

Approved Sept. 11, 2014

**CITY OF ROCKLAND
COMPREHENSIVE PLANNING COMMISSION
MINUTES FOR August 14, 2014**

Board Present: Chair Valli Geiger, Thomas Keedy, Eileen Wilkinson, Adam Ackor, and Amy Files.

Board Absent: Audra Caler-Bell, Ann Morris, and Terry Pinto

Staff Present: Assistant Code Enforcement Officer David Kalloch

The meeting was called to order at 7:06 P.M.

New Business: None

Old Business: Container Restaurants and Food Wagons, Ordinance Amendment #10

Chair Geiger explained the two charts that she and member Keedy had developed over the weekend to assist the commission with their decisions. The first chart outlined the approval process required by the proposed ordinance for container restaurants and food wagons.

The second chart was a decision tree for the commission to use in evaluating the proposed amendment. The first item on the chart was to decide if Container Restaurants and Food Wagons should be allowed in the Downtown Zone (DT) and Tillson Avenue Area Overlay Zone (TAAOZ) and be exempt from certain standards. Discussion followed about downtown locations, the impact this exemption could possibly have on the architectural design standards, and the perimeter of the DT Zone.

MOTION: Valli Geiger moved to allow Container Restaurants and Food Wagons in the Downtown Zone. Thomas Keedy seconded. VOTE: 0-5-0

The question was next posed as to where container restaurants should be located. Suggestions included where people walk and especially along the waterfront in this area. Some thought that the Redlon property could be a good site for them. The Fish Pier property or some of O'Hara's properties were also suggested as good sites. It was pointed out that these are already allowed in other commercial zones that do not include some of these design standards, such as along Park Street or Main Street north of the DT Zone. Some said they thought these eating places could be located anywhere with the proper standards. Chair Geiger said she thought containers may be a fad but may be good for the city if they provide good inexpensive food. She again stated that she thinks these would be best clustered as a food court on City property with the City providing amenities and proper controls and the fees going back into the funds for maintenance of the parks. Member Wilkinson agreed with the clustering idea but also thought they could be on private property.

MOTION: Adam Ackor moved to allow Container Restaurants and Food Wagons in the areas of the Tillson Avenue Area Overlay Zone not otherwise defined as the Downtown zone only on City property. Thomas Keedy seconded. VOTE: 0-5-0.

Following more discussion another suggestion was presented.

MOTION: Thomas Keedy moved to allow the Container Restaurant experiment only in Buoy Park, Middle Pier and the Municipal Fish Pier property. Eileen Wilkinson seconded. VOTE: 5-0-0.

The discussion then turned to the number of units that should be allowed. One to three spaces at Buoy Park was agreed upon. Members then gave ideas about what amenities should be provided along with what standards and conditions should be included. A list of ideas was compiled.

DT Zone and TAAO Zone Development and Architectural Review Standards, Ordinance Amendment proposal from Councilor Isganitis.

Widely divergent views were expressed about architectural design standards. There were concerns expressed about the standards impeding economic development in the TAAOZ, stifling creativity in building design and thereby discouraging some development (an example was the glass and metal framed Apple Store in Boston), and additionally encouraging cookie-cutter design. Others said they thought the proposed amendments were needed to help clarify the ordinances and ensure the original intent of the standards was carried out to create an extension of the downtown.

Meeting adjourned at 9:15 p.m.

Respectfully Submitted,

David Kalloch