

CITY OF ROCKLAND, MAINE



***270 Pleasant Street
Rockland, Maine 04841***

CITY CLERK'S OFFICE

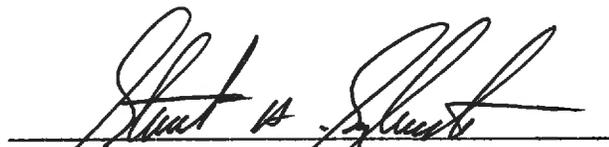
January 30, 2015

***YOU ARE HEREBY NOTIFIED THAT A SPECIAL MEETING OF THE
ROCKLAND CITY COUNCIL WILL BE HELD IN CITY COUNCIL
CHAMBERS AT ROCKLAND CITY HALL, 270 PLEASANT STREET,
ROCKLAND, MAINE ON MONDAY, FEBRUARY 2, 2015 AT 6:30 P.M. FOR
THE FOLLOWING PURPOSE(S):***

[Please Note Starting Time and Date]

Set Agenda for February 9, 2015 Regular Meeting

***YOUR PUNCTUAL ATTENDANCE IS REQUESTED
PER ORDER OF THE MAYOR OF THE CITY OF ROCKLAND***


STUART H. SYLVESTER
CITY CLERK

ITEMS FOR 02/09/15 REGULAR MEETING:

February 1, 2015

Communications:

- a. Letter from Audra Caler-Bell – Resignation from COMPS Commission
- b. Letter from Malcolm von Saltza – Zone Change Request (Farwell Drive)

Licenses and Permits:

- a. Liquor License – Chen’s China Coast Restaurant
- b. Liquor License – Rustica Cucina Italiana Restaurant
- c. Liquor License – Clan MacLaren
- d. Liquor License – 3 Crow

Resolves:

- # 8 Commendation – Wallace M. Tower, Jr.
- # 9 Appointments to Condominium Association Board
- #10 Accepting Donation – Library
- #11 Re-Establishing Harbor Park Re-Design Committee

Ordinances in Final Reading and Public Hearing:

- #10 Ch. 19, Art. III Container Restaurants & Food Wagons
- #16 Ch. 19, Sec. 19-304 DT Zone Height Regs (Postponed from 07/14/14)
(NOTE: #16 was postponed after public hearing and passage has been moved)
- #22 Ch. 17, Sec. 17-802 Tillson Ave Parking (Postponed from 01/12/15)
(NOTE: #22 was postponed after public hearing and passage has been moved)
- #36 Ch. 19, Art. III Commercial Corridor Overlay Zone
- #37 Zoning Map Amendment – CCOZ Camden Street (Postponed from 01/12/15)
(NOTE: #37 was postponed after public hearing and passage has been moved)
- # 1 Ch. 19, Art. III Bed & Breakfast Regulations

Ordinances in First Reading:

- # 2 Ch. 2, Arts. III & XIV Department of Public Services

Orders:

- # 6 Accepting Grant Funds – Wellness Program Grant
- # 7 Authorizing Submission & Acceptance – Downtown Revitalization Grant
- # 8 Authorizing Bond Anticipation Notes – Old County Road Repair Project
- # 9 Directing Parking Advisory Committee Review
- #10 Authorizing Reserve Fund Expenditure – Audio/Visual Equipment Repairs

January 15, 2015

Hello Frank,

As a resident I wanted to officially resign from my role with the Comprehensive Planning Commission. However, now that I'll be working for the City I'm more than happy to help David in staffing this committee.

Kind regards,

Audra Caler-Bell
Planning & Community Development Director

Requests for Zone Change From:

Malcom von Saltza, Current Property Owner

Johanson's Boatworks, Abutting Business Seeking Property For Expansion

Zone Change Requested:

Rezone 7 ¼ acres that are part of 2 separate parcels owned by von Saltza that abut Johanson's Boatworks from Woodland & Wildlife G to Commercial C-3

The current 3.86 acre parcel that is the site of Johanson's Boatworks abuts the 7 acre parcel on which the business is proposing to expand only on the SW corner of Johanson's lot. Rezoning of an additional 1/4 acre that is part of a second parcel provides a larger connecting area between the two parcels.

Property History

In 1986 Malcolm von Saltza purchased approximately 185 acres with 1,500 feet of road frontage along Rte. 90 in Rockland. A 7 parcel commercial subdivision consisting of land extending approximately 600 feet inland from Rte. #90 was created out of this larger parcel.

This commercial subdivision consisting of approximately 22 acres of the original 180 acres is now the properties from 11 Farewell Drive to 35 Farwell Drive (Rte. #90) and includes what is now 17-90 Lighting, Princes Furniture, Swift Storage and other businesses.

In 2001 Johanson Boatworks purchased one of these parcels (3.86 acres) and developed a boat construction, maintenance and storage facility on the parcel.

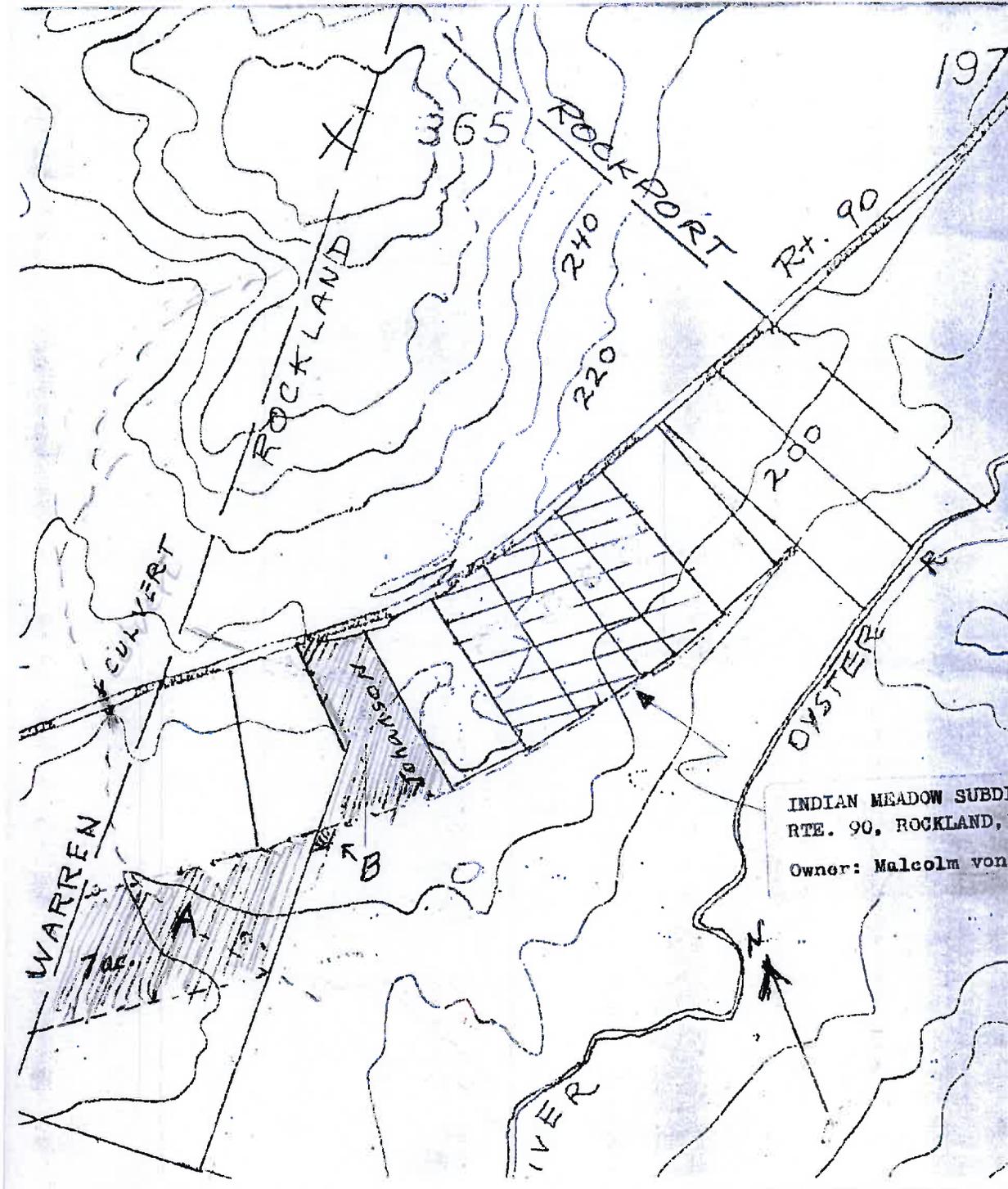
Malcom von Saltza placed a conservation easement with the Oyster River Bog Association on the remaining approximately 163 acres of the original 185 acre parcel. This easement protects parts of the Oyster River and Oyster River Bog.

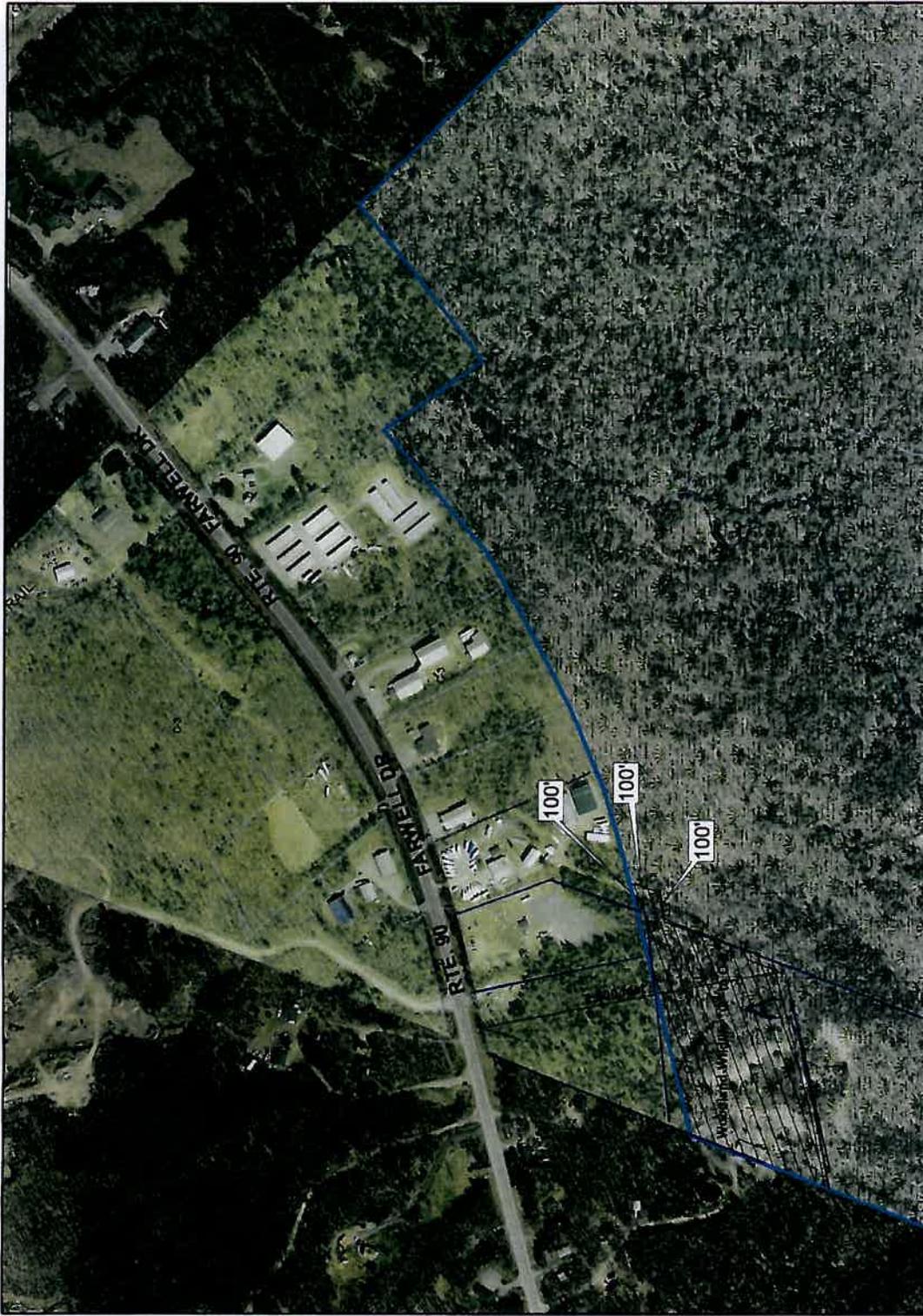
When the parcel was sold to Johanson's Boatworks, Von Saltza maintained a ROW to access the conservation land in back across the Boatworks Property.

In 2001 von Saltza acquired an additional 24 acre parcel that abuts his original 180 acre acquisition and still owns a 14 acre back lot on this parcel. von Saltza is proposing to sale 7 acres of this to Johanson Boatworks and place a conservation easement on the remainder.

