sec. 19-301, Zone Boundary Re-Alignment**

Guest Malcolm von Saltza joined the COMPS Commission meeting to discuss Ordinance Amendment #21. The present C-3 Zone in this area goes back to the rear property lines or 600 feet from Farwell Drive (Route 90.) The properties behind the C-3 Zone are currently zoned Woodland Wildlife (WW-G). Johanson Boatworks would like to extend their boatyard and wants to buy part of the rear von Saltza property if the C-3 zoning is expanded to 1000 feet from Farwell Drive. Von Saltza said that he is seeking to remove the conservation easement held by the Oyster River Land Trust on part of his rear land and is giving conservation easement on a larger parcel of land to the ORLT. The ORLT voted unanimously to accept the land.

City Attorney Beal said the City Council would require the documentation from the ORLT. Johanson Boatworks proposes to provide 6 parking spaces and better access and an easement to reach the walking paths. City Attorney Beal read the permitted uses for C-3 Zones.

Chair Geiger said that ORLT thought this swap of land will give better access to people. City Council will need to see a guarantee about the parking lot and documentation from the ORLT of the agreement.

Alt. Member Gifford asked if a wildlife survey or study had been done on this land. Von Saltza said approx. 10-15 years ago a study was completed.

Asst. CEO Kalloch said John Root looked at the overall picture when creating the map for this change. The zone boundary line at the rear of the two lots on the Rockport end of this stretch doesn't conform to the property lines. John suggested moving the lines back to the river (closer to Farwell drive), that forms property lines for 2 properties. This is shown on the map accompanying the amendment. Asst. CEO Kalloch also related some of the protections of the Shoreland Zoning Ordinance, an overlay zone that is 50 feet from the river.

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**ACTION: Member Morris made a motion, seconded by Member Ackor to recommend approval of Ordinance Amendment #21 with written requirements for Rockland City Council. VOTE: 7-0-0**

**In-fill Development Ordinance Amendment Discussion**

Chair Geiger said there's been a trend to move from suburbia, wider roads, and larger lots that prevented accessory buildings to encourage more density, less sprawl and more housing for single people or retired people, etc. Belfast, Maine passed an in-fill ordinance last year. The present minimum lot size in our Residential Zone "A" is 10,000 square feet, but this would decrease the lot size to 6,500 feet. Accessory buildings increase the property value.

Member Ackor said that it could definitely have a negative impact. Not all people want to creatively build micro homes. Member Files asked about keeping balance. Member Morris asked about just reducing the minimum lot size. City Attorney Beal said this ordinance is basically doing away with the breezeway requirement between buildings on the same lot.

City Attorney Beal said that in-fill creates 1) tax base 2) walkability 3) restores jobs and housing balance. That in-fill has a variety of influences. Chair Geiger said the goals are to decrease sprawl, increase walkability, provide more housing, and increase in-fill.

Member Morris said that the goal of increasing in-fill is good. A simple way to do this is to reduce lot size and to still make it so new buildings can subdivide the lot and has to go before the Planning Board.

City Attorney Beal said that in-fill requires a smaller foot print. Accessory buildings can't exceed 80 % of the existing structure. In Portland, Maine, you can build if you provide a professional designer and then it goes to the board for approval to build in safe guards. He said that he will send a copy of the Portland in-fill ordinance to everyone in COMPS.

Member Wilkinson said the challenge is in design. Chair Geiger said that building codes will still apply. Member Ackor said that the modular homes are exempt from the codes. City Attorney Beal said that they can limit the number of mobile parks, but they cannot be limited everywhere else in town. Member Keedy asked about how we can move towards form-based code to ensure the look and feel of our city. He asked the COMPS Commission to look at our neighborhoods and see how you would divide the neighborhoods into different neighborhoods.

City Attorney Beal said he likes our current language in the Transportation Chapter better. The state guidelines are too formulaic. The COMPS Commission has \$4,000 this year to work on updating the Comprehensive Plan.

**Next meeting is September 17, 2015.**

**Meeting adjourned at 9:10 p.m.**

Respectfully Submitted,

Kara Cushman  
Recording Secretary