

- PUBLIC MEETING -
Rockport Select Board – ZOOM
Monday, December 14, 2020 – 5:30 p.m.
Streamed at <https://livestream.com/Rockportmaine>

Please note: Due to the pandemic, the Select Board has been authorized by the state to meet remotely. At this meeting, the Board will be using a videoconference format. Public comments or questions should be sent to the Town Manager at wpost@rockportmaine.gov or can be provided remotely through the livestream of the meeting.

AGENDA

I. Call Meeting to Order

II. Town Manager’s Report/Update

III. Public Input on Non-agenda Items

Public comment should be directed at issues not under discussion on this evening’s agenda. Comment from the public will be welcome at the direction of the Chair for each agenda item. Further comment will be granted only by permission from the Board. All public comment should be brief and to the point.

IV. Amendments to the Agenda

V. Consent Agenda

- a. Committee Resignation(s):
 - Parker Hackett – Harbor Committee
- b. General Assistance Donation(s):
 - Two Anonymous General Assistance Donations
- c. Meeting Minute(s):
 - November 9, 2020
 - November 23, 2020

VI. Action Items

- a. Act on Committee Application(s):
 - Jennifer Lloyd Mirabile – Economic Development Committee
 - Dominic Cordisco – Economic Development Committee
 - Nancy Albertson Alternate Member to Regular Member – Harbor Committee
 - Kate Lee - Harbor Committee as Alternate Member

VII. Discussion Items

- a. West Rockport Fire Station Project (Amanda Austin, Bill Lane)
- b. Update on Short-Term Rental Registration Ordinance
- c. Discuss Appointment of Budget Committee Member
- d. Discuss Recommended Priorities for ORC Consideration

VIII. Select Board Liaison Reports

IX. Executive Session

- a. Discussion of a Personnel Matter pursuant to 1 M.R.S. Section 405 (6) (A)
- b. Action as a Result of Executive Session

X. Adjourn

Future Meetings, Office Closures, Etc.

Thursday, December 24, 2020 – Town Offices closing at Noon for Christmas Eve

Friday, December 25, 2020 – Town Offices Closed for Christmas Day

Friday, January 1, 2021 – Town Offices Closed for New Year's Day

Monday, January 11, 2021 – Regular Select Board Meeting



Town of Rockport, Maine

Town Manager's Office
Town Office
101 Main Street
Rockport, Maine 04856
Telephone: 207-236-0806 x3
Fax: 207-230-0112

William S. Post, Town Manager
Email: wpost@rockportmaine.gov

**Diane Hamilton, Executive Assistant and
General Assistance Administrator**
Email: dhamilton@rockportmaine.gov

Town Manager's Report & Update December 10, 2020

Legislation

I have worked with the Maine Municipal Association staff to develop two legislative bills that will be sponsored by Representative Vicki Doudera. The first bill authorizes municipalities to adopt an ordinance extending an excise tax exemption to volunteer firefighters. The exemption would need to be on one vehicle that the volunteer firefighter uses to respond to calls. In addition, the bill would allow any local ordinance to enumerate additional eligibility criteria. It is important to note that this would be a local option and not required. Board member Mark Kelley brought this concept to my attention previously and I agreed that this would be some help in thanking volunteer firefighters and possibly assist in recruitment in all municipalities. The amount of excise tax reduced in Rockport if this is approved, and an ordinance is approved, is approximately \$3,300.

The second bill relates to the lien costs that can be recovered by municipalities for wastewater liens. To adequately reflect the costs of administering the wastewater lien process, the bill increases from \$13 to \$25 the flat fee paid by a delinquent sewer or wastewater ratepayer. This concept developed from the discussions we have had in Rockport about the time and costs associated with the wastewater lien process. It should be noted that these fees have not been increased since 1987.

I have included the language for these two bills with this report.

Capital Improvement Plan & Committee

Department Heads have submitted their new and updated requests for capital projects to the Finance Department and the draft Capital Improvement Plan has been created by the Finance Director. I am in the process of reviewing the plan. The Capital Improvement Committee meeting is scheduled for January 5, 2021 at 5:30 p.m. via ZOOM/Livestream for their review of the plan.

Library Opening

The Library will open to the public on Thursday, December 17th at 9:00 a.m. Because of the pandemic, 10 patrons will be allowed in the building at any one time. Patrons will be asked to keep their visits to 30 minutes or less to allow everyone a chance to see the new building and utilize the Library services. Masks are required to enter the building. The current Library hours

will be Monday – Friday 9:00 a.m. to 5:30 p.m., Wednesday – 11:00 a.m. to 8:00 p.m., with Saturday hours being implemented in January 2021.