Again, in summary the zone change request is for a 7 acres back lot parcel plus an approximately 1/4 parcel to increase the boundary overlap between this seven acre parcel and the existing Johanson's Boatworks land (see attached).

REQUEST for zone change (A) and (B)





CITY OF
ROCKLAND
KNOX COUNTY
MAINE



Printed: 11/15/2014



DISCLAIMER

The maps are compiled from aerial photography, existing surveys, deeds, and landowner's descriptions. They are to be used for assessment purposes only, and not for conveyance.

APPLICATION FOR CITY LICENSE
CITY OF ROCKLAND, MAINE
270 Pleasant Street
Rockland, Maine 04841

Name of Applicant Chen's China Coast (Tong Chen) Phone 207 594-1038

Address of Applicant ~~235 Camden St~~
315 Main St, Thomaston, ME 04861

Name of Business Chen's China Coast Phone 207 594-1038

Address of Business 235 Camden St
Rockland, ME 04841

Name of Property Owner (if different) Harbor Plaza LLC

Type of License(s): Liquor Victualer Entertainment
 Lodging House Commercial Hauler Landscape Contractor
 Billiard Room Second Hand Dealer Other (Specify) _____

Type of Business Restaurant

Expiration of Current License March 3, 2015

Fee(s) Paid \$150 Date 1/25/15

The applicant herein agrees to conform with the provisions of the Ordinances of the City of Rockland relating to business licenses and such reasonable rules and regulations as may hereafter be adopted. The applicant hereby gives all persons and governmental agencies having information relevant to the above items permission to release the same to the City Clerk, Chief of Police, or other person(s) authorized to receive the same, and releases any claim that may be alleged to have arisen as a result of such release or disclosure.

Applicant's Signature Tong Chen Date 1/25/15

Approved By: _____ License # _____

Code Officer _____ Date _____
Approved Inspected; See Report

Fire Inspector _____ Date _____
Approved Inspected; See Report

Police Chief _____ Date _____

City Clerk _____ Date _____

**BUREAU OF ALCOHOLIC BEVERAGES
DIVISION OF LIQUOR LICENSING & ENFORCEMENT
8 STATE HOUSE STATION
AUGUSTA, ME 04333-0008**



Promise by any person that he or she can expedite a liquor license through influence should be completely disregarded.

To avoid possible financial loss an applicant, or prospective applicant, should consult with the Division before making any substantial investment in an establishment that now is, or may be, attended by a liquor license.

DEPARTMENT USE ONLY

LICENSE NUMBER:

CLASS:

DEPOSIT DATE

AMT. DEPOSITED:

BY:

CK/MO/CASH:

PRESENT LICENSE EXPIRES 3/3/15

INDICATE TYPE OF PRIVILEGE: MALT SPIRITUOUS VINOUS

INDICATE TYPE OF LICENSE:

RESTAURANT (Class I,II,III,IV)
(Class XI)

RESTAURANT/LOUNGE

HOTEL-OPTINONAL FOOD (Class I-A)

HOTEL (Class I,II,III,IV)

CLASS A LOUNGE (Class X)

CLUB-ON PREMISE CA-

TERING (Class I)

CLUB (Class V)

GOLF CLUB (Class I,II,III,IV)

TAVERN (Class IV)

OTHER:

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

1. APPLICANT(S) --(Sole Proprietor, Corporation, Limited Liability Co., etc.) <u>Long Chen</u>		2. Business Name (D/B/A) <u>Chen's China Coast</u>	
DOB: <u>10/14/66</u>		DOB:	
Address <u>315 Main St</u>		Location (Street Address) <u>235 Camden St</u>	
City/Town <u>Thomaston</u> State <u>ME</u>		City/Town <u>Same</u> State	
Zip Code <u>04861</u>		Zip Code <u>04841 ME</u>	
Mailing Address		Mailing Address	
Telephone Number <u>207 691-8122</u>		Business Telephone Number <u>207 594-1038</u>	
Fax Number		Fax	
Federal I.D. # <u>26-4589166</u>		Seller Certificate # <u>1138890</u>	

3. If premises is a hotel, indicate number of rooms available for transient guests: N/A

4. State amount of gross income from period of last license: ROOMS \$ _____ FOOD \$ 100,000 LIQUOR \$ 20,000

5. Is applicant a corporation, limited liability company or limited partnership? YES NO
If YES, complete Supplementary Questionnaire

6. Do you permit dancing or entertainment on the licensed premises? YES NO

7. If manager is to be employed, give name: _____

8. If business is NEW or under new ownership, indicate starting date: _____

Requested inspection date: _____ Business hours: _____

9. Business records are located at: 235 Camden St, Rockland, ME 04841

10. Is/are applicant(s) citizens of the United States? YES NO

11. Is/are applicant(s) residents of the State of Maine? YES NO

12. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married:

Use a separate sheet of paper if necessary.

Name in Full (Print Clearly)	DOB	Place of Birth
<u>Tong chen</u>	<u>10/14/66</u>	<u>China</u>

Residence address on all of the above for previous 5 years (Limit answer to city & state)
315 Main St, Thomaston, ME 04861

13. Has/have applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations,

of any State of the United States? YES NO

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

14. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued?

Yes No If Yes, give name: _____

15. Has/have applicant(s) formerly held a Maine liquor license? YES NO

16. Does/do applicant(s) own the premises? Yes No If No give name and address of owner:

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required)

18. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services?

YES NO Applied for: _____

19. What is the distance from the premises to the NEAREST school, school dormitory, church, chapel or parish house,

measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel

or parish house by the ordinary course of travel? 0.5 mile Which of the above is nearest?

Church

20. Have you received any assistance financially or otherwise (including any mortgages) from any source other than your-

self in the establishment of your business? YES NO

If YES, give details:

The Division of Liquor Licensing & Inspection is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to \$2,000 or both."

Dated at: _____ on _____, 20____

Town/City, State Date

Please sign in blue ink

Tong Chen

Signature of Applicant or Corporate Officer(s)

Signature of Applicant or Corporate Officer(s)

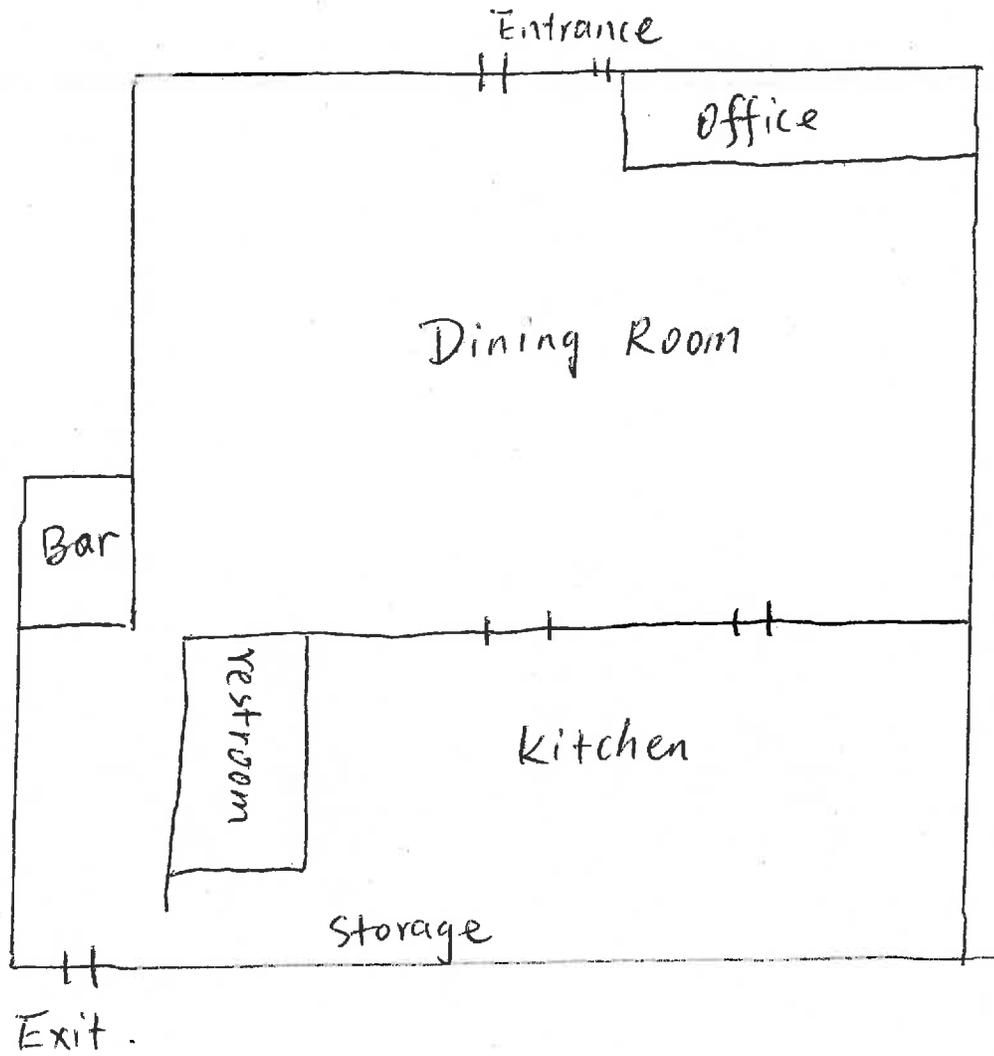
Tong chen

Print Name

Print Name

NOTICE – SPECIAL ATTENTION

All fees must accompany application, made payable to the **Treasurer of Maine**. This application must be completed and mailed to Bureau of Alcoholic Beverages and Lottery Operations, Division of Liquor Licensing and Enforcement, 164 State House Station, Augusta ME 04333-0164. Payments by check subject to penalty provided by Title 28A, MRS, Section 3-B.



APPLICATION FOR CITY LICENSE
CITY OF ROCKLAND, MAINE
270 Pleasant Street
Rockland, Maine 04841

Name of Applicant John Stowe Phone 207-975-3294

Address of Applicant 315 Main St.
Rockland ME 04841

Name of Business Rustica Phone 207-594-0015

Address of Business 315 Main St.
Rockland ME 04841

Name of Property Owner (if different) _____

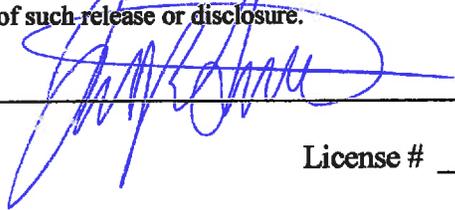
Type of License(s): Liquor Victualer Entertainment
 Lodging House Commercial Hauler Landscape Contractor
 Billiard Room Second Hand Dealer Other (Specify) _____

Type of Business Restaurant

Expiration of Current License 3/12/15

Fee(s) Paid \$150 Date 1/29/15

The applicant herein agrees to conform with the provisions of the Ordinances of the City of Rockland relating to business licenses and such reasonable rules and regulations as may hereafter be adopted. The applicant hereby gives all persons and governmental agencies having information relevant to the above items permission to release the same to the City Clerk, Chief of Police, or other person(s) authorized to receive the same, and releases any claim that may be alleged to have arisen as a result of such release or disclosure.

Applicant's Signature  Date 1/29/15

Approved By: _____ License # _____

Approved _____ Inspected; See Report _____ Code Officer _____ Date _____

Approved _____ Inspected; See Report _____ Fire Inspector _____ Date _____

Police Chief _____ Date _____

City Clerk _____ Date _____

**BUREAU OF ALCOHOLIC BEVERAGES
DIVISION OF LIQUOR LICENSING & ENFORCEMENT
8 STATE HOUSE STATION
AUGUSTA, ME 04333-0008**



Promise by any person that he or she can expedite a liquor license through influence should be completely disregarded.
To avoid possible financial loss an applicant, or prospective applicant, should consult with the Division before making any substantial investment in an establishment that now is, or may be, attended by a liquor license.

