

- PUBLIC MEETING -

Ordinance Review Committee

Thursday, February 5, 2015
8:00 a.m. @ Rockport Town Office
Richardson Room

PLANNER'S NOTES

1. In attendance were Bill Chapman, Will Gartley, Terri Mackenzie, Ken McKinley, Richard Remsen (Chair) and Steve Smith.
2. Correspondence. A letter by John Alexander and an email thread including Will and myself, both dated January 30, 2015, were distributed and reviewed by the Committee [posted as Correspondence to the ORC page online]. Ken noted that he believes there is good reason to treat the hospital use differently than other uses, drawing a clear distinction between his view and his interpretation of John's letter. Terri concurred on "public interest grounds." Ken and Terri's points seemed to reflect a clear consensus of those present.
3. Schedule for 2015 ORC season. The schedule was distributed and reviewed and seemed to make sense to everybody given our late start [posted as ORC Timeline]. Ken said he would like to see the Committee meet during other times of year, although with less frequency than during the winter. Bill indicated that such off-season subject matter could be limited to reflect possible changes to the priorities of the Select Board with each fall election but still would be useful in studying complex issues in more detail.
4. Work Plan Item #2 – Continued from last week. Section 1103.4 Sign Standards. Draft language was reviewed by the Committee. I said this was my adaptation of a draft provided by Will via e-mail and I provided a "track changes" version to document this. Will indicated that he had considered consistency with the relevant standards of Section 907 (mixed Business/Residential) to ensure that Section 909 (Hospital and Resort) would not be given an advantage over the actual size of signs

in 907 except that our new draft language for the Hospital use in the 909 zoning district would not add up both sides of a double-sided sign to calculate total area.

Richard and others suggested that other zoning districts might benefit from this new, more liberal area calculation but that such a broad zoning amendment as that should wait for next year given the narrow scope of the Work Plan approved by the Select Board and the shortness of time in the current ORC season.

MOTION: On a motion by Will, seconded by Terri, the Committee voted to recommend the following language, subject to formatting and adjustments as needed to fit into an appropriate subsection of the Land Use Ordinance:

The following standards are applicable to the Hospital use within the District 909: The maximum sign area for freestanding signs shall be 30 square feet per side regardless of whether it is a single faced or double faced sign. The maximum sign area may be increased to 50 square feet per side if it includes the universal symbol for a Hospital (white "H" on a blue background) as part of the sign. No free standing sign shall exceed 20 feet in height. Only signs placed outdoors and in direct view of a public way are subject to this ordinance.

VOTED: Unanimously in favor.

5. Work Plan Item #3 – Sections 1002-1004 Performance Standards. Explore possible revisions to Architecture Review standards concerning the appearance of metal siding. Explore possible amendments to give more options to ensure neighborhood compatibility or to mitigate impacts on abutters.

Terri presented several images of samples of metal siding manufactured and installed to look like more traditional materials. She indicated that she finds members of the Planning Board are generally against the use of metal siding but she would like to make more PB and ORC members aware of the newer products that do much better than before to simulate traditional materials.

It appeared that there might be significant confusion regarding interpretation of a 2013 amendment including subsections 1003.4(1) and (2) of the LUO.

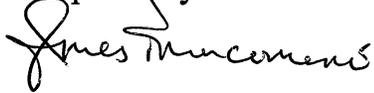
After some discussion it appeared to be the clear consensus of all present that this item should be tabled for a future, full-length ORC season and should be expanded in scope to address more of Section 1000 Performance Standards.

Richard and Steve, among others, welcomed Terri's offer to prepare more in-depth suggestions for changes and/or appropriate interpretation to Architectural Review standards and to work with fellow Planning Board members to achieve broader consensus on the same.

6. Adjourn. The meeting was adjourned at 8:55 a.m.

These notes reflect my recollection of last week's discussion.

Prepared by:



James P. Francomano, Director
Planning and Development Dept.

Dated:

2015-02-09