

(Approved November 13,2014)

**City of Rockland
Comprehensive Planning Commission
Minutes for October 30, 2014**

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

Board Absent: Audra Caler-Bell

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

Meeting called to order at 7:04 p.m.

Previous Meeting Minutes:

ACTION: Member Morris made a motion, seconded by Member Keedy to approve September 25, 2014 COMPS Commission Minutes. VOTE: 7-0-0

ACTION: Member Morris made a motion, seconded by Member Keedy to approve October 16, 2014 COMPS Commission Minutes. VOTE: 7-0-0

It was agreed that Alt. Member Files would vote in this meeting in place of absent member Caler-Bell. Guest Michelle Gifford was introduced to the COMPS Commission. Asst. CEO Kalloch said he would get a list of members that need to renew their term.

New Business:

Commercial Corridor Overlay Zone (CCOZ) Proposal

City Attorney Beal gave an introduction to Ordinance Amendment #35. He used a purpose statement to describe it and to clarify that this is just an overlay zone. Chair Geiger asked if it applies to a larger area. City Attorney Beal said potentially, as it is worded in such a way to be applied to other areas as needed. It is more of a draft for COMPS Commission's consideration.

The COMPS Commission discussed the CCOZ Standards. Asst. CEO Kalloch said that the 85% lot coverage includes the paved area. It would not allow parking between the building and street and different shaped buildings could be considered. City Attorney Beal said that a minimum landscape buffer would help the aesthetic appeal and attractiveness of the area.

Alt. Member Files asked if the language on setbacks was decided at EDAC. Asst. CEO Kalloch said they had not agreed what the setback is. Alt. Member Files said she thinks language should be in there regarding setbacks and to be careful about building too close to the road. Mayor

Pritchett mentions that it may be the 10 feet maximum setback if it meets certain standards. City Attorney Beal recommended adjusting how the road functions within the right-of-way and to work with Maine DOT.

The COMPS Commission discussed the Camden Street Study. Asst. CEO Kalloch said the survey information is available and it's a starting point to work from. The Camden Street Studies were based on a 66' right-of-way. Everything that is proposed fits within that.

Member Morris said that view corridors can go through a building or between two buildings instead of just the sides of buildings. City Attorney Beal said we need to identify where views exist. This addresses setbacks of buildings and property lines, not just views from the road. Asst. CEO Kalloch said there are no views from the Breakwater Building. Trees in some areas can't be cut to create views, as resources are to be protected. Mayor Pritchett said it may take a year or two to fully realize the Camden Street Vision and to capture and highlight ideas from it. The COMPS Commission agreed to a minimum building side setback of 20 feet.

The COMPS Commission studied preliminary CCOZ overlay map of Camden St. that will go along with the overlay regulations. Another map of Park St., Payne Ave, and New County Rd. shows where CCOZ could be used in the future. Chair Geiger asked if the map can be extended. Member Wilkinson asked if Burger King could be added to the map. Mayor Pritchett asked if some parcels should be pulled out or added in the map, and asked if the COMPS Commission should start looking at Maverick Street and work their way through the rest of the parcels. Alt. Member Butler said it shouldn't be about specific streets and is more about the flow of neighborhood. Asst. CEO Kalloch said the reason for doing these maps is to rebuild Camden Street and that is the focus of this study, and the map could be extended later. It was agreed by the COMPS Commission to leave the map as is for now, and to not add Burger King.

Residential Housing and Parking

Chair Geiger asked about looking at Residential B to see where infrastructure exists already. Current houses have 100 to 40 feet of frontage. Any new houses need 100 feet. There is a need for more housing in this area. Chair Geiger said lots of people only want a smaller space in an intown location. There is a need for smaller, affordable places for people just starting out. General discussion continued regarding mobile homes. Also discussed were the many code and other regulations in Rockland that add to development costs that are not applicable in smaller surrounding communities.

Mayor Pritchett said there are two types of residents: 1) people who want to be close to downtown and don't care about space, and 2) people that want to be close to town but want larger lot space. Asst. CEO Kalloch said that one problem is where Residential B is located, compared to "A" and other residential zones, does not always make sense.

Historic Preservation

Member Morris gave a brief overview of the research that had been completed regarding Historic Preservation. There are many historic preservation ordinances in Maine but only 10 that are

certified. A list was compiled of the current national register sites in Rockland. \$70,000 is allotted to the State of Maine for historic preservation grants. Chair Geiger said it would make sense to protect the buildings already on the national register. Member Morris said she had spoken to Robin Reed in Augusta. Reed would determine if our ordinance is good enough to become a certified local government. Before she makes a determination, the ordinance has to come from a city official like the Mayor or City Council. The ordinance needs to be created by a committee with a minimum of 5 people.

Chair Geiger said for next meeting's agenda to discuss the Moratorium, Park St. /Payne Ave, and adult entertainment establishments.

The meeting ended at 9:12 p.m.

The next meeting is tentatively scheduled for Thursday, November 13, 2014.

Respectfully Submitted,

Kara Cushman
Recording Secretary