DEPARTMENT USE ONLY	
LICENSE NUMBER:	CLASS:
DEPOSIT DATE	
AMT. DEPOSITED:	BY:
CK/MO/CASH:	

PRESENT LICENSE EXPIRES 3/12/15

INDICATE TYPE OF PRIVILEGE: MALT SPIRITUOUS VINOUS

INDICATE TYPE OF LICENSE:

- | | |
|--|---|
| <input checked="" type="checkbox"/> RESTAURANT (Class I,II,III,IV) | <input type="checkbox"/> RESTAURANT/LOUNGE (Class XI) |
| <input type="checkbox"/> HOTEL-OPTINONAL FOOD (Class I-A) | <input type="checkbox"/> HOTEL (Class I,II,III,IV) |
| <input type="checkbox"/> CLASS A LOUNGE (Class X) | <input type="checkbox"/> CLUB-ON PREMISE CATERING (Class I) |
| <input type="checkbox"/> CLUB (Class V) | <input type="checkbox"/> GOLF CLUB (Class I,II,III,IV) |
| <input type="checkbox"/> TAVERN (Class IV) | <input type="checkbox"/> OTHER: _____ |

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

1. APPLICANT(S) - (Sole Proprietor, Corporation, Limited Liability Co., etc.) <u>Rustica, Inc</u> DOB: _____			2. Business Name (D/B/A) <u>Rustica Cucina Italiana</u>		
<u>John Stowe</u> DOB: <u>2/7/66</u>					
Address			Location (Street Address) <u>315 Main St</u>		
			City/Town <u>Rockland</u> State <u>ME</u> Zip Code <u>04841</u>		
			Mailing Address <u>315 Main St</u>		
City/Town <u>Rockland</u> State <u>ME</u> Zip Code <u>04841</u>		City/Town <u>Rockland</u> State <u>ME</u> Zip Code <u>04841</u>			
Telephone Number <u>207-594-0015</u> Fax Number _____		Business Telephone Number <u>207-594-0015</u> Fax Number _____			
Federal I.D. # <u>43-2092844</u>			Seller Certificate # _____		

3. If premises is a hotel, indicate number of rooms available for transient guests: _____
4. State amount of gross income from period of last license: ROOMS \$ _____ FOOD \$ 422,034 LIQUOR \$ 150,356.40
5. Is applicant a corporation, limited liability company or limited partnership? YES NO

If YES, complete Supplementary Questionnaire

6. Do you permit dancing or entertainment on the licensed premises? YES NO
7. If manager is to be employed, give name: John Stowe
8. If business is NEW or under new ownership, indicate starting date: _____
- Requested inspection date: _____ Business hours: _____

9 Business records are located at: Philbrook and Associates 171 Walnut St. Rockland, ME 04849

10. Is/are applicants(s) citizens of the United States? YES NO

11. Is/are applicant(s) residents of the State of Maine? YES NO

12. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married:
Use a separate sheet of paper if necessary.

Name in Full (Print Clearly)	DOB	Place of Birth
John P. Stowe	2/7/1966	Hartford, CT

Residence address on all of the above for previous 5 years (Limit answer to city & state)

Rockland, ME

13. Has/have applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of any State of the United States? YES NO

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

14. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued?
Yes No If Yes, give name: _____

15. Has/have applicant(s) formerly held a Maine liquor license? YES NO

16. Does/do applicant(s) own the premises? Yes No If No give name and address of owner: _____

17. Describe in detail the premises to be licensed. (Supplemental Diagram Required) _____

18. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services?
YES NO Applied for: _____

19. What is the distance from the premises to the NEAREST school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel? 1 mile Which of the above is nearest? School

20. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES NO

If YES, give details: _____

The Division of Liquor Licensing & Inspection is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to \$2,000 or both."

Dated at: Rockland, ME on _____, 20____
Town/City, State Date

Please sign in blue ink

Signature of Applicant or Corporate Officer(s)

Signature of Applicant or Corporate Officer(s)

John P. Stowe
Print Name

Print Name

Kitchen

Hallway

PREMISE DIAGRAM

Door to Kitchen

Door to Kitchen

Beach

Bar

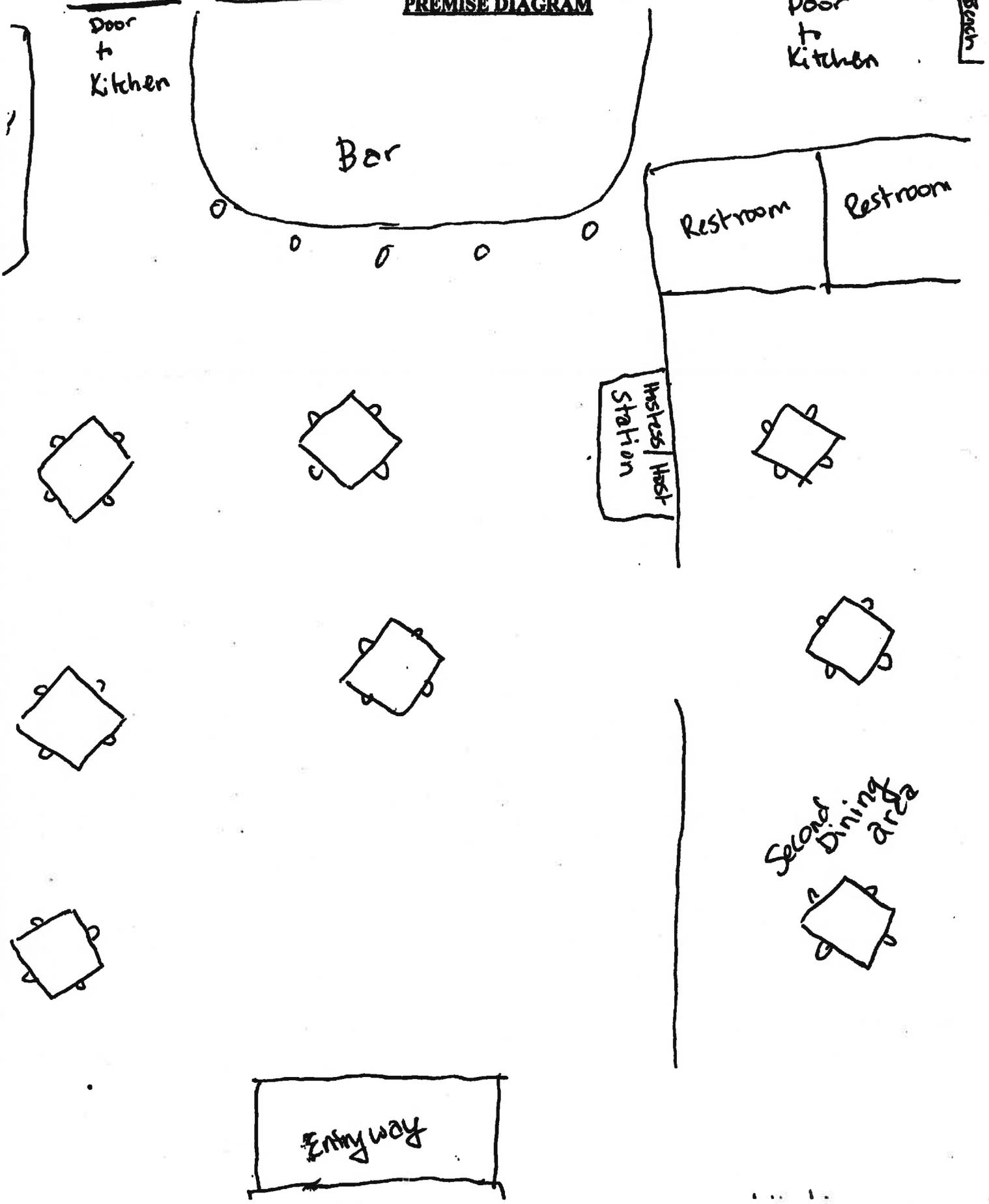
Restroom

Restroom

Hostess/Host Station

Second Dining area

Entrance



APPLICATION FOR CITY LICENSE
CITY OF ROCKLAND, MAINE
270 Pleasant Street
Rockland, Maine 04841

Name of Applicant Glenn Lawrence Phone 207 592 6070

Address of Applicant 20 Rosehill Ave
Owls Head ME 04854

Name of Business Clan MacLaren Phone 207 593 7278

Address of Business 395 Maine St.
Rockland ME 04841

Name of Property Owner (if different) MLW

Type of License(s): Liquor Victualer Entertainment
 Lodging House Commercial Hauler Landscape Contractor
 Billiard Room Second Hand Dealer Other (Specify) _____

Type of Business Soup + sandwich shop

Expiration of Current License _____

Fee(s) Paid \$150 Date 1/28/15

The applicant herein agrees to conform with the provisions of the Ordinances of the City of Rockland relating to business licenses and such reasonable rules and regulations as may hereafter be adopted. The applicant hereby gives all persons and governmental agencies having information relevant to the above items permission to release the same to the City Clerk, Chief of Police, or other person(s) authorized to receive the same, and releases any claim that may be alleged to have arisen as a result of such release or disclosure.

Applicant's Signature [Signature] Date 1/28/15

Approved By: _____ License # _____

Approved _____ Inspected; See Report _____ Code Officer _____ Date _____

Approved _____ Inspected; See Report _____ Fire Inspector _____ Date _____

Police Chief _____ Date _____

City Clerk _____ Date _____

11. Is/are applicant(s) residents of the State of Maine? YES () NO L

12. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married:
Use a separate sheet of paper if necessary.

Name in Full (Print Clearly)	DOB	Place of Birth
Stephanie J Walston	12/3/1978	Frankfort Germany

Residence address on all of the above for previous 5 years (Limit answer to city & state)
33 Maple St Warren ME 04864

13. Has/have applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of any State of the United States? YES L NO X

Name: _____ Date of Conviction: _____
Offense: _____ Location: _____
Disposition: _____

14. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued?
Yes L No X If Yes, give name: _____

15. Has/have applicant(s) formerly held a Maine liquor license? YES X NO L

16. Does/do applicant(s) own the premises? Yes L No X If No give name and address of owner: (MLW)
MLW LLC 385 Main St. Rockland ME 04841

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required) _____

18. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services?
YES X NO L Applied for: _____

19. What is the distance from the premises to the NEAREST school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel? (2000 ft.) Which of the above is nearest? (Church)

20. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES L NO X

If YES, give details: _____

The Division of Liquor Licensing & Inspection is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to \$2,000 or both."

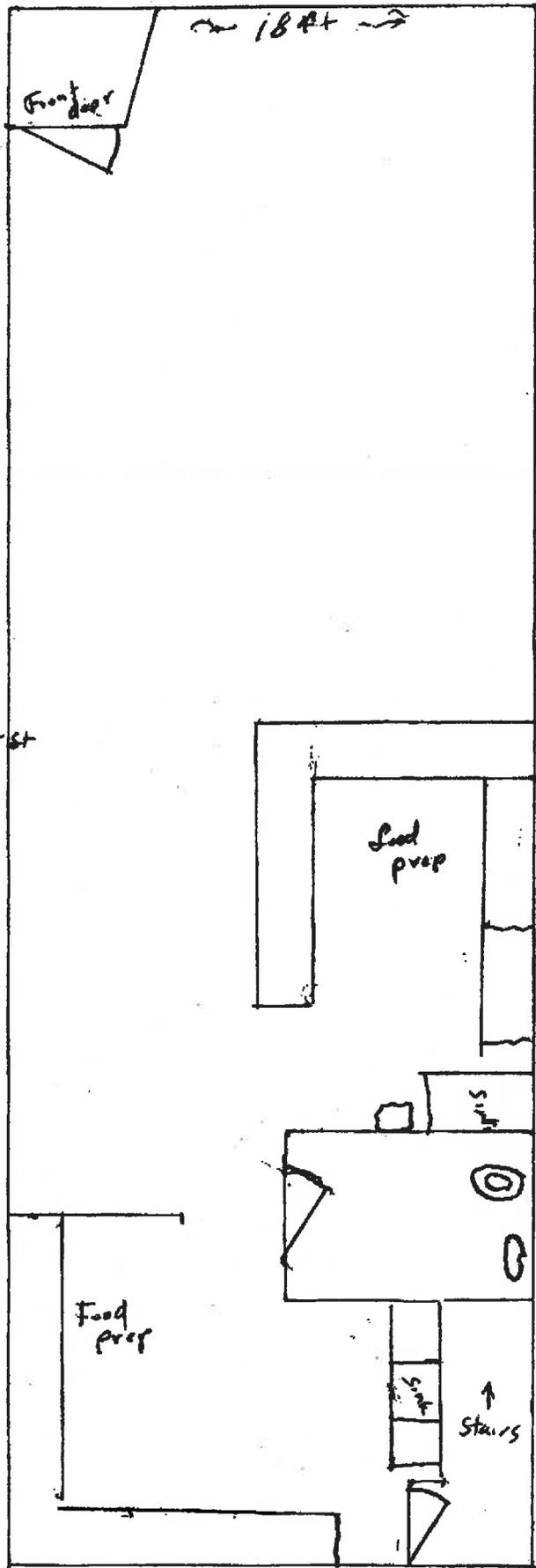
Dated at: Rockland ME on Jan 29, 20 15
Town/City, State Date

Please sign in blue ink

Signature of Applicant or Corporate Officer(s)
Glenn Lawrence
Print Name

Signature of Applicant or Corporate Officer(s)

Print Name



APPLICATION FOR CITY LICENSE
CITY OF ROCKLAND, MAINE
270 Pleasant Street
Rockland, Maine 04841

Name of Applicant 3Crow LLC Phone 207-593-0812

Address of Applicant 449 Main St.
Rockland, ME 04841

Name of Business 3Crow Phone 207-593-0812

Address of Business 449 Main St.
Rockland, ME 04841

Name of Property Owner (if different) 449 Main St. LLC

Type of License(s): Liquor Victualer Entertainment
 Lodging House Commercial Hauler Landscape Contractor
 Billiard Room Second Hand Dealer Other (Specify) _____

Type of Business Restaurant

Expiration of Current License 3/19/2015

Fee(s) Paid \$150 Date _____

The applicant herein agrees to conform with the provisions of the Ordinances of the City of Rockland relating to business licenses and such reasonable rules and regulations as may hereafter be adopted. The applicant hereby gives all persons and governmental agencies having information relevant to the above items permission to release the same to the City Clerk, Chief of Police, or other person(s) authorized to receive the same, and releases any claim that may be alleged to have arisen as a result of such release or disclosure.

