

**Rockland Economic Development Advisory Committee
Meeting September 25, 2014**

Minutes (draft by J Holden).

In attendance:

J Billington, Chair
George Terrien, Member
S Roberts, Member
Gordon Page, Rockland Main Street, Inc.
R McIntosh and K Brace Pen Bay Chamber
Larry Pritchett, Mayor
T Plummer, Member
V Geiger, Member
K Beal, City Attorney, Citizen
J Hansen, Architect, Guest
F Matheson, Property Owner
J Wright, citizen
D Ericson, realtor
M Foster, business representative
T Pinto, WWTP Director, citizen
John Holden, Community Development Director, Rockland

1. Minutes from the August 28 2014 meeting were approved.
2. The primary purpose of the meeting was a presentation by J Hansen on a conceptual build out of 65 Tilson Avenue. This property is the subject of the City's Brownfield Assessment Program and that paid, in part for the presentation. The project is a "rendering" of a possible project and is not a specific proposed project at this time. The renderings are based on current zone requirements and based on the previous 2011 Tilson District Infrastructure Plan. The concept includes space for residential, office, a hotel, and commercial space on this property. After the presentation Mr. Hansen fielded a number of comments and questions. The renderings and notes (data) upon which those are based are available at the CD Office and will be used to help market the site for future development.

Some of the comments (summarized):

- This plan uses 1/3 less parking as suggested in the 2011 plan, will parking be a problem? The plan uses portion of City land for parking (above Fish Pier). Some discussion regarding the true need, demand, and issue for and of parking was suggested.
- Interest in site being accessed by pedestrians coming down Winter or other streets. The site is oriented for such visibility and includes Harbor Trail along Park Drive.
- Some questioned the demand for both the office and hotel space. Additional market research would be done by developer in most cases.

- There were some who questioned such a development near the Fish Pier but some from the Committee recalled a previous presentation by a developer who suggested interest in the nearby Pier.
 - The concept drawings (renderings) are designed to elicit interest and dialogue so that any citizen (City) concerns may be taken into account but also to peak interest of developers.
3. The Committee were briefed, by K Beal, on proposed changes to the Downtown and Tilson Overlay Zones and asked for comments and that they select two representatives to send to a joint meeting with Comprehensive Planning Commission. After long review and discussion, G Terrien made the following motion:

“REDAC supports the proposed revisions to the Tilson Overlay and Downtown Zones as an intermediate step to address short-term development initiatives, provided that the Council engage a broader evaluation to include:

- a. Public parking to relieve individual properties from meeting their own parking demand,
- b. Historic preservation and demolition ordinances,
- c. Resolution of competing interests including those of the working waterfront,
- d. Consideration of form-based codes, and,
- e. Coherent pedestrian uses in the District.”

The above motion was seconded by T Plummer and approved by unanimous vote.

4. There were brief updates from G Page (RMSI), K Brace (Chamber), and R McIntosh on the cultural planning meetings.

The next REDAC meeting will be October 23.