

**Approved 10/7/14**

CITY OF ROCKLAND  
PLANNING BOARD  
Minutes of Meeting  
September 2, 2014

**Board Present:** Chairman E. Laustsen, W. Bodine, C. Jordan, A. Knickelbein, and P. vanVuuren

**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 5:30 P.M. and reviewed the agenda.

**Public Comment:** None

**Communications:** None

**Previous Meeting Minutes:** August 5, 2014

**ACTION:** Ms. vanVuuren made a motion to approve the 8/5/14 minutes with additional wording.  
Carried 5-0-0

**Other Business:**

**Discuss Two Pending Ordinance Amendments Relating to the Design Standards and the Architectural Review Standards in the Tillson Avenue Area Overlay Zone:** City Attorney Kevin Beal began the discussion by explaining the origins and perceived lack of clarity between the Design Standards and Architectural Review Standards in the TAOZ and Downtown Zones. He mentioned considerations such as height of buildings where fenestrations and other architectural amenities must appear and the frequency with which they must occur, such as the distance between entrances. Some confusion seemed to result from the fact that such issues were addressed in the Downtown Zone, Tillson Avenue Area Overlay Zone, and the Architectural Review Standards. Mr. Beal stated that the City Council had not yet addressed the proposed ordinance amendments and had asked that representatives from the Comprehensive Planning Commission, Planning Board, and Economic Development Advisory Committee join the council for discussion.

Attorney Beal said the TAAOZ exempted waterfront parcels from the Architectural Review Standards and he suggested it might be more helpful if it were stated more explicitly that only one set of standards applied to properties in the zone. Currently there were two sets of development standards. Ms. vanVuuren said it was difficult for applicants to be clear about the pieces that applied to their applications. She said they needed to know how they applied and how they fit when a parcel was located in two zones. She added that she did not understand the City Council's vision or intended outcome. Mr. Beal explained some of the history of discussions about how to revise the Downtown and Crockett's Point without endangering the working waterfront. He said EDACT had come up with the overlay zone.

The PB discussed changing the TAAOZ into DT up to 75' from the shoreland. Mr. Jordan felt the proposed ordinance changes provided to the board were more proscriptive, rather than less. For example, he felt the Ordinance Amendments would not allow first floor parking. He felt the standards would become less flexible, thus discouraging developers. Ms. vanVuuren added that offsets made it more difficult for developers to be energy efficient.

The City Attorney said there was a lack of clarity between the insistence on mimicry of traditional architecture and allowing and encouraging a modern application. Ms. vanVuuren wanted to make a distinction between Main St. and the side streets, possibly restricting the uses. Mr. Beal noted that removing parks, etc. had narrowed the TAAOZ down, and asked whether it should perhaps be completely dumped. Mr. Laustsen responded that it would be less confusing without the overlay zone. Mr. Jordan said he would like to see more flexibility on the side streets, though not on Main St., because the city should be working toward density.

Attorney Beal asked if an historic preservation ordinance might be another possible approach. Mr. Jordan commented that he did not want to see a replication of Main St. going down the side streets and other members agreed they would like to see more flexibility, rather than less. Mr. Jordan felt there should be more diversity on Crockett's Point, saying not every business should be a retail shop.

The discussion continued. Chair Laustsen wondered if the permitted uses should be limited and read aloud the uses permitted in the Downtown Zone. CEO Root went on to read the permitted uses in the Waterfront and TAAOZ Zones.

Suggestions for review were made by board members, including the following items: reviewing the permitted uses in the DT Zone to determine how the ordinance would affect possible construction for these uses; allowing larger voids, depending on use; allowing and encouraging residential uses and parking on ground floors; and that energy efficiency and sustainability might not be compatible with very strict standards.

Board members agreed they did not support the proposed ordinance amendments. Chair Laustsen would draft a brief statement of the discussion, which he would email to members for feedback and then forward to the City Council. The Chair appointed Charles Jordan and Peta vanVuuren as PB representatives to the council.

**Adjournment:** The meeting adjourned at 7:10 P.M.

Respectfully submitted,

Deborah Sealey  
Recording Secretary