

**Town of Rockport Planning Board
PUBLIC HEARING
Wednesday, July 14, 2010 – 5:45 p.m.
Rockport Opera House Downstairs Meeting Room
Meeting Televised on Channel 22**

Present: Kerry Leichtman, Chairman
John Alexander
Terri Mackenzie
Thomas Murphy

Also Present: Thomas M. Ford, Planning Director
Nancy Ninnis, Recording Secretary

AGENDA

NEW BUSINESS

1. **Samrock, LLC**, 1000 Market Street, Portsmouth, NH 03801
Request: Site plan preapplication meeting to discuss construction of three rental cottages in the vicinity of the old chapel area. Represented by Gartley & Dorsky Engineering & Surveying.
Property: Samoset Resort – Tax Map 1, Lot 170
District #909 – Resort District

OTHER BUSINESS

2. Review and Approval of Minutes

The meeting was called to order at 5:47 p.m.

Chairman Leichtman: We would like to introduce and welcome back former Planning Board member Thomas Murphy.

I. SAMROCK, LLC

Representation: **Barry Kimball**, Ocean Properties
1000 Market Street – Suite 300, Portsmouth, NH 03801
Tel: 603-559-2187; Fax: 603-559-2179
William B. Gartley, Gartley & Dorsky Surveying & Engineering
59B Union Street, P.O. Box 1031, Camden, ME 04843
Tel: 207-236-4365; Fax: 207-236-3055

Property: Samoset Resort – Tax Map 1, Lot 170
District #909 – Resort District

Request: Site plan preapplication meeting to discuss construction of three rental cottages in the vicinity of the old chapel area.

PRESENTATION:

William Gartley: I am here with Barry Kimball of Ocean Properties to present their proposal to add three cottages in the area of the existing chapel with deck and patio area to look out over the bay to the lighthouse. The area has recently been cleaned up, the chapel will be removed and the cottages constructed in its place along the fourth fairway. There will be no actual vehicle access. The cottages will be leased just like the hotel rooms, similar to the way the Flume Cottage is run. We have staked out the buildings and will twist Cottage #3 about eight feet from the location shown on the plan to provide both better drainage and view. We will probably rework the paths to minimize them and there will be one common pull off for golf carts. We are trying to save the existing stone wall. We met with the Department of Environmental Protection last Friday. The Samoset has a site location permit that has to be amended. Stormwater runs directly to the ocean across the fairways, so we will install roof filters. We are adding some new impervious surface area, but also taking quite a bit away. The project is nowhere near any other properties. Power, water and sewer are all available at the new swimming pool, and from the hotel as well. There is already some water brought to this location. Emergency vehicle access will be available along the path, but access by guests will be only by golf cart. The cottages will be one story with one or two bedrooms, patio and hot tub.

Chairman Leichtman: The preapplication process has been newly reintroduced to the Land Use Ordinance, consisting of an informal discussion to troubleshoot an application and air areas of concern. The issue I want to bring up is whether or not this project is a subdivision. Will there be kitchens in these units?

Barry Kimball: Efficiency kitchens.

Chairman Leichtman: It is my opinion that this is not a subdivision. The comparison to the Flume Cottage is apt. This is not a timeshare and is not an ownership situation. They will be just like any other hotel room, and not dwelling units as defined in Section 3.

William Gartley: Because the cottages will be rented like hotel rooms, we didn't think they would be considered a subdivision.

Mr. Murphy: They are also not three buildings on separate parcels of land.

Ms. Mackenzie: I see this as an expansion of use of the master plan.

Planning Director Ford: If this were to be treated as a subdivision, multiple dozens of projects should have gone through the subdivision review process, including State of Maine Cheese and Central Street.

Chairman Leichtman: I totally agree. There is also the issue with Rockland. I didn't think the prior Samoset project should have gone to Rockland, but we lost out on that issue in the lawsuit.

William Gartley: This project also has nothing to do with Rockland and they didn't want to review the prior project either. We actually sent them this plan and I contacted John Root. The Rockland Planning Board will be meeting on August 3 to vote and put in writing that they don't want to be involved.

Mr. Alexander: Do you plan to build more of these cottages?

Barry Kimball: In this particular location we could fit only one more, but I don't think we will. We have DEP approval for similar units on the Rockland side, but we have never been to the City with it. If these cottages are successful, we may explore our options.

Mr. Alexander: Will guests be driven in golf carts?

Barry Kimball: I am not sure how it works, but I think guests will be given golf carts to use, and we will also need room for housekeeping carts.

Mr. Murphy: Is the emergency access wide enough for fire trucks and ambulances?

Barry Kimball: They can get down there the same way they can get down to the other side of the hotel. They can definitely get down there with an ambulance.

Chairman Leichtman: The Planning Director should make a note to check with the Fire Chief about emergency vehicle access and any need for a turnaround.

Planning Director Ford: Access was considered during review of the 49 cottages project.

Mr. Murphy: If the cottages are sprinklered, that would make fire department access less of an issue.

Barry Kimball: We have to comply with a number of codes, but, as with the hotel, this is an area that is a hard fit for fire trucks.

William Gartley: What level of detail do you need on the landscaping plan? We plan to do a fair amount, but this project is internal to the Samoset and cannot be seen from the road. I know they plan to do it up right, but we may not be able to get them to be specific. We have located the canopy trees and want to keep them.

Chairman Leichtman: You can be general.

Planning Director Ford: You should provide the calculations of the number of hotel rooms and units balanced against the density calculation and the acreage left. We visited the site with

Connie Russell in the Spring, who thought these cottages are outside the 250-foot shoreland setback.

William Gartley: Yes, they are outside the setback.

Planning Director Ford: I should also point out that the entire shoreland component was utilized with the last project.

William Gartley: We would like to come back next month.

Chairman Leichtman: We will schedule a site walk before the next meeting at 6:00 p.m.

Chairman Leichtman: The Planning Board was treated to an on-site workshop, where we looked at a septic system before it was filled in and the inspector showed us what he looks for. We are very appreciative to the Code Enforcement Officer and the contractor.

We also have three openings on the Planning Board and would appreciate hearing from anyone who is interested in serving.

We will review the minutes at our next meeting.

The meeting was adjourned at 6:15 p.m.

The next meeting of the Planning Board has been scheduled for Wednesday, August 11, 2010.

Nancy Ninnis
Recording Secretary