

Approved at 03-10-16 Meeting

**City of Rockland
Comprehensive Planning Commission
Minutes for February 11, 2016**

Commission Present: Amy Files, Tom Keedy, Ann Morris, Adam Ackor

Commission Absent: Chair Valli Geiger, Michelle Gifford, and Eileen Wilkinson

Guests: Eric Galant of Mid-Coast Regional Planning Comm'n; Julie Lewis

Staff Present: Bill Butler-Asst. Code Enforcement Officer, Kevin Beal-City Attorney, Kara Cushman-Recording Secretary

Meeting called to order at 7:00 p.m.

In the absence of Chair Valli Geiger, it was agreed upon by the Commission that Tom Keedy would chair this meeting. Tom also stated it would probably be his last meeting, as he is considering resigning from the COMPS Commission.

Previous Meeting Minutes:

ACTION: Adam Ackor moved that the 1/28/16 minutes be approved without amendment. Motion seconded by Tom Keedy. VOTE: 4-0-0

Presentation of Water Resources Chapter by Eric Galant

Eric Galant summarized the information in his draft of the Water Resources and Marine Resources chapters, prepared in conformance with the State of Maine criteria and submitted to the commission prior to the meeting for their consideration.

Eric noted as pointed out by commission member Morris that additional narrative detail on coastal flooding is needed on the bottom of page 6 of the draft Water Resource chapter.

In studying the Marine Resources Map, City Attorney Beal recommended labeling the Lindsey Brook tributaries, which are called, from south to north, Tributaries "A," "B," and "C."

Eric noted that on page 15 of the draft Water Resources chapter there is a list of strategies with comparable strategic recommendations noted in the 2002 Rockland Comprehensive Plan.

Amy Files asked about the water quality in Rockland due to the nearby quarries. Eric said that hydrology studies would need to be completed and likely clean soil could perform as a filtering/buffering agent. Asst. CEO Bill Butler commented that even "clean" soil materials may have contaminants so it is advisable to proceed cautiously prior to recommending filling of the quarries.

Presentation of Marine Resources Chapter by Eric Galant

Audra Caler-Bell, Director of Community Development, has passed the Marine Resource Chapter to the Harbor Management Commission to review. Amy Files asked that we check in with Harbor Management

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to see where they are at in the review process. The Commission questioned page 1, under “State Goal and State Coastal Policies,” section D and whether that should remain in the chapter.

Eric noted that some data from Department of Marine Resources (DMR) was incomplete due to public access availability.

There was pollution and industrial waste from Rockland that effected Owls Head and Rockport. Sandy Beach is monitored for swimming through the Maine Healthy Beach Program. The Commission asked how air pollution affects the water. In this area, FMC and Dragon Cement Plant are monitored for air pollution. Asst. CEO Bill asked if there is a list of contaminants from air emissions. Eric said there is a summary of contaminants and that Dragon Cement Plant does do regular testing.

Eric said there is more money in the budget for him to work on more Comprehensive Plan Chapters if we want. Eric will be here for the March 10th meeting at 6 p.m. to discuss the Agriculture and Forestry chapters.

Discussion on Chapter 14 and methods for tracking strategy implementation completion

Asst. CEO Bill said that he and CEO John Root have been working on the list of strategies. Amy Files said we need a policy on how to implement the plan. Tom Keedy said how the plan is so extensive and that lists of topics or key words are helpful. Ann Morris asked for the next meeting on February 25th, for a list of strategies that haven’t been completed yet. The list is important to have prior to doing the survey. The Commission asked if Michelle and Eileen could present their progress on the survey for the next meeting. Amy asked about contacting past COMP Commission members to weigh-in on updated COMP Plan chapters. Tom Keedy recommended adding 3 extra columns to the list of strategies: 1) completion 2) priority and 3) to be decided and/or notes. Asst. CEO Bill recommended referral memos as a way to track progress on projects.

Amy Files suggested creating the strategies list in a Word document on Google Docs, in which, all COMPS Commission members can contribute and share it. Amy will introduce Google Docs to the Commission at the March 10th meeting.

Continuation of Energy Plant Discussion

City Attorney Beal said the role of the COMPS Commission is to deal with zoning. We can look at zoning and quasi-public use. He asked if the Commission wants to change the zoning or offer the Planning Board community values arising from the Comprehensive Plan.

Amy said that Councilor Larry Pritchett had suggested a combined meeting with the Comprehensive Planning Commission and the Energy Advisory Committee. Also, that 1-2 COMPS Commission members could attend the Planning Board meeting. City Attorney Beal said it would be for mostly observing.

The Commission discussed the Rockland Energy Committee memo on Ordinance Amendment #48. Tom Keedy asked about safety concerns and explosions. Amy asked on a community scale, what is the benefit to Rockland. She is looking for more clarification on the definition of grid scale and their locations. She said that Thomaston Street is a particular challenge with the school, residential, and industrial areas located there.

Asst. CEO Bill said the zoning ordinance does not define industrial uses so it might be useful for the commission to work on defining it. Tom Keedy asked if the Commission wants to look at the industrial

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zone definition and its implications. City Attorney Beal said that this would be a separate conversation that would involve a lot of discussion. Amy said that the Commission has a lot of open projects right now that need to be finished.

City Attorney Beal said the Planning Board is already working on revising and updating its site plan standards. They are also looking at differentiating between major and minor site plan applications.

Miscellaneous Discussions

Amy Files asked about the height regulations ordinance that was worked on last year and what happened with it after the moratorium ended. City Attorney Beal said there had been a lot of conversation around the height regulations, but he didn't recall it being resolved.

Ann Morris said she would like to have the survey completed prior to continuing with the Historical Preservation Ordinance.

Tom Keedy asked for a definition of the COMPS Commission Chair and review what the chair does for the next meeting. The Commission would also like copies of the by-laws for the next meeting.

Next Meeting is March 10, 2016.

Meeting Adjourned at 9:10 p.m.

Respectfully Submitted,

Kara Cushman
Recording Secretary