

(Approved at 10-30-14 meeting)

**CITY OF ROCKLAND
COMPREHENSIVE PLANNING COMMISSION
MINUTES FOR SEPTEMBER 25, 2014**

Board Present: Chair Valli Geiger, Thomas Keedy, Adam Ackor, Terry Pinto, Ann Morris, Alt. Amy Files, Mayor Larry Pritchett, ex-officio member attended.

Board Absent: Eileen Wilkinson, Audra Caler-Bell

Guests: Charlie Jordan, Jesse Butler

Staff Present: City Attorney Kevin Beal, Recording Secretary Kara Cushman

Previous Meeting Minutes:

The COMPS Commission reviewed the meeting minutes from September 11, 2014. It was agreed that on page 3 to delete the text in blue, add the action text in red, and add in the unanimous vote of 7-0-0 on Member Wilkinson's motion. It was also discussed to reverse the order of the actions.

ACTION: Member Morris made a motion to approve September 11, 2014 with changes and the addition of the recorded vote. VOTE: 5-0-0

New Business:

Parking Issues Preliminary Discussion

Mayor Pritchett asked if there are distinct parking issues and recommended talking about the Downtown (DT) zoning. He said parking goes hand-in-hand. He said the town of Camden is pulling back on mandatory parking. City Attorney Beal said that on-street parking issues are handled by the Parking Committee. Member Pinto said that the COMPS Commission handles mostly the planning and future of parking, whereas details of parking like the space width, handicap spaces, etc. comes under Parking Committee. Member Files said the parking issue requires technical ability that would require an expert or a city planner. Chair Geiger asked if we should explore a parking garage or any available flat land.

City Attorney Beal said general preliminary work is completed when structured parking is needed. Chair Geiger said that raised parking wouldn't work due to views. Member Morris said parking issues are falling through the cracks and it makes sense for the COMPS Commission to work on it. Member Pinto asked where parking can fit in on Main Street. He said it's a city-wide issue with multiple zones to serve. Member Files asked how other towns implement parking. Chair Geiger said we should look at city parcels, and where we don't want parking. Member Keedy recommended that any parking issues that come up be recorded in the minutes over time

to see if there is a pattern. Member Pinto asked about a parking impact fee to establish a basis for parking plans.

Member Pinto said a big part of form-based code is parking. It includes shared parking space for retail and residential use. Chair Geiger asked how we provide parking. Member Morris asked if every parcel is required to have a certain percentage of green space, then the developer can figure out how much parking is needed from there. Member Pinto said if a certain percentage is required, then we would have to look at landscaping and trees next. It can't just be about paving. It's a park first and a lot second. Guest Charlie Jordan asked where the demand study is to show the buildings that will be going in the Tillson Overlay Zone.

Chair Geiger said we should look at the economics, growth, and sales. The DT should be expanded away from encroaching residential, and have a mix of retail space.

Old Business:

DT and TAAOZ Standards and the Architectural Design

The COMPS Commission discussed the motion passed by the Economic Development Advisory Committee (EDAC) regarding the DT and TAAOZ Standards.

Chair Geiger said she appreciates the vision and likes that it protects that area so it becomes an extension of DT. Member Pinto proposed to accept the motion without amendments and to send it to council. Member Files said it doesn't address the concepts of form-based code with topics like the doors, windows, maximum setbacks, etc. Member Morris said it would be temporary. It was agreed by the COMPS Commission to add in a review of design standards to the motion.

ACTION: Member Pinto made a motion, seconded by Member Keedy, that the COMP Commission supports “the original and current DT and TAAOZ Standards, as an intermediate step to address short-term development initiatives, provided that the Council engage resources that will consider a broader evaluation to include: A review of Design Standards, public parking to relieve individual properties from their own parking demand, historic preservation and demolition ordinances, resolution of competing interests, including those of the working waterfront, consideration of form-based code, and, coherent pedestrianization of the district.” VOTE: 5-0-1 (Member Files abstained)

Two COMPS Commission members and an alternate member were picked as representatives to attend the workshop with City Council. Chair Geiger, Member Ackor, and Member Files are to attend.

Review the Park Street/Payne Avenue Public Corridor and Area Land Use Zoning (Order #14-25)

Mayor Pritchett said the City didn't get the Citizens Initiative grant. The City scored well, but no grants were awarded to any municipalities in Maine. Member Morris asked if the City could reapply in the next cycle. Mayor Pritchett asked what we would want from the current zoning.

City Attorney Beal recommended a more collaborative effort with neighboring towns, and perhaps outreach to Thomaston. Chair Geiger asked for a blown up zoning map from Union St. to Route 1/Thomaston line and for the COMPS Commission to reach out to Thomaston to join us on re-envisioning. Chair Geiger also asked members to drive through or walk the area and check it out to get a better visual. Members asked for a description of the zones and what's in each zone, to look at the Gateway report of the area, and the survey from Maine Department of Transportation (MDOT).

The next meeting is tentatively scheduled for Thursday, October 16, 2014.

Meeting adjourned at 8:55 p.m.

Respectfully Submitted,

Kara Cushman
Recording Secretary