Applicant's Signature  Date 1/30/15

Approved By: _____ License # _____

Approved _____ Inspected; See Report _____ Code Officer _____ Date _____

Approved _____ Inspected; See Report _____ Fire Inspector _____ Date _____

Police Chief _____ Date _____

City Clerk _____ Date _____

**BUREAU OF ALCOHOLIC BEVERAGES
DIVISION OF LIQUOR LICENSING & ENFORCEMENT
8 STATE HOUSE STATION
AUGUSTA, ME 04333-0008**



Promise by any person that he or she can expedite a liquor license through influence should be completely disregarded.

To avoid possible financial loss an applicant, or prospective applicant, should consult with the Division before making any substantial investment in an establishment that now is, or may be, attended by a liquor license.

DEPARTMENT USE ONLY	
LICENSE NUMBER:	CLASS:
DEPOSIT DATE	
AMT. DEPOSITED:	BY:
CK/MO/CASH:	

PRESENT LICENSE EXPIRES 3/18/2015

INDICATE TYPE OF PRIVILEGE: MALT SPIRITUOUS VINOUS

INDICATE TYPE OF LICENSE:

- RESTAURANT (Class I,II,III,IV)
- HOTEL-OPTINONAL FOOD (Class I-A)
- CLASS A LOUNGE (Class X)
- CLUB (Class V)
- TAVERN (Class IV)

- RESTAURANT/LOUNGE (Class XI)
- HOTEL (Class I,II,III,IV)
- CLUB-ON PREMISE CATERING (Class I)
- GOLF CLUB (Class I,II,III,IV)
- OTHER: _____

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

1. APPLICANT(S) –(Sole Proprietor, Corporation, Limited Liability Co., etc.)			2. Business Name (D/B/A)		
3Crow LLC			3Crow		
DOB: 10/20/78					
DOB:					
DOB:			Location (Street Address)		
			449 Main St.		
Address 449 Main St.			City/Town		State
			ROCKLAND		ME
			Mailing Address		Zip Code
			449 Main St.		04841
City/Town		State	City/Town		State
Rockland		ME	Rockland		ME
Zip Code			Zip Code		
04841			04841		
Telephone Number		Fax Number	Business Telephone Number		Fax Number
207-593-0812			207-593-0812		
Federal I.D. #			Seller Certificate #		

3. If premises is a hotel, indicate number of rooms available for transient guests: _____
 4. State amount of gross income from period of last license: ROOMS \$ _____ FOOD \$ _____ LIQUOR \$ _____
 5. Is applicant a corporation, limited liability company or limited partnership? YES NO
- If YES, complete Supplementary Questionnaire
6. Do you permit dancing or entertainment on the licensed premises? YES NO
 7. If manager is to be employed, give name: _____
 8. If business is NEW or under new ownership, indicate starting date: _____
- Requested inspection date: _____ Business hours: _____
9. Business records are located at: 449 Main St. Rockland ME.

10. Is/are applicants(s) citizens of the United States?

YES NO

11. Is/are applicant(s) residents of the State of Maine?

YES NO

12. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married:
Use a separate sheet of paper if necessary.

Name in Full (Print Clearly)	DOB	Place of Birth
Josh Hixson	10/20/79	Lake Charles LA
Justin Mined	10/7/1980	Tampa Florida

Residence address on all of the above for previous 5 years (Limit answer to city & state)

Rockland, ME.

13. Has/have applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of any State of the United States? YES NO

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

14. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued?
Yes No If Yes, give name: _____

15. Has/have applicant(s) formerly held a Maine liquor license? YES NO

16. Does/do applicant(s) own the premises? Yes No If No give name and address of owner:
449 LLC, Richard Rockwell, 43 River Road, Nutley NJ, 07110

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required) _____

18. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services?
YES NO Applied for: _____

19. What is the distance from the premises to the NEAREST school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel? .5 miles Which of the above is nearest? Church

20. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES NO

If YES, give details: _____

The Division of Liquor Licensing & Inspection is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to \$2,000 or both."

Dated at: _____ on _____, 20____

Town/City, State

Date

Please sign in blue ink

Signature of Applicant or Corporate Officer(s)

Signature of Applicant or Corporate Officer(s)

Josh Hixson

Print Name

Print Name

CITY OF ROCKLAND, MAINE

RESOLVE #8

IN CITY COUNCIL

February 9, 2015

RESOLVE Commendation – Wallace M. Tower, Jr.

BE IT HEREBY RESOLVED BY THE CITY COUNCIL AS FOLLOWS:

THAT Wallace M. Tower, Jr. is hereby commended and congratulated for more than 27 years of dedicated service to the City of Rockland with the Rockland Police Department.

AND, be it further Resolve that a Plaque and Certificate of Commendation be presented to Deputy Chief Tower as a token of the City's appreciation for his service on the occasion of his retirement, and the Council wishes him well in his future endeavors.

Sponsor: City Council
Originator: City Council

CITY OF ROCKLAND, MAINE

RESOLVE #9

IN CITY COUNCIL

February 9, 2015

RESOLVE Appointment to Condominium Association Board

BE IT HEREBY RESOLVED BY THE CITY COUNCIL AS FOLLOWS:

THAT the City Manager (or designee) and the Deputy Police Chief shall be the City's representatives on the One Park Drive Condominium Association Board of Directors.

Sponsor: Mayor Isganitis
Originator: Mayor Isganitis

CITY OF ROCKLAND, MAINE

RESOLVE #10

IN CITY COUNCIL

February 9, 2015

RESOLVE Accepting Donation - Library

BE IT HEREBY RESOLVED BY THE CITY COUNCIL AS FOLLOWS:

WHEREAS, the Friends of the Rockland Public Library donated \$1,060.48 for 96 children's titles to be added to the children's collection, to be receipted into the Library Revenue Donations account (#10062-03147) and the same expended from the Library Restricted Donations Expenditure account (#10062-07003);

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL AS FOLLOWS:

THAT the City gratefully accepts the donation and directs that a letter of thanks be sent to the Friends of the Rockland Public Library in recognition of its generous donation.

Sponsor: City Manager
Originator: City Manager

CITY OF ROCKLAND, MAINE

RESOLVE #11

IN CITY COUNCIL

February 9, 2015

RESOLVE Re-Establishing Harbor Park Re-Design Committee

BE IT HEREBY RESOLVED BY THE CITY COUNCIL AS FOLLOWS:

[TO BE DRAFTED]

CITY OF ROCKLAND, MAINE
ORDINANCE AMENDMENT #10
(As Amended 01/12/15)
IN CITY COUNCIL

April 14, 2014

ORDINANCE AMENDMENT: ~~Exempting Container Restaurants And Food Wagons From Certain Zoning Regulations~~ Regulations for Container Restaurants and Food Wagons

THE CITY OF ROCKLAND HEREBY ORDAINS THAT CHAPTER 19, Zoning and Planning, ARTICLE III, Zoning Ordinance, SECTIONS 19-302, Definitions, and 19-309, Exceptions and Exemptions, BE AMENDED AS FOLLOWS:

Sec. 19-302 Words and Phrases Defined

ADD, ALPHABETICALLY:

Container Restaurant. A prefabricated, ~~mobile~~ shipping or storage ~~type container structure that has either been converted for use as, or built for use as,~~ a take-out ~~or eat-in~~ restaurant. ~~Container Restaurants do not have wheels or axles attached but are built on skids or a frame and are not affixed to the ground.~~

Food Wagon. A ~~small bus, truck, or other vehicle, or~~ stand, trailer, or other small mobile structure outfitted for selling or for serving light meals and snacks to the public. The term "food wagon" does not include push carts that are removed daily or vehicles selling food from the street in accordance with Chapter 15, Article I, Section 15-109.

Sec. 19-309 Exceptions and Exemptions

1. Special Classes. No building may be erected, altered, or used, and no land may be used, for any of the following special use classes in the Residential A and AA zones. In other zones, the Planning Board, applying the procedures and standards set forth in Chapter 16, Article II, may approve such use in any zone other than Residential A or AA zones, upon application, notice, and public hearing, and upon a determination that the use will not be detrimental or injurious to the neighborhood, and that there will be provided fencing and screening adequate to provide visual and auditory barriers from other properties and public rights of way, and that the applicant has demonstrated compliance with all other applicable City ordinances. All owners of property located within 300 feet of the lot lines of the subject parcel shall be notified of the Special Class application, in writing and at least seven days prior to the public hearing, and shall be provided an opportunity to be heard at such hearing.

- A. Cemetery;
- B. Municipal use (not otherwise provided for);

- C. Public utility use (other than as provided by Section 19-304(3)(B));
- D. Stables, public; saddle horses for hire;
- E. Transformer stations;
- F. Wind power generation equipment;
- G. Temporary Buildings that house a use incidental to and reasonably required by an occupant of residential property on the same parcel for a non-commercial purpose (other than the storage or repair of a recreational or fishing vessel, or fishing equipment). Such temporary buildings shall be removed within one (1) year at the owner's expense, unless the permit therefor shall have been extended by the Board for not more than one year. Applications for temporary building permits must be accompanied by a bond, bill of sale, or other instrument acceptable to the City Manager to guaranty the removal and disposal of the building.

2. Seasonal Container Restaurants & Food Wagons.

A. Exemption From Certain Standards. In the areas of the City outside the Downtown and Tillson Avenue Area Overlay Zones where applicable zoning standards permit Eating and Drinking establishments, Container Restaurants and Food Wagons having total a floor areas for the principal structure of fewer less than 350 250 sq. ft. and utilized for less than six months / ealendar year shall be exempt from the following standards, where applicable, so long as all criteria under subpart B below for Planning Board review are met and the Container Restaurant or Food Wagon is operated accordingly:

- (1) Architectural and/or Design Standards;
- (2) Space and Bulk Standards;
- (3) Maximum front setbacks; and
- (4) Buffering and Screening performance standards.

B. Planning Board Review.

(1) No person, corporation, or other legal entity may place, construct, add to, or use any seasonal Container Restaurant or Food Wagon without first applying for and obtaining approval of the same from the Planning Board, pursuant to Chapter 16, Article II, applying the following standards and requirements in Chapters 16 and/or 19, in addition to applicable building code, life safety, and fire prevention requirements:

(1) The Container Restaurant or Food Wagon shall be a trailer or container, or any similar rectangular structure made out of metal, composite or wood and must have rigid walls and a rigid top;

(2) The length of the enclosed structure of a Container Restaurant shall not exceed 30 feet, and the length of a Food Wagon shall not exceed 20 feet. The width of the enclosed structure of a Container Restaurant or Food Wagon shall not exceed 8 feet, and the height of the

side to a flat roof, or the lowest side below a pitched roof, shall not exceed 9 feet 6 inches;

(3) The exterior finish shall be of high quality materials and in good condition. Decorative color schemes and full wall murals on the exterior walls are permitted and may incorporate the logo for the specific Container Restaurant or Food Wagon business at the site so long as the lettering in the logo does not exceed the maximum allowed for signs under 19-315 Signs;

(4) Projections such as decks, roll out or flip up awnings, or fold down seating areas shall not extend a greater horizontal distance from the Container Restaurant or Food Wagon than the vertical wall height of the Container Restaurant or Food Wagon;

(5) Unless located in a fully screened enclosure shared with another building or user at the site, all onsite fuel storage tanks, bulk waste storage containers and similar accessory equipment shall be located in a fully screened area that shall not exceed a greater horizontal distance from the Container Restaurant or Food Wagon than the vertical wall height of the Container Restaurant or Food Wagon;

(6) Except for plantings and/or fencing installed to provide screening from abutters, and except for plantings, fencing or curbing installed to aid vehicular or pedestrian circulation, and except for movable accessory items like tables, benches and chairs for patron use, all other accessory items shall be located adjacent to the primary structure and shall not extend a greater horizontal distance from the Container Restaurant or Food Wagon than the vertical wall height of the Container Restaurant or Food Wagon;

(7) No accessory buildings may be permitted for container restaurants or food wagons under this section;

(a) (8) Provisions for parking and vehicular and pedestrian circulation, except in the Downtown Parking District shall conform to the standards in 19-307 Off-Street Parking. Where the Container Restaurant or Food Wagon is located in a parking area, or the temporary seating is in a parking area, the Planning Board may impose specific requirements for vehicular and pedestrian circulation to ensure pedestrian patron and employee safety;

(b)(9) Lighting standards;

(e)(10) On-site restrooms for customers of restaurants with inside seating, and restroom availability for all employees;

(d)(11) Water supply and wastewater disposal;

(e)(12) Landscaping in accordance with Section 19-316(H)(3). Other landscaping shall be designed to soften, screen, or enhance the physical design of structures and parking areas to avoid the encroachment of the proposed use outside its fixed perimeter.