I am pleased that the Town will be able to open the new Library building. There is still work to be done for the project to be complete, and some of the work, in particular the landscaping, will be completed in the spring. The lower patio base is expected to be installed so that it can settle and compact over the winter. Public Works will be building and installing a temporary wooden walkway that can be used as an egress from the lower level of the building so that space can be used as soon as the elevator inspection by the State is complete. This will increase the capacity to 15 patrons.

I would like to say that thanks to Phil Builders & Architects, the project came in on budget. Charlie Frattini, Nate Yeater and Bettina Doulton are to be credited for constructing this library and making the beautiful space that it is and will be for the next century. Thanks also to architect Stephen Smith, and engineer Will Gartley. Thanks also to Public Works Director Mike Young, Owner's Representative Mary Beth Van Keuren and Library Director Ben Blackmon for their assistance on the project.

The Rockport Library Foundation also deserves a huge amount of credit, for without their fundraising efforts, the Library would not have been constructed. They raised more than their original \$2 million commitment for construction with the additional funds helping to purchase furniture, fixtures and equipment in the building and another donor provided significant funds to upgrade and complete the lower level of the Library into a terrific space for library programming and other community events.

Tax Acquired Property Bid

The bids for the parcel of tax acquired property at 280 Rockland Street were due on Monday November 30th. The Town did not receive any bids. However, we will be re-advertising and have a few potential buyers that may be interested that contacted the Town Office after the bids were due.

Employee Appreciation Luncheon

As the Board knows, the Town holds a luncheon in December for employee appreciation where all employees gather and enjoy a meal. Unfortunately, this year we are not able to have all employees at one location. Instead, each department will gather, socially distanced in large spaces, to enjoy a meal. I will attend each of these luncheons and thank the employees.

Public Works Truck Bid

The Town received three bids for the new Western Star wheeler truck for the Public Works Department on December 9th. The Public Works Director is reviewing the bids to make a recommendation. This will be brought to the Select Board for action in January.

Maine Economic Recovery Grants

The Maine Economic Recovery Grants, utilizing federal CARES Act funding, were processed, and distributed by the regional Economic Development Districts (EDDs). The Town of Rockport partnered with the Midcoast Economic Development District (MCEDD) to print and mail the recovery grant checks in MCEDD's region of which Rockport is a part. To date, the Finance Department has processed 516 checks for businesses and non-profit organizations. The Town is

receiving \$100 per check processed, amounting to \$51,600 so far. The Phase 2 grants are still being processed by MCEDD and the State, and another round of grants is currently open. In Rockport, a total of 18 grants were issued totaling \$1,128,551 to businesses and non-profit organizations.

Investment Committee

The Investment Committee met on December 8th and reviewed the Investment Policy. They will be recommending changes to the policy to the Select Board in order for the Town to issue a request for proposals for investment services. The Town trust funds are currently invested with and managed by Bar Harbor Bank & Trust. The Committee will also be reviewing their bylaws at their next meeting to send to the Select Board for approval.

Pascal Avenue Bridge Lights

I have made good progress with MDOT on the lights for the Pascal Avenue bridge. MDOT has agreed to work with the Town to have poles and lights installed. We are working to identify lights that will match the decorative LED streetlights recently installed and that can be moved to the new bridge if, and when, that is constructed. I will have another update at the Board's next meeting.

**An Act Implementing a Local Option Motor Vehicle Excise Tax Exemption for Qualifying
Volunteer Firefighters**

Be it enacted by the People of the State of Maine as follows:

Sec. 1. 36 MRS §1483-B is enacted to read:

§1483-B. Local option exemption for volunteer firefighters.

A municipality may by ordinance exempt from the annual excise tax imposed pursuant to section 1482 one vehicle owned or jointly owned by a resident volunteer firefighter. To be entitled to an exemption, a resident volunteer firefighter must annually present documentation to a designated municipal official demonstrating that during the previous twelve months the resident actively served as a volunteer firefighter and used the vehicle on which the exemption is being requested to respond to fire calls. A municipal ordinance may enumerate additional eligibility criteria, including, but not limited to, duration of service, minimum call response, and training requirements. For the purpose of this section, a “volunteer firefighter” means a member of a separately incorporated volunteer fire department or member of a municipal fire department who receives only nominal compensation or reimbursement for actual costs incurred for responding to fire calls or participating in required training and meetings.

