

Approved July 28, 2016

**City of Rockland
Comprehensive Planning Commission
Minutes for July 14, 2016**

Commission Present: Chair Eileen Wilkinson, Callie Black, Amy Files, Michelle Gifford, and Julie Lewis

Staff Present: Attorney Kevin Beal, Code Secretary Roxy LaFrance

Guests: Doug Erickson, Commercial Real Estate Broker with Masiello Group

Meeting Called to order at 6:03 p.m.

Agenda Adjustments:

Eileen Wilkinson suggested addressing the Ordinance Amendment for Industrial Zone right away because Amy Files was only available for the first 45 minutes of the meeting.

Ordinance Amendment for Industrial Zone:

Doug Erickson explained that his client, a window manufacturing facility will need to lease a part of the building they will be using in the Industrial Park to another company in order to make that location viable. A gymnastics company is interested in renting the 8,000 square foot space because of the available 18 foot ceiling height. Doug explained that the gymnastics company has wanted to come to Rockland for the past 10 years but could not find a facility with adequate ceiling height. Doug explained that Health and Fitness Facilities is not an approved use in the Industrial Zone, however, community and civic buildings and uses for philanthropic reasons is a permitted use, therefore you could have a municipal or non-profit recreational center in the Industrial Zone. The window manufacturing company would utilize the remainder of the 21,000 square foot space.

Amy Files expressed concern that calling a gymnastics facility similar enough to a community and civic building was a stretch of the definition.

Amy Files expressed concern regarding adding a new permitted use to the Industrial Zone and how that may affect any future expanded areas of the Industrial Zone as proposed by Community Development Director Audra Caler-Bell.

Amy Files expressed concern regarding lack of sidewalks, higher speed limits, and traffic of large trucks in an area where children and families would be present. Julie Lewis explained that in her experience with her 3 children they all participated in similar activities within industrial parks outside of Rockland.

Eileen Wilkinson questioned if there would be any air quality issues with children present within the same building as the manufacturing facility. Doug Erickson explained the building has a complete HVAC system, and there would be no issues with vapors.

Amy Files expressed concern about opening up the limited area of the Industrial Zone to non-industrial uses, taking away potential space for industry. Amy asked Attorney Beal if Contract Zoning is a possibility in this situation. Attorney Beal explained that Contract Zoning is a possibility.

Amy Files suggested the change be made for Gymnasiums only as opposed to all types of Health and Fitness Facilities.

ACTION: Eileen Wilkinson made a motion to recommend to Council that a Conditional Use be added to the Industrial Zone allowing Health and Fitness Facilities as a lessee utilizing not be more than 40% of a structure. VOTE 5-0.

Continued Discussion of the Survey Draft:

Callie Black explained Community Heart & Soul by the Orton Family Foundation is a guide to community-based planning, and is a 20 year-old program. Several Maine communities including Gardiner, Biddeford, & Damariscotta have utilized the program. Callie proposed exploring the possibility of using Community Heart & Soul in Rockland. Callie will first interview members of the communities that have utilized this approach to see what they thought about it, and what their results were.

Eileen Wilkinson explained that the current plan for Survey is to be utilized as a part of public discussions and available on the new City website.

Callie Black explained that she has been researching the where the Chapter 14 Strategies stand, and summarized which Strategies each Commission member will address. Callie Black asked that members of the Commission email herself or Amy Files with what each member believes the critical issues are from the Comprehensive Plan Chapters that each member was assigned. Callie asked that the Commission continue to have Eric Gallant work on the Comprehensive Plan Chapters.

Eileen Wilkinson explained the plan for the Commission is to gather information at this stage. Information will be gathered from Eric Gallant updating Plan Chapters, members seeking status of Strategies, and about the viability of the Orton Family Foundation's Community Heart & Soul. Eileen explained that the goal is for the Commission to get to the stage of holding Public Meetings, to continue to gather information.

Previous Meeting Minutes: June 26, 2016

ACTION: Callie Black made a motion that the minutes be accepted without amendment. Vote 3-1 Michelle Gifford abstained as she was not at the previous meeting.

Finalization of Chapter 1 (Population & Demographics)

Julie Lewis explained that she has inputted figures on the Blues and Lobster Festival into the Population and Demographics Chapter. She has also reached out the John Root at the Code Office to get Short Term Rental data and she will call hotels and other licensed lodging facilities to get the rest of the data on vacation rentals. Julie will email the completed Chapter to all of the Commission Members.

Next meeting: July 28, 2016

Eileen Wilkinson requested that the next meeting's agenda will have "#3 Comp Chair" removed, and that "(B) Historic Preservation Ordinance" be moved from Old Business to New Business. Attorney Beal will prepare the proposed Historic Preservation Ordinance Amendment for the Commission from Ann

Morris' draft. New Business will include Callie Black to discuss Community Heart & Soul, Historic Preservation Ordinance, and Eric Gallant to present a new chapter.

Callie Black explained that in her meeting with John Root she learned that a former Commission Chair had a checklist for zoning amendments and that he is looking for that document to provide to the Commission.

Attorney Beal explained to the Commission the importance of referring directly to the Comprehensive Plan when considering zoning amendments, as well as calling for public/abutters input if allowing the interested party to speak.

ACTION: Eileen Wilkinson made a motion to adjourn. Vote 4-0

Meeting adjourned at 8:00pm.

Respectfully Submitted,
Roxy LaFrance
Code Secretary