

*(Approved at October 30<sup>th</sup> meeting.)*

**City of Rockland  
Comprehensive Planning Commission  
Minutes for October 16, 2014**

**Board Present:** Chair Valli Geiger, Adam Ackor, Eileen Wilkinson, Thomas Keedy, Ann Morris, Terry Pinto, Amy Files, Alt. Jesse Butler

**Board Absent:** Audra Caler-Bell

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

**New Business:**

**Presentation of Cultural Art Day Slideshow by Ann Morris:**

Member Morris presented the Cultural Art Day Slideshow to the COMPS Commission which demonstrated the history and essence of the City of Rockland. The slideshow included photographs of Rockland architecture, businesses, citizens, events, and industry.

**Welcome Jesse Butler as the newest COMPS Commission member.**

**Sub-Committee Discussions:**

Chair Geiger discussed the creation of a Historic Preservation Sub-Committee that would consist of 3 COMPS Commission members, and be open for other citizens to attend, as well as bring in people with expertise. Member Wilkinson said there is so much work to be done and she recommended breaking the Comprehensive Plan down into parts and look at what materials are most important to update. Member Files asked about resources to be provided to do further research. Member Ackor asked about giving more information and guidance to the City Council. City Attorney Beal said that the City Council had not yet responded regarding funding for research.

Alt. Member Butler said that going through the Comprehensive Plan is part of the core work for the whole COMPS Commission. Member Files asked about each member studying a section of the Comprehensive Plan and coming back with notes to discuss. Chair Geiger said there is currently no one working on Historic Preservation right now. City Attorney Beal said the COMPS Commission is an appropriate body to work on this.

Member Morris said that she wrote a Historic Preservation Ordinance for another state. She said she asked other Historic Preservation people about what cities have the best ordinances, researched other ordinances, and got together representatives from the state to sponsor it. She asked about using models from other Maine cities as guidance and pulling the best items from

them, applying them to the National Historic homes and business districts on the National Register. If we create a Historic Preservation Ordinance and have a certified local government, it would make commercial buildings on the National Register eligible for tax credits. Building owners can still do anything they want to the buildings, but they wouldn't get tax credits if changes are outside the requirements.

The COMPS Commission agreed to have a Historic Preservation Sub-Committee. Chair Geiger asked members to read Chapter 5 of the Comprehensive Plan for the next meeting. Members Morris and Ackor were selected for the Sub-Committee. City Attorney Beal said as a Sub-Committee, notice would need to be given as a public meeting, and meetings should be staffed. Also, that we can invite comment and the public, but they can't participate in voting. Member Morris asked about being a mini-workgroup instead and they can make proposals to the COMPS Commission. Chair Geiger said they could report back monthly to the COMPS Commission and have it be a standing agenda item.

Member Wilkinson said the data really needs to be updated in the Comprehensive Plan. CEO Root mentioned the continued work to be done on Park St. and Camden St. as well.

**ACTION: Member Wilkinson made a motion, seconded by Member Keedy to make a proposal to City Council to provide resources to update data (population and demographics) in Chapters 1 and 2 of the Comprehensive Plan. VOTE: 7-0-0 Passed unanimously.**

#### **Old Business:**

#### **Review the Park St./Payne Ave Public Corridor and Area Land Use Zoning**

CEO Root presented parts of the Gateway 1 Corridor Action Plan. He highlighted areas of the plan that relate to the Park St./Payne Ave corridor areas. He said there may be more pertinent information in other places as well.

Member Keedy said we want to use the form-based code approach as we go through this. CEO Root presented zoning maps of the area and explained the symbols in the key to reading the maps.

The COMPS Commission brainstormed points to concentrate on for the Park St./Payne Ave Public Corridors:

- Intent: More attractive
- Review land use zoning and public corridor
- Divide into sections
- Use form-based code: lot size and setback
- Vision- Camden St.
- What is the traffic pattern we want?
- Sidewalks/bike paths/continuance of bike path connected to Main St.

- Train, track circle, trolley/light rail
- Maine DOT right of ways.
- Trees and greenery
- Bring in the Town of Thomaston to meet (Rockland staff will talk to Thomaston's manager and code enforcement officer)

**Joint Meeting with the City Council, COMPS Commission, Planning Board, and Economic Development Advisory Committee is on Monday, October 20, 2014**

City Attorney Beal said that they are working on putting together materials for the meeting. Two members from each group will be there. The COMPS Commission discussed the action from the September 25<sup>th</sup> meeting. Member Ackor said the idea is to utilize the original as a template.

Chair Geiger asked what makes sustainable communities. In a city you have to feel safe. Member Morris said to remember the unique ability of industries in ship buildings, fishing, and boat building. Industry is still important and business is still walkable. Member Wilkinson said it's the idea of the area being a destination and that the buildings have a function that attracts people.

**The next meeting is tentatively scheduled for Thursday, October 30, 2014.**

**Meeting adjourned at 9:08 p.m.**

Respectfully Submitted,

Kara Cushman  
Recording Secretary