(f)(13) The use of exterior speakers or other audible devices to play music, communicate

with customers, or other purposes shall be strictly prohibited.

(14) The operator shall clean the site and surrounding area at least daily to remove any visible waste from the food service and take all reasonable efforts to keep food service related items off of abutting property and out of adjacent public ways. All trash receptacles for patron use shall be emptied and secured at the end of each business day;

(15) Container restaurants and food wagons permitted under this provision may not operate more than 8 months of the year. Hours of operation shall be limited to 6 AM to 9 PM Monday through Thursday and 6 AM to 10 PM on Friday and Saturday and 7 AM to 9 PM on Sunday;

(16) Container restaurants and food wagons permitted under this provision may remain at the permitted location year round so long as all temporary items such as, but not limited to, tables, chairs food service items, and trash cans are removed from the site, stored in the primary structure, or stored in the screened area used for bulk waste and fuel containers when the business is operating;

(17) Except for food trucks or food wagons on locations for less than six days as part of a permitted festival or event, container restaurants and food wagons in any City park or parking area are subject to Planning Board review and the provisions of this section plus any additional standards imposed by the Council or by the Harbor Management Commission as a condition of the use agreement. Container Restaurants and Food Wagons located on a Municipal property that includes parking are exempt from any additional specific parking requirements.

(18) Container Restaurants and Food Wagons having ~~total~~ a floor areas for the principal structure of 350 250 sq. ft. or more, and/or that are operational ~~utilized for six nine~~ months or more and permanent restaurants are subject to full site plan review and approval pursuant to Chapter 16, Article II.

(2) Food wagons in Buoy and Harbor Parks and at the Middle Pier shall be exempt from Planning Board Review.

(3) Container restaurants and food wagons exempted from standards pursuant to Section 19-309(2)(A) shall be removed from the site to another location where storage of such containers and wagons is authorized when not in use for two or more consecutive weeks.

(4) Container restaurants and food wagons exempted from standards pursuant to Section 19-309(2)(A) may not begin service to the public prior to 6:00 AM nor continue service after 9:00 PM, except during events for which the nearest street is closed pursuant to Order of the City Council, in which instances the hours of operation may be extended to the close of the event.

First Reading 1/12/15
First Publication 1/22/15
Public Hearing 2/9/15
Final Passage _____
Second Publication _____
Effective Date _____

Sponsor: Councilor MacLellan-Ruf
Originator: Councilor MacLellan-Ruf
(Postponed in Final Reading 9/8/14 to 1/12/15)
(Amended in Final Reading 1/12/15 and sent back to 1st reading)

CITY OF ROCKLAND, MAINE

ORDINANCE AMENDMENT #16

IN CITY COUNCIL

June 9, 2014

ORDINANCE AMENDMENT: Amending the Maximum Height in the Downtown Zone

THE CITY OF ROCKLAND HEREBY ORDAINS THAT CHAPTER 19, Zoning and Planning, BE AMENDED AS FOLLOWS:

Sec. 19-304 Zone Regulations

14. Downtown Zone "DT" Regulations.

* * *

C. Standards.

- (1) The standards of Section 19-316 shall be observed.
- (2) The following space and bulk standards shall apply to all lots and/or parcels of land:

Table 304-14

"DT" ZONE

	COMMERCIAL AND MIXED USE
MINIMUM FLOOR AREA PER DWELLING	200 sq. ft. per dwelling
MAXIMUM BUILDING HEIGHT	Either 65 feet or 5 stories <u>north of the center line of Park Street and Park Drive; either 50 feet or 4 stories south of the center line of Park Street and Park Drive to Central Park.</u>

First Reading 6/9/14
 First Publication 6/19/14
 Public Hearing 7/14/14
 Final Passage _____
 Second Publication _____
 Effective Date _____

Sponsor: Councilor Dickerson
 Originator: Councilor Dickerson
Postponed 7/14/14 to 2/9/15



CITY OF
ROCKLAND
KNOX COUNTY
MAINE

DT Zone Height Proposal

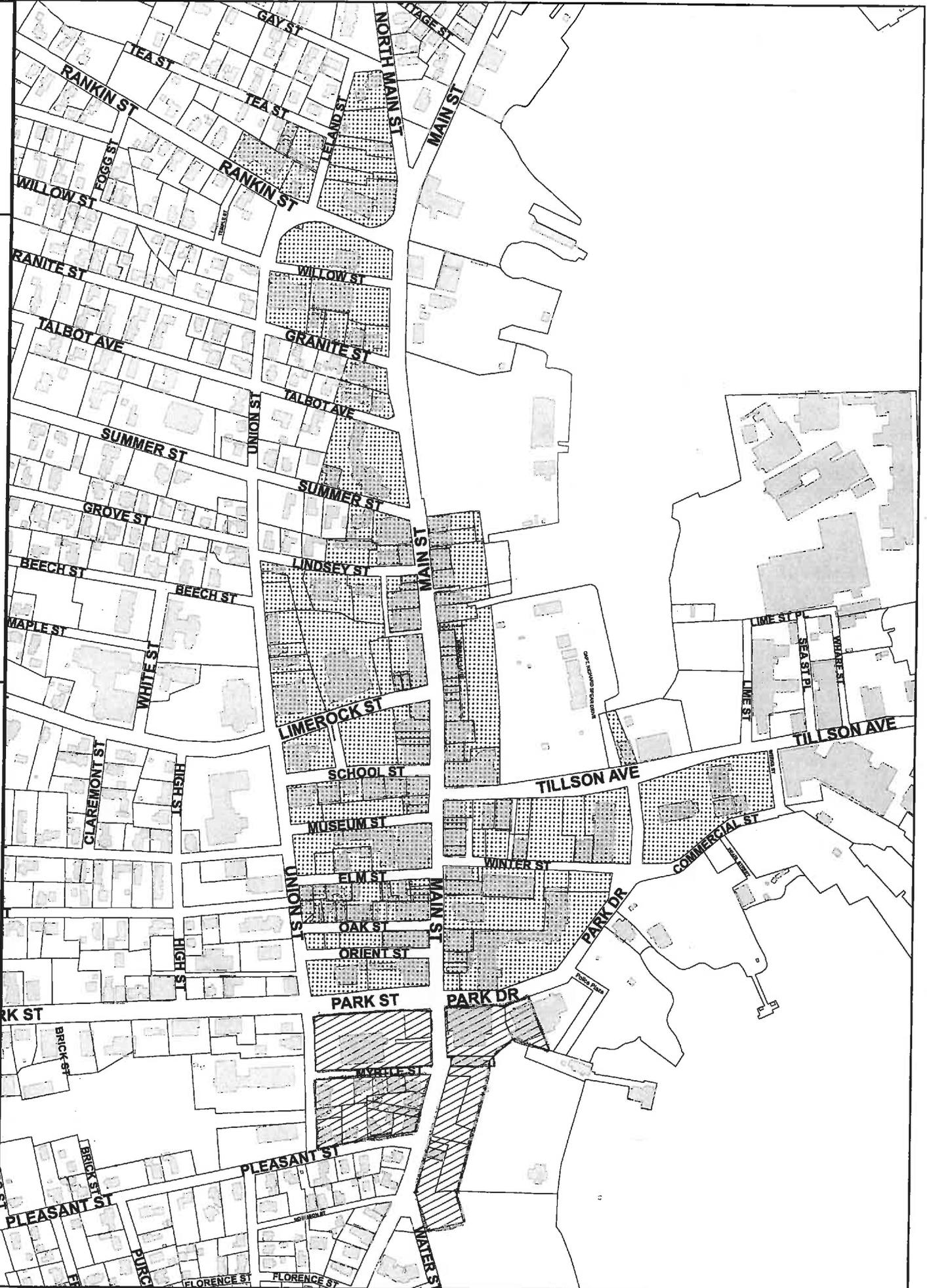
4 stories 50'
5 stories 65'

Printed: 6/3/2014



DISCLAIMER

Tax maps are compiled from aerial photography, existing surveys, deeds, and landowner's descriptions. They are to be used for assessment purposes only, and not for conveyance.



**CITY OF ROCKLAND, MAINE
ORDINANCE AMENDMENT #22
IN CITY COUNCIL**

August 11, 2014

ORDINANCE AMENDMENT Time Limits on Parking – Tillson Ave

THE CITY OF ROCKLAND HEREBY ORDAINS THAT CHAPTER 17, Traffic and Vehicles, SECTION 17-802, Schedule II, Time Limits on Parking, BE AMENDED AS FOLLOWS:

Sec. 17-802 Schedule II. Time Limits on Parking

1. General Limitation. Parking time limited between 9:00 AM and 6:00 PM on Mondays, Tuesdays, Wednesdays, and Thursdays, and between 9:00 AM and 9:00 PM on Fridays and Saturdays, with the exception of Sundays and public holidays:

Street	Area Affected
F. Fifteen-Minute Limit	
(1) Main	(a) Between Pleasant Street and Rankin Street between the hours of 2:00 A.M. and 6:00 A.M., Sundays and legal holidays excepted. Eff: 12/13/02
(2) <u>Tillson</u>	(a) <u>The three (3) western-most angled parking spaces on the northerly side of Tillson Avenue.</u>

Sponsor: Councilor Isganitis
Originator: Terry Pinto
Postponed 09/08/14 to 01/12/15
Postponed 1/12/15 to 2/9/15

First Reading 08/11/14
First Publication 08/21/14
Public Hearing 09/08/14
Final Passage _____
Final Publication _____
Effective Date _____



NOTE: Below are the unapproved minutes from the Parking Advisory Committee and are subject to change by the Committee prior to acceptance

Parking Advisory Committee meeting January 29, 2015

5:30 pm City Hall board room

Present in attendance:

P.J. Walter, committee member

Joanne Billington, committee member

Greg Pinto, committee member

Rockland Police Chief Bruce Boucher, ex officio non voting member

Traffic Officer Troy Peasley, ex officio non voting member

Gordan Page of Rockland Maine Street Inc, guest

Excused Absent:

Paul Chartrand, committee member

Leslie Spiers, committee member

P.J. Walter selected as chair of the committee.

Meeting called to order to discuss City of Rockland ordinance amendment to chapter 17, Section 17-802, Schedule II, Time Limits on Parking, F. Fifteen Minute Limit.

The ordinance amendment as written would add (2) Tillson, (a) The three(3) westernly-most angled parking spaces on the northerly side of Tillson Avenue to the category of parking with a 15 minute limit.

Chief Bouchard informed the committee that to bring the city into compliance with the ADA (Americans with Disabilities Act) one of the 22 parkings spaces available on the northern side Tillson Avenue should be designated a disabled parking space. The ADA mandates one disabled parking space for every 25 spaces available. Currently in the Tillson Avenue parking area there are: 84 spaces available in the Kimball Lane Historic Lot behind the Thorndike Building, two of which are designated disabled, 76 spaces available in the Winter Street Lot (between Winter Street and Tillson Avenue) three of which are designated disabled, and 22 spaces along Tillson Avenue, zero of which have been designated disabled. The Chief expressed that his concern with the ordinance amendment as written is that with the current parking layout designating one of the 22 spaces available as disabled accessible, preferably disabled van accessible, it would require that the two most westerly spaces be reconfigured to provide sufficient space for one disabled parking space. The committee explored other options, in regards to reconfiguring the current spaces, to entertain the option of using a current no parking zone immediately west of the most westerly space to create the needed extra space for a van accessible disabled parking space. The concern of protecting the required site line between the westerly most space and the entrance/ exit of the Kimball Lane Historic (Thorndike) parking lot was discussed. Chief Bouchard believes with the speed limit on Tillson Avenue, a 30 foot line of sight space would be required. With the current configuration the committee believes there is adequate space available to widen on the west side of the most westerly space to create the width needed to accommodate a van accessible disabled parking space without using more than one currently unrestricted public parking space. The concern for the committee in making this recommendation is in regards to the redesign project for the Kimball Lane Historical lot behind the Thorndike. If it is the intention of the city to widen the entrance/exit, it

would prevent the option of widening the space in a western direction without converting two currently unrestricted public parking spaces, in order to preserve the line of sight requirements. The committee would like to review the plans regarding the entrance/exit to the Kimball Lane lot, along with the current length of space between the westerly most space on Tillson Avenue and the entrance/ exit to verify if the space needed to widen the parking space is available on the western side of said space without interfering with the line of sight requirements.

Gordon Page of Rockland Main Street Inc expressed a concern that with putting a time limit on parking along Tillson Avenue, it interferes with the ongoing educational effort by downtown businesses encouraging their employees to utilize the long term unrestricted parking spaces available. It has become common practice for employees of downtown businesses with no access to private parking to occupy time limit parking spaces only to find every few hours the need to leave work and move to a different space. The committee agrees that it is in the best interest of businesses without access to private parking, and to the public at large if employees utilized the long term parking available. The committee noted that the diagonal parking spaces available along Tillson Avenue are not the only long term parking spaces available adjacent to Main Street. The committee believes it also serves a public interest to designate a public parking space in front of the public bathrooms as a time limited space. The committee believes that imposing a 15 minute time limit does not provide adequate time to ensure easy access to use of the public restroom facilities and would suggest changing the time limit to one hour.

