

Town of Rockport Planning Board

Meeting Minutes

Thursday March 4th, 2021- 5:30 PM – via Zoom

Meeting held via Zoom

Meeting Televised on Channel 22

Streamed at <https://livestream.com/Rockportmaine>

Board Present: Chair Joe Sternowski, Vice Chair John Viehman, Mark X. Haley II, David Pio, Carter Skemp (alt.), Victoria Condon was present for part of the meeting.

Board Absent: Thomas Laurent

Staff present: Town Planner Orion Thomas, Videographer Bruce Hilsmeier, and Town Staff Member and Acting Recording Secretary Mandy Marriner-Everett

Chair Sternowski called the meeting to order at 5:31 p.m. and established a quorum. He introduced and welcomed newly hired Town Planner Orion Thomas. Alternate Carter Skemp was seated as a full member of the Board. There were no board members with conflicting interest.

No written comments have been submitted to Town Planner Orion Thomas prior to the meeting.

Item #1 Consideration of a preliminary subdivision application (Sketch plan) from M Richardson LLC represented by Ingraham Land Consulting for a 3- lot subdivision located at Map 6 lot 65-001

Mark Ingraham, a local Land Surveyor based out of Rockport, presented himself as representing the applicant M Richardson LLC. Mr. Ingraham introduced his company and overviewed the pre-application proposal.

The proposed Subdivision is located on 28 acres off of Old County road in Rockport and is approximately 1000 feet back from and runs parallel to Bay Ridge Phase II. Mr. Ingraham stated that he had submitted application materials to the Board according to the subdivision pre-application list supplied by the Town.

He reviewed the pre-application sketch documents with the Board, which illustrates the previously approved Right of Way (ROW) along with the Planning Board conditions placed on the ROW in 2010. The conditions of approval state that only 4 lot shall be accessible using the ROW. The applicant is seeking approval of 3 lots. The existing lot 50 would bring it up to the four allowable according to the conditions placed upon it.

The size of the proposed lots were reviewed by the applicant. Mr. Ingraham stated that M Richardson LLC sold off a 10 acre parcel within the past 5 years, and that this conveyance was allowable by law and is accessible by a private way that was permitted by Code Enforcement Officer Scott Bickford. It is being discussed as part of the

subdivision proposal due to the timing of the conveyance, however, it is not being accessed directly off from Terrier Circle and will not affect the existing 4 lot condition placed on the ROW by the Planning Board in 2010.

Mr. Ingraham provided soils and USGS maps in his application, which illustrate the slope of land and the proposal's proximity to Wellington Dr, Terrier Circle and Old County Rd.

The Board was given the opportunity to ask the applicant questions and their concerns were discussed. The Board will further review the existing 4 conditions that were placed upon the Planning Board approval in 2010.

The Board concluded that this was a minor subdivision due to it having four or less proposed lots. It was noted that septic and well were onsite. New conditions and areas where more information is needed were discussed.

MOTION- Mark Haley moved that the pre-application, as presented, is approved subject to the following six conditions:

- 1) Show the resulting lot #4
- 2) That the application be reviewed by the Town's fire chief
- 3) Evidence of the Deed to lot A
- 4) Include lot 50 in the subdivision review
- 5) Evidence that the road access is deeded in the easement
- 6) Evidence that the existing deed restrictions of the HOA would apply to the new subdivision

Mark Haley withdrew his motion due to a clarification in Board procedure and process.

The Board discussed next steps. It was agreed to continue this review at the next regularly scheduled Planning Board meeting on March 25th, and that the site walk, public hearing and final review dates will be set at that meeting.

Item # 2- Consideration of a Subdivision Amendment from Gregg Haining (Rockport Property Holdings LLC) to amend Map 38 lots 55-8, 55-3, and 55-2 at the Spring Mountains Subdivision.

Gregg Haining introduced his application and the proposed amendment that he wishes to make to his existing subdivision. He noted that lot 8 was under contract to be sold.

Mr. Haining wishes to take .6 acres off of lot 3 and add it to lot 8 which will bring the driveway over to the left and allow a better separation of the driveway and the deeded hiking trails that are on the property. He would also like to correct the border along the private way by placing it on lot 2.

There was a brief discussion by the Board and applicant regarding lot sizes.

It was noted by the applicant that the Town's tax maps are incorrect, and that the Town's Assessor was working to correct them.

There were no other questions or comments from the Board.

MOTION – David Pio moved to accept the application as proposed. Seconded by Carter Skemp

No further discussion. **Carried by roll call vote 5-0-0**

Victoria Condon dropped out of meeting prior to vote on Item #2, leaving 5 voting members..

Item #3- Consideration of the January 28th, 2021 meeting minutes

Motion- John Viehman moved to approve the January 28th, 2021 meeting minutes. Seconded by David Pio.

Carter Skemp abstained due to his absence at the January meeting.

Carried- roll call vote – 4-0-1

Item #4- Other Business

Mark Haley and Staff member Mandy Marriner Everett reported the status of the Ordinance Review Committee. A public hearing of proposed ordinance changes will occur at the next regularly scheduled Planning Board meeting on March 25th, 2021. The Planning Board will make their recommendations on the proposed changes to Chapter 1100 of the Land Use Ordinance which will then be passed to the Select Board.

Joe Sternowski gave an update from the Comprehensive Plan Committee. They are working to modify the 2004 Comprehensive Plan and bring it up to date.

No other business to discuss.

#5: Adjournment

MOTION – Mark Haley moved to adjourn. John Viehman seconded.

Carried- roll call vote – 5-0-0

Respectfully submitted,

Mandy Marriner Everett

Acting Recording Secretary