

**Rockland Economic Development Advisory Committee
Meeting February 26, 2015**

Draft Minutes of Meeting 2-26-15

In attendance:

J Billington, Chair

S Roberts, Member

R McIntosh, Pen Bay Chamber

T Plummer, Member

J Jeffers, Member

L Ondra, Member

V Geiger, Member

Jane LaFleur, Friends of Midcoast Maine

John Root, Code Enforcement Officer, Rockland

Audra Caler-Bell, Community & Economic Development Director, Rockland

1. Jane LaFleur from Friends of Midcoast Maine spoke to REDAC about her experience with the Damariscotta Form Based Code project and lessons learned that can be applied to Rockland (notes on discussion are attached). Her major recommendations were the following:
 - a. You must work with property owners for the beginning
 - b. Planning Board and City Staff (zoning administrator) must understand the new standards and how this will impact them. They must also be regularly communicating with the consultant who is writing the new code
 - c. The public must also be engaged early – cannot take for granted that the public will automatically link the Camden Street Master Plan project to the Form Based Code project. Public also needs the map and codes in a format that is understandable.
 - d. The project approval process must be clear from the beginning:
 - i. Administrative - Impact and implications of the change must be clear as well as the process for implementing. Must make decisions regarding the functionality of the code itself (i.e. form based code “light” – uses all the underlying land use regulatory framework)
 - ii. Public approval of the project – process must be clearly outlined from the beginning
 - iii. Planning board – they must be informed on the progress of the project, consulted when changes will impact their assigned duties and be comfortable that any changes will be something they are able to implement
2. Next steps – CE Director will develop a draft engagement strategy and work with REDAC to refine and implement. Can speak with FOMM about funding for community engagement.
3. REDAC voted unanimously to recommend that Council support the funding of the Regional Broadband Planning Study.