In conclusion, the committee would recommend the council table the current ordinance amendment indefinitely. The committee recommends the council entertains the idea of crafting a new ordinance amendment that addresses the need to convert the westerly most space on Tillson Avenue into a van accessible disabled space and creates a parking time limit of one hour for the space immediately next to it, pending a review of the Kimball Lane Historic Lot behind the Thorndike redesign, to verify this can be accomplished with conversion of two spaces currently unrestricted on Tillson Avenue without interfering with the line of sight requirements. The committee has scheduled the date of February 24 2015 to reconvene 5:30 pm in the city hall board room.

**CITY OF ROCKLAND, MAINE
ORDINANCE AMENDMENT #36
(As Amended 01/12/15)
IN CITY COUNCIL**

November 10, 2014

**ORDINANCE AMENDMENT: Establishing the Commercial
Corridor Overlay Zone**

THE CITY OF ROCKLAND HEREBY ORDAINS THAT CHAPTER 19, Zoning and Planning, ARTICLE III, Zoning Ordinance, SECTION 19-301, Zones Authorized, Bounded, and Defined, and SECTION 19-304, Zone Regulations, BE AMENDED AS FOLLOWS:

Sec. 19-301 Zones Authorized, Bounded, And Defined; Rules of Construction

1. Short Title. This Article shall be known and may be cited as the "Zoning Ordinance"; it shall be, and be cited as, Chapter 19, Article III of the Revised Ordinances of the City of Rockland (1983), and be included as such in the "General Code".

2. Zone Divisions.

In accordance with the laws of the State of Maine and for the purpose of promoting the health, comfort, safety, and general welfare of the community, the City of Rockland is hereby divided into the following classes of zones:

- (1) Residential A Zone
- (2) Residential AA Zone
- (3) Residential B Zone
- (4) Elderly Residential B-1 Zone
- (5) Rural Residential Zone 1 RR1 Zone
- (5A) Rural Residential Zone 2 RR2 Zone
- (6) Transitional Business 1 TB1 Zone
- (7) Transitional Business 2 TB2 Zone
- (8) Transitional Business 3 TB3 Zone
- (8A) Transitional Business 4 TB4 Zone
- (9) Resort RT Zone
- (10) Commercial C1 Zone
- (11) Commercial C2 Zone

- (12) Commercial C3 Zone
- (13) Plaza Commercial PC Zone
- (14) Downtown DT Zone
- (15) Neighborhood Commercial NC Zone
- (16) Business Park BP Zone
- (17) Industrial I Zone
- (18) Woodland & Wildlife G Zone
- (19) Recreation R Zone
- (20) Shoreland Zone
- (21) Chickawaukie Watershed Regulations
- (22) Waterfront Zones (7/11/90)
- (23) Tillson Avenue Area Overlay Zone
- (24) Commercial Corridor Overlay Zone

* * *

Sec. 19-304 Zone Regulations

* * *

24. COMMERCIAL CORRIDOR OVERLAY ZONE (“CCOZ”)

A. Purpose.

The purpose of the Commercial Corridor Overlay Zone is to implement – on parcels abutting the City’s major commercial corridors like Route 1 outside the Downtown – land use principles intended to stem sprawl and encourage aesthetically pleasing, mixed-use development along said corridors. The City Council, in adopting the Commercial Corridor Overlay Zone, finds that enhanced streetscapes, achieved through investments in the public right-of-way and in-fill development on private property, will enhance the economic well-being of the community and the public health, welfare, and safety. Creating safe and accessible streetscapes will draw customers for businesses and occupants for multi-dwelling housing complexes, utilizing varied modes of transportation, and bringing renewed vitality and economic activity to under-utilized areas on the City’s arterials outside the Downtown.

B. Compatibility With Underlying Zones.

The requirements and standards set forth in this Commercial Corridor Overlay Zone shall prevail to the extent they conflict with the regulations for zones in which parcels subject to this Overlay Zone are located. Except as provided in this Commercial Corridor Overlay Zone, the regulations for the underlying zone applicable to particular parcels apply to said parcels.

C. Standards.

The following space and bulk standards shall apply to all lots and/or parcels of land in the Commercial Corridor Overlay Zone:

<u>COMMERCIAL CORRIDOR OVERLAY ZONE “CCOZ” STANDARDS</u>	
<u>Maximum Building Coverage</u>	<u>85%</u>
<u>Maximum Lot Coverage</u>	<u>85%</u>
<u>Minimum Floor Area Ratio</u>	<u>None</u>
<u>Minimum Front Setback</u>	<u>None; provided, however, that in the event the public right-of-way upon which the parcel fronts cannot fully accommodate an esplanade and sidewalk between the proposed structure or addition and the outer edge of the existing paved roadway or – if the City Council has adopted a master plan for alterations to the right-of-way – the outer edge of the proposed alteration of the paved roadway, then any new structure or addition shall be set back the lesser of ten feet or such distance as may be needed to accommodate such sidewalk and esplanade within the parcel.</u>
<u>Maximum Front Setback for Primary Structures</u>	<u>Single Primary Structure Developments:</u> <u>Ten feet, except when additional footage is needed/used for outdoor seating, green space, public park or similar public amenity approved by the Planning Board.</u> <u>Multiple Primary Structure Developments:</u> <u>Ten feet for at least one primary structure; other primary structures may be located between the setback-compliant structure</u>

	<p>and the rear property line.; provided, however, that</p> <p><u>In the event a minimum front setback is imposed under these overlay standards, the maximum front setback shall be measured from the outer edge of the sidewalk and esplanade.</u></p>
<u>Minimum Landscaped Front Setback for Surface Parking Areas</u>	<u>Forty feet</u>
<u>Minimum Side Setback</u>	<u>Ten feet, except where the parcel abuts a residential zone or a parcel on which the use is solely residential, in which instance the side setback of the underlying zone shall apply.</u>
<u>Minimum Principal Building Height</u>	<u>Two functional stories</u>
<u>Surface Parking Lots</u>	<u>Areas for surface parking may not be located between a building and a street, except to provide handicap parking.</u>
<u>Parking</u>	<u>Pursuant to Sec. 19-307(8), the parking permit-issuing authority may allow deviations from the parking requirements set forth in Sec. 19-307(6)(E) where the applicant submits a parking management plan acceptable to such authority that incorporates shared parking, provisions for one or more mass transit stops and shelters, short term parking limitations for commercial uses, and/or other parking solutions that reduce the anticipated on-site parking needs for the development.</u>
<u>View Corridors</u>	<u>Buildings shall be so situated so that existing water views from public streets shall be maintained by providing – notwithstanding anything to the contrary in this or the underlying zones – a minimum building side setback of</u>

	<u>twenty (20) feet; provided, however that the Planning Board may permit the substitution of a view corridor between buildings within a lot for the side setback.</u>
<u>Building Design</u>	<u>Primary and accessory structures shall employ varying setbacks, heights, roof treatments, doorways, window openings, and/or other structural or decorative elements to reduce apparent size and scale of the structures.</u> <u>A minimum of twenty (20) percent of the structures' facades that are visible from a public street shall employ actual projections or recesses with a depth of a least six feet. No uninterrupted façade shall extend more than fifty (50) feet.</u> <u>Rear and side building facades shall be designed to complement the architectural treatment of the primary façade.</u>

Sponsor: Mayor Isganitis
Originator: Comprehensive Planning Commission

First Reading 1/12/15
First Publication 1/22/15
Public Hearing 2/9/15
Final Passage _____
Second Publication _____
Effective Date _____

CITY OF ROCKLAND, MAINE
ORDINANCE AMENDMENT #37
(As Amended 1/12/15)
IN CITY COUNCIL

November 10, 2014

ORDINANCE AMENDMENT Authorizing Zoning Map Amendment

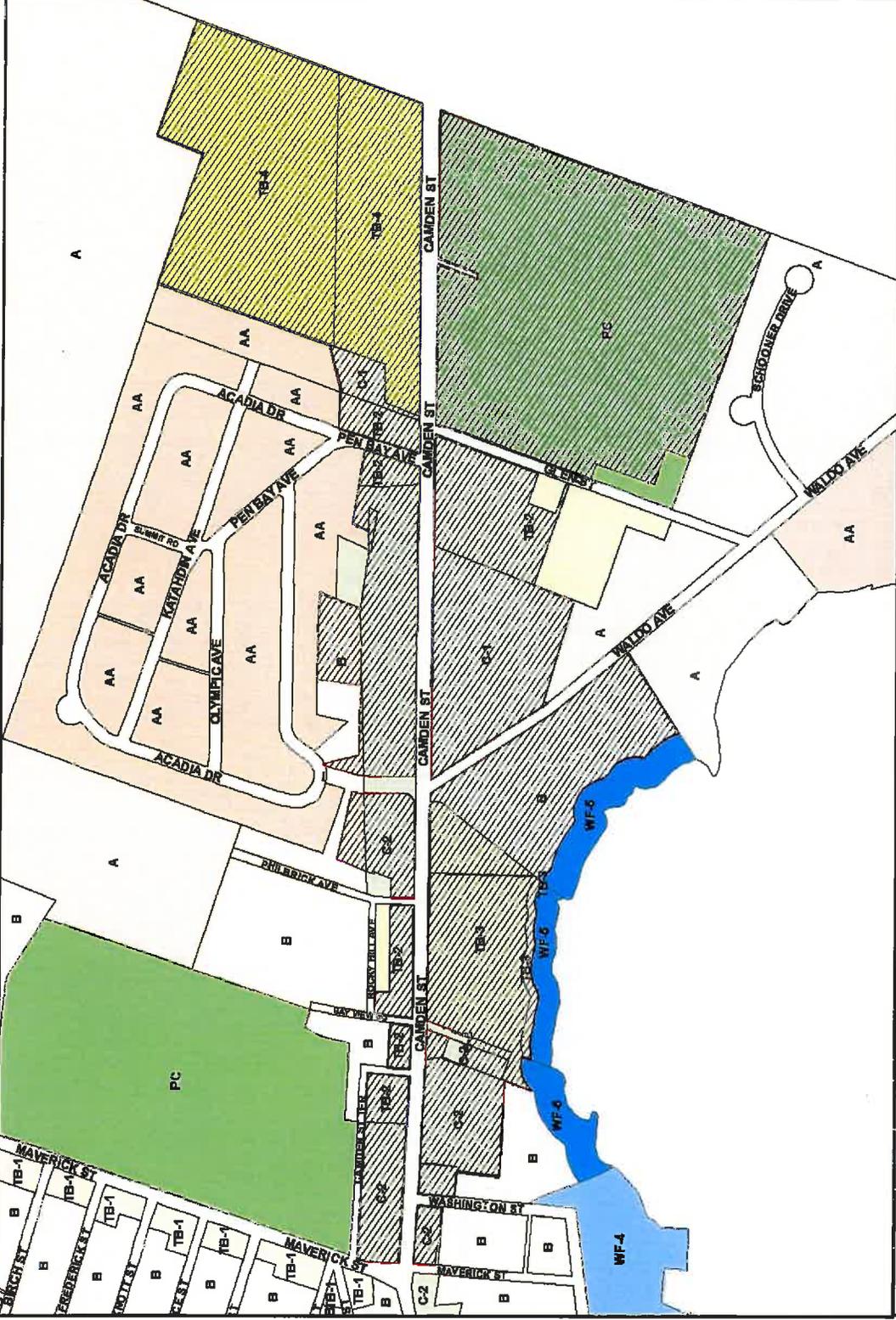
THE CITY OF ROCKLAND HEREBY ORDAINS THAT THE OFFICIAL ZONING MAP OF THE CITY OF ROCKLAND BE AMENDED AS FOLLOWS:

THAT the Commercial Corridor Overlay Zone, adopted by the City Council pursuant to Ordinance Amendment #36 which became effective on _____, shall encompass the area defined by the listed parcels (see attached list of parcels and map).