Summary

This bill authorizes municipalities to adopt an ordinance extending an excise tax exemption to volunteer firefighters.

An Act to Adjust Sewer and Wastewater Lien Fees

Be it enacted by the People of the State of Maine as follows:

Sec. 1. 1 MRSA 38 §1208, fourth paragraph as amended by PL 1987, c. 29, §2, is further amended to read:

The costs to be paid by the owner of the real estate served shall be the sum of the fees for receiving, recording and indexing the lien, or its discharge, as established by Title 33, section 751, subsection 12, plus ~~\$13~~ \$25, plus all certified mail, return receipt requested, fees.

Summary

To adequately reflect the costs of administering the lien process, this bill increases from \$13 to \$25 the flat fee paid by a delinquent sewer or wastewater ratepayer.

Consent Agenda

- a. Committee Resignation(s):
 - Parker Hackett – Harbor Committee
- b. General Assistance Donation(s):
 - Two Anonymous General Assistance Donations
- c. Meeting Minute(s):
 - November 9, 2020
 - November 23, 2020

Manager's Comments:

Donations:

The Town received two anonymous donations, one for \$100 to go towards heating fuel assistance, and one for \$4,000 to go toward miscellaneous assistance.

These donations will help residents that do not qualify for the regular general assistance program based on the state guidelines. A heartfelt thank you letter will be sent to both generous anonymous donors.

Suggested Motion:

I move the Board approve the consent agenda as presented. (or amended after any discussion/changes).

Hi Sam,

I would like to step down from serving on the Rockport Harbor Committee.

I have appreciated being in this group for many years and hope I have made some small positive contribution to the town.

I believe you have a very competent group of people on the committee who will assist you greatly down the road.

Best of luck to you and the group with the issues you face in the future.

All the best,

Parker

**ROCKPORT SELECT BOARD
MEETING MINUTES
MONDAY, NOVEMBER 9, 2020
5:30 P.M.
VIA ZOOM**

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

Remotely present: Select Board members - Chair Debra Hall, Vice-Chair Denise Munger, Delores M. Hannan, Jeffrey Hamilton, and Mark Kelley. Also present were William Post, Town Manager, Abbie Leonard, Harbormaster, Linda Greenlaw, Town Clerk, and members of the public all via Zoom or livestream

I. CALL MEETING TO ORDER – Chair Hall called the meeting to order at 5:30 P.M.

Chair Hall stated that the Board had hoped to have the meeting in person but decided to change to zoom. The new Governor's orders want to keep everyone safe and as a result has put new restrictions in place. Several residents are attending via zoom in regard to the short-term rental draft ordinance.

II. TOWN MANAGER'S REPORT – see attached

In addition to his written report, Town Manager Post reported that the seawall reconstruction at Walker Park is 99% complete. The handrail to the new granite steps still needs to be installed and the park is open for use.

The Manager stated that the Town's certification for the Safety and Health Award for Public Employers (SHAPE) was due to expire in 2021 but has been extended another year as long as the Town provides certain information concerning ongoing safety efforts. This has been done.

The Keep Maine Health Grant for \$73,000 that was to be used by the 31st of October has been extended through December by the governor's recent order.

The Library has moved out of their temporary building and the building owner has accepted the building back. The new tenant kept the leftover shelving and will fulfill our commitment to make sure any holes in the walls are repaired. The new road work is being completed near the new library. On Thursday or Friday of this week, the pavement will be in place. The landscaping work by Rhino Services, LLC has also started. The Town purchased additional taller cedar trees and Rhino planted these as well. The trees as specified by the landscape architect were only 4-feet tall and did not act as a good buffer with the neighbor on the stream side of the property. There are several sub-contractors on site along with Rhino Services and everyone is working well together and trying to coordinate as best as they can. The Manager thanked Phi Architects and Builders and all the sub-contractors for their work and cooperation as this project winds down.

Rockport Select Board Meeting Minutes
Monday, November 9, 2020

Board Member Hannan asked if there has been any discussion on office hours considering the increase in COVID-19 cases. Town Manager Post responded that he has been talking to other municipal managers to see what their plans are. He may consider appointments only, reduced hours open to the public or splitting shifts similar to what the Town did in April.

