

Approved 4/1/14

CITY OF ROCKLAND
PLANNING BOARD
Minutes of Meeting
March 18, 2014

Board Present: Chairman E. Laustsen, W. Bodine, A. Knickelbein, P. vanVuuren, K. Swan and G. Terrien

Board Absent: None

Staff Present: Code Enforcement Officer J. Root, City Attorney K. Beal, and Secretary D. Sealey

The Chair called the meeting to order at 5:14 P.M. and reviewed the agenda. He explained that there would not be a public hearing tonight, but rather on April 1 if the application was deemed complete this evening.

Minutes of Previous Meeting: 3/4/14

ACTION: Mr. Swan made a motion to approve the minutes of the 3/4/14 meeting with changes.
Carried 5-0-0

Public Comment:

Jared Cowan, 32 Hill St., owner of Asymmetric Arts in Rockland, said he had grown up in the city and watched the changes that had taken place. He supported CMCA, which he thought would give Rockland the chance to be a well-rounded destination. Mr. Cowan thought the proposed building would be an architectural attraction, as well, and said the city should not be ruled by false nostalgia.

Richard Arno, a Camden resident with a business on Rockland's Main St. since 2000, enthusiastically supported CMCA's move to Rockland. Over the past decade, he said, Rockland had been moving from a mercantile to a cultural economy: CMCA represented a new chapter in that renaissance. He concluded by saying this was a leap of faith on CMCA's part that would propel the vision to connect Main St. to the working waterfront.

Connie Hayes, 222 Broadway, said the issue was not whether the city supported CMCA, but whether its application was in compliance with the code. Asking whether it was human scale, Ms. Hayes said the scale of the wall needed to be addressed.

Tom O'Donovan, owner of Harbor Square Gallery (which he moved from Camden in 1995), said he supported CMCA's move to Rockland. He felt the building's design was fitting and courageous for the site, providing the scale necessary for contemporary art. Mr. O'Donovan said it would enliven Winter St.

Kerry Altiero, resident of Owls Head and owner of Cafe Miranda in Rockland, said people thought he was crazy when he started his restaurant in 1993. He said there had been incredible changes since then and the CMCA building was an incredible opportunity for Rockland.

Communications: CEO Root noted an email from Mary Saltonstall and a letter from the Friends of the Strand Board of Directors.

New Business:

Center for Maine Contemporary Art – 21 Winter Street – Site Plan Review Application to Construct a New Contemporary Art Center – Tax Map #1-H-4: Chair Laustsen explained that the issues discussed at pre-application meetings had centered around the Design Standards in the Downtown and

Tillson Avenue Overlay Zones. He said the PB welcomed CMCA, but was required to make sure applications adhered to the ordinances.

Architect Hye-Young Chung (representing architect Toshiko Mori) and engineer Will Gartley of Gartley & Dorsky appeared for the applicant this evening. Mr. Gartley read aloud the list of submitted documents. He said the city was in the process of designing a new layout and stormwater plan for Winter St. Mr. Gartley said Mitchell Razor wanted a wider sidewalk, which would allow street trees in front of CMCA's proposed building. There was currently no stormwater management system on Winter St.

Mr. Gartley stated that there would be no building-mounted lights, but rather strips of blue in-ground lights set into the sidewalk in front of the building; cut sheets had been provided. Ms. Chung explained that the lights on the sidewalk under the canopy would provide a glowing aura and also discourage people from congregating there at night. City Attorney Kevin Beal said the lights in the sidewalk would need a license from the City Council. Ms. Chung replied that the lights would be on CMCA property rather than city property.

Ms. Chung described changes to the plan that incorporated landscaping. She provided samples of the proposed exterior materials, including a sample of the 2" X 5" stainless steel projections that would occur every 4' on the exterior wall. The architect then projected slides of the building in context on Winter St.

Mr. Swan asked about plowing and the delivery of artwork to the building. Mr. Gartley said a small truck could actually pull into the building. Mr. Terrien inquired about the distance to the sill of the clerestory. Ms. Chung said that would be approximately 20'.

The PB reviewed the elements. Mr. Terrien said the street was still under discussion by the city, so plans were not written in stone. CEO Root contributed that it was a long-term city plan to handle stormwater in the area. Mr. Gartley said the stormwater line was projected to be completed before the CMCA building was ready to connect to it. He added that they would also have to coordinate closely with the city regarding sidewalks, etc. Mr. Terrien said the PB would have to revisit the stormwater plans.

ACTION: Mr. Bodine made a motion to accept the application as complete with provisos as related to the city's stormwater and sidewalk plans.
Carried 5-0-0

The PB scheduled a Site Walk for 4:00 P.M. on April 1, followed by a public hearing and final application review at 5:15 P.M. the same day.

Mr. Terrien read aloud a prepared statement (see attached). Chair Laustsen then read aloud from a section of the ordinance. Ms. vanVuuren asked the City Attorney to speak to how the overlay and other sections of the ordinances fit together. Mr. Beal said he would prepare a response, but noted that all applicable standards would stand; if there were inconsistencies between the specific and general standards, the specific would prevail. Ms. vanVuuren asked him for a statement concerning the differences between specific and general standards. Mr. Terrien agreed this would be valuable and asked if any standards could stand in for others. Mr. Beal said Section 19-317(A), General Design Standards, exempted the Downtown and Tillson Avenue Area Overlay zones, which were governed by the Design Standards in 19-317(B).

City Attorney Beal said the city work on Winter St., to which Mr. Gartley had referred, would be coincidental and the developer would still be responsible. CEO Root noted that the site was 100% impervious now and Public Works Director Greg Blackwell had said this did not currently cause problems. Mr. Terrien said if the application were considered on the basis of what was there now, the PB would need more information on what was currently happening to stormwater. Chair Laustsen said this development could not change conditions since the land was now impervious. Mr. Gartley said different provisions would have to be made if CMCA could not connect to a new line. Mr. Terrien said it was incumbent upon the PB to review the opportunity to improve stormwater management.

Mr. Terrien asked that the applicant bring the material samples to the Site Walk and also place cones at the proposed building corners. He also asked for a visual demonstration of the height of the wall.

Adjournment: Ms. vanVuuren made a motion to adjourn the meeting at 6:40 P.M.
Carried 5-0-0

Respectfully submitted,

Deborah Sealey
Recording Secretary