Sponsor: Councilor Isganitis
Originator: Comprehensive Planning Commission
Postponed 12/08/14 to 01/12/15 (Prior to Public Hearing)
Postponed 1/12/15 to 2/9/15

First Reading: 11/10/14
First Publication: 11/20/14
Public Hearing: 12/08/14
Final Passage: _____
Second Publication: _____
Effective Date: _____

Tax Map #	Street Address	
29C3	131 CAMDEN STREET	<u>except for that portion of the property zoned Waterfront "WF-5"</u>
35A8	270 CAMDEN STREET	
36A5	200 CAMDEN STREET	
36A2	9 BELYEA AVENUE	
28C10	104 CAMDEN STREET	
28C9	106 CAMDEN STREET	
28C8	108 CAMDEN STREET	
15B1	65 CAMDEN STREET	
15B15	59 CAMDEN STREET	
15A4	73 CAMDEN STREET	
15A1	91 CAMDEN STREET	
28D9	99 CAMDEN STREET	
28D2	107 CAMDEN STREET	<u>except for that portion of the property zoned Waterfront "WF-5"</u>
28D3	103 CAMDEN STREET	
29C3-1	137 CAMDEN STREET	
29C1	1 WALDO AVENUE	
34A3	245 CAMDEN STREET	
34A1	265 CAMDEN STREET	
34A1-2	273 CAMDEN STREET	
34A7	3 GLEN STREET	
36B1	201 CAMDEN STREET	
36B3	179 CAMDEN STREET	
29B2	145 CAMDEN STREET	
29B3	143 CAMDEN STREET	
29B1	169 CAMDEN STREET	
36A8	190 CAMDEN STREET	
36A3	220 CAMDEN STREET	
29A2	172 CAMDEN STREET	
28C7	110 CAMDEN STREET	
28C4	116 CAMDEN STREET	
28C3	118 CAMDEN STREET	
28C2	124 CAMDEN STREET	
28A6	130 CAMDEN STREET	
29A1	182 CAMDEN STREET	
29A3	170 CAMDEN STREET	
29A10	136 CAMDEN STREET	
29A11	132 CAMDEN STREET	
27A7	96 CAMDEN STREET	
27A6	98A CAMDEN STREET	
27B6	60 CAMDEN STREET	
27B5	74 CAMDEN STREET	
27B4	80 CAMDEN STREET	
27B3	82 CAMDEN STREET	
27B2	88 CAMDEN STREET	
27B1	92 CAMDEN STREET	
34A2	235 CAMDEN STREET	
29A4-2	168 CAMDEN STREET	
29A4	166 CAMDEN STREET	



DISCLAIMER
 The maps are compiled from aerial photography, existing surveys, deeds, and landowner's descriptions. They are to be used for assessment purposes only, and not for conveyance.



CITY OF
 ROCKLAND
 KNOX COUNTY
 MAINE

CITY OF ROCKLAND, MAINE
ORDINANCE AMENDMENT #1
(As Amended 01/12/15)
IN CITY COUNCIL

January 12, 2015

**ORDINANCE AMENDMENT: Amending Zoning Regulations of
Bed And Breakfast Establishments**

**NOW, THEREFORE, THE CITY OF ROCKLAND HEREBY ORDAINS THAT
CHAPTER 19, Zoning And Planning, ARTICLE III, Zoning Ordinance, BE AMENDED AS
FOLLOWS:**

Sec. 19-302 Words And Phrases Defined

For the purpose of this Article certain words and phrases are defined as follows:

* * *

Bed and Breakfast Establishments.

- a. The following definition shall apply: Bed and Breakfast. Any dwelling in which two (2) or more bedrooms for transient lodging or boarding and lodging are provided and offered to the public by the owner for compensation for less than one week. Except as otherwise provided, ~~t~~his property shall also be the full-time, permanent residence of its owner during periods of operation. There shall be no provisions for cooking in any individual guest room.
- b. No food or drink of any kind shall be sold to the general public.
- c. For a Bed and Breakfast in a residential zone, no more than eight (8) rooms may be rented unless the property has multiple buildings existing prior to April 10, 2002. In that case, additional rooms may be rented in the additional building or buildings up to a total of twelve (12) rooms on the property. The expansion must be made wholly within the building existing as of April 10, 2002.

Unless presented together initially, each multiple existing building being opened as a Bed and Breakfast Inn will require its own Site Plan Review and approval from the Planning Commission.

Sec. 19-304 Zone Regulations

1. Residential Zone "A"

Purpose: The purpose of this district is to protect the existing density and character of residential development, as well as limited home based businesses, while providing an area of the community for similar development.

* * *

B. Conditional Uses.

The following conditional uses are permissible with the approval of the Planning Board under the provisions of the Site Plan Review Ordinance (Chapter 16, Article II):

RESIDENTIAL ZONE "A" CONDITIONAL USES	
(1)	<p>Bed and Breakfast Establishments.</p> <p>(a) Parking and Buffering. Off-street parking shall be provided for all vehicles of both owners staff and guests in either the side or rear yards of the lot. On-site off-street parking for day patrons of Bed and Breakfast Establishments shall also be provided. Where the lot of a bed and breakfast borders on a lot used solely for residential purposes, a buffer strip shall be maintained. The desired effect of the buffer planting is visual screening of the activity on the bed and breakfast lot. Landscaping of the lot and any buffer strips shall be reviewed and approved by the Planning Board.</p> <p><u>(b) Owner Occupancy. Notwithstanding anything to the contrary in Sec. 19-302, the owner of the Bed and Breakfast Establishment may be authorized by the Planning Board to reside in a residence on a parcel that is immediately contiguous to the Bed and Breakfast Establishment parcel where the property line separating the parcels is uninterrupted and intersects with the boundaries of two streets separated by the subject parcels.</u></p>

First Reading 1/12/15

First Publication 1/22/15

Public Hearing 2/9/15

Final Passage _____

Second Publication _____

Effective Date _____

Sponsor: Councilor Clayton
 Originator: Councilor Clayton

CITY OF ROCKLAND, MAINE
ORDINANCE AMENDMENT #2
IN CITY COUNCIL

February 9, 2015

ORDINANCE AMENDMENT: Establishing the Department of Public Services

THE CITY OF ROCKLAND HEREBY ORDAINS THAT CHAPTER 2, Administration, ARTICLE III, City Manager, and ARTICLE XIV, Department of Public Works, BE AMENDED AS FOLLOWS:

CHAPTER 2 ADMINISTRATION
ARTICLE III City Manager

* * *

Sec. 2-304 Division of Administrative Service

The administrative service of the City shall be divided, under the City Manager, into the following sixteen (16) ~~thirteen (13)~~ departments:

<u>Department</u>	<u>Head</u>
Code Enforcement Office	Code Enforcement Officer Eff: 11/28/85
Finance Department	Finance Director
Economic & Community Development Dept.	Community Development Director
Fire Department	Fire Chief
Fish Pier Department	Fish Pier Director
Harbor and Waterfront Department	Harbor Master
Health Department	Health Officer
Legal Department	City Attorney
Library Department	Library Director
Personnel Department	Personnel Director
Police Department	Police Chief
Public Works Department	Public Works Director
<u>Department of Public Services</u>	<u>Director of Public Services</u>
Records Department	City Clerk
Recreation Department	Recreation Director
Water Pollution Control Department	Water Pollution Control Director
Welfare Department	Director of Public Welfare

ARTICLE XIV Department of Public ServicesWorks

Sec. 2-1401 Establishment

There shall be a Department of Public ServicesWorks, the head of which shall be the Director of Public ServicesWorks Director who shall be, or be appointed by, the City Manager.

Sec. 2-1402 Duties

The Director of Public ServicesWorks shall, subject to and in consultation with the City Manager, be responsible for:

_____ 1. City Property. Be responsible for all matters pertaining to The construction, management, maintenance, and operation of the physical properties of the City's infrastructure under the administrative direction of the City Manager, including streets, sidewalks, sanitary and storm sewers, parking areas, parks, and public landings, except as otherwise provided by the City charter, other ordinances, or instructions by the City Manager;

_____ 2. Planning. Be responsible for all planning in connection with such changes or improvements to the physical properties as are essential or desirable for the future growth of the City.

_____ 2. Solid Waste. Be responsible for and serve as Director of the Solid Waste Facility;

_____ 3. Department PropertyResources. Be responsible for The direction and management of Department of Public Services and Solid Waste Facility employees, and the care and maintenance of all real and personal property occupied or used by the Department.

4. Enforcement on City Property. Seeing that no encroachments are made upon any street, public landing, place, square, land or ground of the City, by fences, buildings or otherwise, and whenever any encroachments shall hereafter be made upon the same, and the party making such encroachment shall neglect or refuse after notification to remove the same, to report the facts at once to the Police Chief and cooperate to the end that the person so offending shall be prosecuted and the nuisance abated.

5. Contracts. In consultation with the City Attorney, prepare or cause to be prepared all contracts and specifications that may be required for public servicesworks and solid waste management.

_____ 6. Sewer Construction. Have general management and supervisionIn consultation with the Water Pollution Control Director, perform or cause to be performed the construction, maintenance, repair, and replacement of the public sanitary, storm, and combined sewer systems, and all appurtenances thereto, including the and shall enforcement of all ordinances, rules and regulations relative thereto, keeping an accurate record of the location and the expense of constructing and completing each public drain or common sewer hereafter built, and shall, after the same is completed, furnishing to the City Assessor a detailed statement of such expense and all

necessary information to enable the City Assessor to make an assessment upon the lots or parcels of land benefited by such public drain or common sewer.

7. Property Schedule. ~~Annually preparing and submitting a capital improvement program, surveying the condition, useful life, and repair or replacement of the equipment. Include a schedule of the~~ machinery, tools and other City property in ~~his~~the Director's charge.

8. Maintenance. ~~Have charge of~~The operation and maintenance of ~~the City sewerage system and all appurtenances thereto; maintenance of~~all streets, sidewalks, and other public lands, grounds and buildings; street cleaning ~~and sprinkling~~; and snow removal, except as may otherwise directed by the City Manager.

9. Technical Standards. ~~Preparing and keeping current a manual of standards and specifications governing the construction, reconstruction, repair, backfilling, compaction, paving, and repaving, as applicable, of City streets, sidewalks, culverts, sewers, and other infrastructure. Such Technical Standards Manual may also include sewer construction specifications provided or identified by the Water Pollution Control Director. The Director of Public Services shall submit the Technical Standards Manual, and supplements and amendments thereof, to the City Manager for review and adoption as an Administrative Policy of the City. The Director shall cause copies of the adopted Technical Standards Manual to be made available to the public at the Department of Public Services, Water Pollution Control Facility, and Code Enforcement Office, and on the City's website. The Director shall assure adherence with the Technical Standards Manual by the Department and by the public.~~

10. Plans; Public Records. ~~Collect, maintain, and update all plans, estimates, profiles, records and surveys of street bounds, streets, sidewalks, sewers, and other public infrastructure.~~

~~Sec. 2-1403 Public Works Advisory Committee~~

~~A Public Works Advisory Committee is hereby created. It shall consist of five (5) members appointed by the Mayor and confirmed by the City Council for a term of three (3) years, except that of the first five (5) members first appointed, of which one (1) shall be appointed for a term of one (1) year, two (2) for two (2) years, and two (2) for three (3) years. The committee shall elect a chairman and secretary from its membership annually and adopt its own rules of procedure. The Director of Public Works, or designee, shall be an ex officio non-voting member of the Committee. The Committee shall advise the City Council in matters of policy and planning in the areas of operation, maintenance, repair, acquisition and disposition of public buildings, equipment, cemeteries, solid waste, wastewater and sewer issues, streets, roads and public parks, while maintaining close cooperation with the Planning Board, the Comprehensive Planning Commission, the Economic Development Advisory Committee, the Recreation Advisory Committee, and the Parks Commission.~~

Sponsor: Councilor Pritchett
Originator: Councilor Pritchett

CITY OF ROCKLAND, MAINE

ORDER #6

IN CITY COUNCIL

February 9, 2015

RESOLVE Accepting Grant Funds – MMA Wellness Grant

BE IT HEREBY RESOLVED BY THE CITY COUNCIL AS FOLLOWS:

THAT the City hereby accepts from the Maine Municipal Association a Wellness Program Grant in the amount of \$1,480, receipted into the Wellness Program Grant Account (#60401-03704) and the same expended from the Miscellaneous Supplies Account (#60401-06006) for the purchase of ergonomic office equipment as part of the City's Ergonomic Compliance Program.

Sponsor: City Manager

Originator: City Manager

CITY OF ROCKLAND, MAINE

ORDER #7

IN CITY COUNCIL

February 9, 2015

ORDER Authorizing application and matching funds for, and expenditure of, a Community Development Block Grant (CDBG) Downtown Revitalization Program Grant

IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:

THAT the City Council authorizes the City Manager to apply for a CDBG Downtown Revitalization Program grant in the amount of \$400,000 to fund improvements to City sidewalks and related infrastructure on Elm Street, Museum Street and School Street; and

THAT, the City hereby appropriates up to \$170,000 from the Downtown TIF Development Program Account (#10000-1899) for the City's match for such grant, with up to \$85,000 being appropriate from the FY 2016 Downtown TIF Development Program and up to \$85,000 being appropriated from the FY 2017 Downtown TIF Development Program; and

THAT, in the event the City is awarded such CDBG Downtown Revitalization Program grant, the City Manager is hereby authorized to expend such grant and matching funds, and to execute any such contracts or instruments as may reasonably be required to effectuate the purposes of this Order.

