

Approved June 23, 2016

**City of Rockland
Comprehensive Planning Commission
Minutes for June 9, 2016**

Commission Present: Chair Eileen Wilkinson, Adam Ackor, Amy Files, Julie Lewis

Staff Present: Asst. Code Enforcement Officer Bill Butler, Code Secretary Roxy LaFrance

Guests: Polly Saltonstall

Meeting Called to order at 5:04 p.m.

Previous Meeting Minutes: May 26, 2016

ACTION: Julie Lewis made a motion that the 05-26-16 meeting minutes be approved without amendment. VOTE 4-0

Agenda Adjustments: none

Zoning Map Amendment for 218 Main Street:

Bill Butler explained that the amendment has not yet gone before City Council.

Polly Saltonstall explained to the Commission that she has been approached by Melissa Kelly to rent her property at 218 Main Street, as they would like to sell prepared food, beer, and wine, but because restaurants are not an allowed use in the current zone this zoning map amendment was created.

Bill Butler explained that City Attorney Kevin Beal has pointed out that the ordinance amendment does not define if the total square footage of the building would need to be under the stated 1500 square feet or if the 1500 square feet would be for the seating area of the restaurant only. Polly Saltonstall explained that 218 Main Street is around 1,400 square feet total.

Adam Ackor questioned parking for the restaurant. Polly Saltonstall explained that she has 8 parking spaces and is in the downtown parking district.

Polly Saltonstall explained that Melissa Kelly's proposed restaurant at 218 Main Street would like to be open until 11:00 pm, but the ordinance amendment states that the restaurants could only be open until 10:00 pm. Amy Files stated that there are houses right nearby and that the Commission needs to consider future businesses as well.

Eileen Wilkinson suggested considering overlay zones as this could be a template for form-based coding. Eileen expressed objections to being hurried into deciding these zoning changes, and is concerned about spot zoning. Polly Saltonstall expressed that if she loses this potential tenant, she will rent to whomever for any currently allowable use, which may be less desirable to the City than having a small successful restaurant.

Amy Files showed the commission the current TB1 zones throughout the City which would be affected by the ordinance amendment.

Adam Ackor questioned if the potential tenants have done any designs to make sure it will meet code should the Council adopt the zone change. Polly Saltonstall explained that they have not, but that her building already has sprinklers, hood and ancillary, handicap parking, and an A.D.A. restroom.

Eileen Wilkinson expressed concern about how the ordinance amendment will affect the other TB1 zones throughout the City, and suggested recommending the change to council in theory but what might be preferable is an overlay zone utilizing form-based code in that specific area to address the longer term goal for mixed-use.

Amy Files expressed that she doesn't feel comfortable recommending hours outside of the quiet time to Council.

Bill Butler explained that "restaurant" is not currently defined in City ordinances. Amy Files recommended the Council define restaurants. Bill Butler explained that there is no need for a memo to Council at this time, as the amendment has not been through first reading yet.

Eileen Wilkinson stated that based on the discussion so far, the Commission should recommend to Council to define restaurant, recommend no live entertainment, and suggest that it is not necessary to limit alcohol to beer and wine. Amy Files expressed that she would prefer the amendment be limited to beer and wine.

Bill Butler read the current allowed uses in a TB1 zone to the Commission and questioned if a site plan for 218 Main Street could go before the Planning Board instead of making a zoning change.

ACTION: Amy Files made a motion to communicate to council that the Commission is comfortable supporting the amendment, however, the Commission's concerns are a lack of definition for "restaurant" and for "bar", concerns were expressed for beer/wine vs. liquor, live entertainment, and hours of use. The Commission would prefer an overlay zone utilizing form-based code in this specific area to address the longer term goal for mixed-use. VOTE 4-0.

Survey

Amy Files explained the recent changes made to the Survey when she met with Callie Black since the previous meeting.

Eileen Wilkinson suggested adding "transient resident". Amy Files suggested that it is covered by the "other" option.

The Commission suggested changing "telecommute" to "work remotely".

Eileen Wilkinson suggested adding "Rockland business" to the question "If you are a business owner, how many people do you employ?" Amy Files suggested changing the question to "how many local jobs do you provide?" The Commission suggested moving that question beside "Owner of a business in Rockland" under "Which of the following applies to you".

Amy Files explained the next section lists each of the Comprehensive Manual chapters and then potential questions to guide those chapters, and she suggested removing the chapter names in the final version.

Amy Files asked the Commission to look at the direction that the survey is going and make suggestions.

Eileen Wilkinson state she would like to see more about demographics and income range.

Discussion ensued about the need for housing in the City and the type of housing needed.

Next meeting: June 23, 2016

ACTION: Julie Lewis made a motion to adjourn. Vote 4-0

Meeting adjourned at 6:58 pm.

Respectfully Submitted,
Roxy LaFrance
Code Secretary