Sponsor: City Manager

Originator: Community Development Director

State of Maine
Community Development Block Grant Program
2015 Downtown Revitalization Program



Letter of Intent to Apply

Due at DECD on or before January 30, 2015, 4:00 p.m.
Letters of Intent may be submitted via email to: ocd.loi@maine.gov
Please enter "DR LOI" in the subject line.

All communities wishing to apply for a 2015 Downtown Revitalization Grant must use this Letter of Intent to document compliance with requirements established by Title I of the Housing and Community Development Act of 1974, as amended and the State of Maine CDBG program. Applicants who submit a completed Letter of Intent and demonstrate meeting a CDBG National Objective will be notified by OCD that they are eligible to submit a final application. Eligibility to submit a final application does not imply final project approval or funding. Funds will not be available until after July 1, 2015.

A. APPLICANT ELIGIBILITY

1. Legal Applicant:

Applicant:	City of Rockland	Phone:	(207) 593-0638
Address:	270 Pleasant Street	Fax:	207-594-9481
City, ZIP+ four:	04841	E-Mail:	tluttrell@ci.rockland.me.us
Chief Official:	Tom Luttrell, Acting City Manager		
DPM name and date of Consultation (required):	Terry Ann Holden		
Census Tracts #(s) Where Proposed Activities Will Occur:	9706, 9707		
Year of Slum & Blight Declaration		Parameters of Slum & Blight area (such as High St. to Green St. to Main St. etc.)	
National Objective (Low/Mod, or S/B)	LMI	Percent of blighted buildings in area	

2. Applying on Behalf of Sub-Grantee (if applicable): (e.g.: Water District, Sewer District, Non-Profit)

Sub-Grantee:	Phone:
Address:	Fax:
City, ZIP:	E-Mail:
Agency Rep:	Title

3. Engineer/Architect consulted for project & providing cost estimates:

Name: Andrew Hedrich	Phone: (207) 236-4365
Firm: Gartley & Dorsky	Fax:
Address: 59B Union Street	E-Mail: ahedrich@gartleydorsky.com
City, ZIP: Camden, ME 04843	
DUNS #: 057387052 <i>This must be the town or city number, not the Police Department, and not the sewer or water district.</i> Applicant DUNS (Dunn & Bradstreet) #:(visit http://fedgov.dnb.com/webform .	

to obtain a number)

B. ELIGIBLE ACTIVITY CATEGORIES

Place an "X" to the left of the DR categories for which this Intent to Apply is being made:

	1. Public Facilities (accomplishment type: 01 People)
X	2. Public Infrastructure (accomplishment type: 01 People)
	3. Housing Assistance (accomplishment type: 10 Housing Units)
	4. Micro-Enterprise (accomplishment type: 01 People or 08 Businesses)

C. PROJECT INFORMATION

Provide a clear, concise description of the proposed project using the space below. The scope of work should be very specific in identifying how the money will be used in meeting a National Objective.

This project continues Rockland's investments in its Downtown funded, in part, with CDBG funds. This project focuses specifically on sidewalk improvements on Elm, Museum and School Streets and associated storm and waste water facilities under those streets. The City is partnering with the Farnworth Art Museum (FAM) to make improvements to these sidewalks. FAM is currently working with the Finance Authority of Maine to finalize approval for use of New Market Tax Credits and State New Market Tax Credits (approved by FAME, December 18, 2014). FAM, using its new investments, will provide \$57,000 as matching funds to this project. In addition the City has committed matching funding from the FY16 and FY17 Downtown TIF for this project. This project compliments continued redevelopment of the Downtown by improving pedestrian access via those side streets, parking areas and the neighboring downtown residences. This project will support and compliment private investments and will further increase safe foot traffic to and from Main Street, as envisioned in the City's Downtown Plan(s). This pedestrian access is critical to the neighboring residential area and to visitors to Rockland and their access to the City's number one cultural attraction and for encouraging that visitor traffic into the balance of the Downtown.

D. COST ESTIMATES & PROJECT FUNDING

Provide the estimated project cost, amount of CDBG funds to be requested and sources, amounts and dates secured for all anticipated cash matching funds. All construction estimates should be prepared by the Engineer/Architect (from section A-3). Take into account the inflation rate in relation to the anticipated starting date of the project and applicable DAVIS/BACON wage rates as they apply to construction costs.

Total Estimated Project Cost:	\$627,000	CDBG Request:	\$400,000
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Funding Source	Amount	Date Secured
Farnsworth Art Museum	\$57,000	1/26/2015
Downtown TIF FY 2016	\$85,000	3/10/2014
Downtown TIF FY 2017	\$85,000	3/10/2014
TOTAL:	\$227,000	

E. COMPREHENSIVE PLAN & DOWNTOWN PLAN

List the dates on which your local comprehensive plan was adopted, updated (if applicable) and deemed consistent by SPO.

Adopted Date:	April 4, 2004
Updated:	September 12, 2011

SPO Approval Date:	April 1, 2004; April 30, 2012
	Community does not have an adopted and consistent comprehensive plan.
Date Comprehensive Plan Expected to be Adopted and Consistent:	
Date of Downtown Revitalization Plan or Downtown Action Plan:	May, 2011

F. NATIONAL OBJECTIVE

Check all applicable boxes below indicating how the National Objectives will be met and attach all required documentation listed in the appropriate box.

BENEFITTING LOW-TO-MODERATE INCOME PERSONS (IMI)	
X	<p>Community-Wide LMI National Objective <input checked="" type="checkbox"/> Attach Census Figures indicating 51% or more of the community is LMI along with a completed <u>Beneficiary Profile</u> OR recent survey materials meeting the requirements set forth in OCD Policy Letter Number 19 and Income Survey Methodology Handbook.)</p>
	<p>Target Area LMI National Objective <input checked="" type="checkbox"/> Attach Census Figures indicating 51% or more of the target area is LMI along with a completed <u>Beneficiary Profile</u> OR recent survey materials meeting the requirements set forth in OCD Policy Letter Number 19 and Income Survey Methodology Handbook.)</p>
	<p>Limited Clientele LMI National Objective <input checked="" type="checkbox"/> Attach written documentation that the proposed CDBG activity will serve only LMI persons or a HUD recognized Limited Clientele group as set forth by the United States Department of Housing and Urban Development in 24 CFR Part 570 and the State of Maine CDBG Program.</p>
ELIMINATION OF SLUMS AND BLIGHTING CONDITIONS	
	<p>Elimination or Prevention of Slums and Blight on an Area-Wide Basis <input checked="" type="checkbox"/> Attach completed Slum & Blight Declaration meeting the requirements of Maine State Statute 30-A, Chapter 205, Section 5202 and regulations set forth by the United States Department of Housing and Urban Development in 24 CFR Part 570.</p>
	<p>Elimination or Prevention of Slums and Blight on a Spot Basis <input checked="" type="checkbox"/> Attach completed Spot Blight Designation form and required attachments which meets regulations set forth by the United States Department of Housing and Urban Development in 24 CFR Part 570.</p>

Applicant Certifications

- a. To the best of my knowledge and belief, the information in this Letter of Intent and all attached documentation is true and correct;
- b. This pre-application complies with all applicable State and federal laws and regulations; and
- c. Approval of this Letter of Intent by OCD to submit a final application does not imply final project approval or funding.

Signature of Chief Executive Officer	Name of Community	Date: mm/dd/year

BENEFICIARY PROFILE

The demographic information is garnered from local survey forms and the Benefit Data Worksheet on Page 24 of the Survey Methodology Handbook or, for HUD listed 51% LMI communities or contiguous census tracts, from U.S. Census Data. You may access this data for your community online at <http://www.census.gov/prod/cen2000/dp1/2kh23.pdf>

1. Community: Rockland Date: 01/26/15
2. Name of Target Area: Same as above (If community-wide, state "same as above")
3. Description of Target Area: Downtown, specifically, side streets, Museum, Elm and School
4. Census Tracts #(s) contained in Survey Area (whole or partial): 9706, 9707

5. POPULATION

- a. Total Population 7,649
- b. Total Persons at or below 80% of county median income 4,404
- c. Total Persons above 80% of county median income 3,245

6. FAMILY RACE (Indicate total estimated persons for each racial group from Benefit Data Worksheet on Page 24; for town-wide surveys or contiguous census tracts use data from U.S. Census web site listed above.)

Racial Group	At or below 80%	80% Plus
White	477	345
Black/African American	0	0
Asian	3	10
Native Hawaiian/Other Pacific Islander	0	0
American Indian/Alaskan Native	2	0
Asian & White	4	2
American Indian/Alaskan Native & White	4	0
Black/African American & White	4	0
American Indian/Alaskan Native & Black/African American	0	0
Other	1	6

7. DEMOGRAPHICS (Indicate total estimated persons for each demographic group from Benefit Data Worksheet on Page 24; for town-wide surveys or contiguous census tracts use data from U.S. Census web site listed above.)

Demographic Group	At or below 80%	80% Plus
Total Number of Elderly	129	54
Total Number of Severely Disabled	67	12
Total Female Heads of Households	116	38

8. Date Submitted: _____

Authorized Signature: _____ Title: _____

**Downtown Revitalization Grant
CDBG 2015**

**Budget
Draft, as of 1/28/15**

Elm Street

Construction	\$173,500
Engineering	\$17,350
Contingency	\$26,025

Museum Street

Construction	\$151,000
Engineering	\$15,100
Contingency	\$22,650

School Street

Construction	\$176,900
Engineering	\$17,690
Contingency	\$26,535

Combined

		Farnsworth	
		CDBG	Match
			Match
Elm, Museum & School			
Construction	\$501,400		
Engineering (10%)	\$50,140		
Contingency (15%)	\$75,210		
Total	\$626,750	\$400,000	\$169,750

**DTR Grant 2015
Budget**

	Elm	Museum	School	Total
Storm & Sanitary	\$ 73,500	\$ 72,500	\$ 75,800	\$ 221,800
Curbing	\$ 38,000	\$ 12,500	\$ 31,500	\$ 82,000
Sidewalk Resurfacing	\$ 25,000	\$ 28,000	\$ 28,900	\$ 81,900
Road Resurfacing	\$ 37,000	\$ 38,000	\$ 40,700	\$ 115,700
Construction Total	\$ 173,500	\$ 151,000	\$ 176,900	\$ 501,400
Contingency (10%)	\$ 26,025	\$ 22,650	\$ 26,535	\$ 75,210
Design, Eng, Permitting	\$ 17,350	\$ 15,100	\$ 17,690	\$ 50,140
Total	\$ 216,875	\$ 188,750	\$ 221,125	\$ 626,750

CITY OF ROCKLAND, MAINE

ORDER #8

IN CITY COUNCIL

February 9, 2015

ORDER Authorizing Bond Anticipation Notes – Old County Road Repairs

[TO BE DRAFTED]

Sponsor: City Manager

Originator: City Manager

CITY OF ROCKLAND, MAINE

ORDER #9

IN CITY COUNCIL

February 9, 2015

ORDER Directing Parking Advisory Committee Review

IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:

THAT the Parking Advisory Committee is hereby directed to review and report its findings and recommendations to the City Council on the following parking issues:

- The impact of overflow Ferry Terminal Parking on the residential areas to the west, including possible solutions;
- Downtown parking in general, including overnight parking and employee/business owner parking;
- Long-term parking at Harbor Park and possible fee for such parking.

Sponsor: Mayor Isganitis
Originator: Mayor Isganitis

CITY OF ROCKLAND, MAINE

ORDER #10

IN CITY COUNCIL

February 9, 2015

ORDER Authorizing Reserve Fund Expenditure – Audio/Visual Equipment

IT IS HEREBY ORDERED BY THE CITY COUNCIL AS FOLLOWS:

THAT the City Manager is hereby authorized to expend up to \$1,100 from the Audio Visual Reserve Account (#70000-01771) for the following audio visual equipment repairs and/or upgrades:

- Three pan/tilt controllers
- Used Mackie audio mixer
- Two long goose neck microphones
- Repair/replace microphone cable/connection at Mayor's desk

Sponsor: City Manager

Originator: City Clerk

TO: Stuart Sylvester, Tom Luttrell, City of Rockland

FROM: Dan Burgess, Vision Quest Productions

RE: Equipment upgrade/repair

DATE: January 12, 2015

Stuart/Tom,

Here's a list of the needed equipment repairs/upgrades we discussed recently. It does not address the streaming or video/audio mixer needs.

Three (3) pan/tilt controllers at \$75 each (delivery and setup included) \$225

Used Mackie audio mixer (to increase the LIVE audio levels) \$250

Two (2) long goose neck microphones to replace the bad ones at the workshop table at \$175 each (delivery and setup included) total \$350

Repair/replacement of Mayor's microphone cable/connection (includes protective floor cover installation) \$200

Total \$1025

Fyi (Used Tricaster for video-camera switching, titles, Powerpoint-projector direct inputs and streaming capable...\$3300)

To improve telecast quality, need fiber optic line to cable co head-end. For best quality streaming connection, the tie to GWI's backbone along Route One is needed and recommended

Thank you,

Dan Burgess



VisionQuest Productions

Channel 22 operator