III. PUBLIC INPUT ON NON-AGENDA ITEMS – None this evening

IV. AMENDMENTS TO THE AGENDA – None this meeting

V. APPROVAL OF MEETING MINUTES

a. Meeting Minute(s):

- May 26, 2020

Vice Chair Munger moved the Board approve the meeting minutes of the May 26, 2020 Select Board Meeting. Board Member Hamilton seconded the motion. VOTE: 4 FOR – 0 OPPOSED – 1 ABSTAINED (Board Member Hannan as she was not a Board Member at that time.)

- October 13,2020

Board Member Hannan moved the Board approve the meeting minutes as presented of the October 13, 2020 Select Board Meeting. Vice Chair Munger seconded the motion.

VOTE: 4 FOR - 0 OPPOSED – 1 ABSTAINED (Board Member Hamilton as he was not at the meeting.)

- October 27, 2020

Board Member Hamilton moved the Board approve the meeting minutes as presented of the October 27, 2020 Select Board Meeting. Vice Chair Hannan seconded the motion. VOTE: 5 FOR - 0 OPPOSED

VI. ACTION ITEMS

a. Act on Committee Application(s):

- David Kantor – Investment Committee

Chair Hall thanked David Kantor for applying to be on the Investment Committee.

David Kantor stated that he is a partner in two successful investment advising firms. He would be pleased to be a part of the town’s investment committee.

Vice Chair Munger stated that David was a seasonal resident and has now become a full-time resident.

Rockport Select Board Meeting Minutes
Monday, November 9, 2020

Board Member Hamilton moved the Board appoint David Kantor to the Investment Committee with a term ending June 2023. Board Member Hannan seconded the motion. VOTE: 5 FOR- 0 OPPOSED

b. Act on Harbor Fee Schedule

Chair Hall stated that Harbormaster Abbie Leonard was present to answer any questions that the Board may have.

Town Manager Post stated that the fees are essentially the same as they were last year with a couple of changes.

Harbormaster Leonard stated that because of COVID-19 the Harbor Committee and she are recommending that the fees be left the same as last year with one addition. They are recommending implementing a \$5.00 per hour fee for dockage for any boat that is on the dock longer than the courtesy hour the Town currently offers. They are also suggesting implementing a maximum number of seven consecutive days that an overnight dockage customer can stay on the dock between Memorial Day and Labor Day.

Board Member Hamilton stated that after one week, it becomes a reservation instead of a daily fee.

Vice Chair Munger moved that the Board approve the 2021 Marine Park/Harbor Fee Schedule as presented. Board Member Hamilton seconded the motion. VOTE: 5 FOR - 0 OPPOSED

VII. DISCUSSION ITEMS

a. Discuss Draft Short-term Rental Ordinance

Chair Hall stated that the document included in the Board member's material is a first draft on short term rental regulations. She stated that there will be more meetings for discussions after likely edits to the draft ordinance.

Each citizen participant will be given three minutes to speak and the Town Manager will let it be known when the time is up. Hall stated that she would give a brief overview of the draft, there will be discussion among the Board and then comments from the public.

(Note: The summary below is just that, a summary. For full details on comments please view the recorded livestream of the meeting on the Town's website.)

Hall stated that the draft ordinance states that there must be parking available off street and the property owner must follow any covenant guidelines from deeds or subdivisions. The draft calls for a two-year moratorium for new short-term rentals. Short-term rentals (STR) must be registered with the town.

Rockport Select Board Meeting Minutes
Monday, November 9, 2020

Vice Chair Munger stated that there is a difference between conditional use and permitted districts.

Board Member Hamilton stated the draft ordinance does not impact rentals that are longer than 30 days. It may be burdensome, but trash needs to be moved within 24 hours of when a person leaves. He stated that the grandfathering language must be clear and the section on transferring a short-term rental registration may need some editing.

Board Member Kelley asked if the three minutes allowance per person included any responses. Chair Hall stated that each person gets to speak once and responded that the question was a good one. There will be some additional time given if the Board has questions to any person providing comments. She stated that questions and comments can also be submitted in writing if citizens feel that they have not been heard.

Town Manager Post reported that 26 people were on Zoom and 17 were watching the Livestream.

Board Member Kelley suggested that the Board consider not having any more workshops or meetings on the subject until they can meet in person.

Board Member Hannan stated that she has concerns and that she has heard complaints. She asked if the Town Office could support the registrations. Does the Town Office have enough staff to do so? She remarked that she is interested in the complaints and that they should be put in writing. She asked about the rentals having fire pits and making sure that leash laws are followed.

Town Manager Post stated that he will go through the participants as they appear on his screen and have them state their name and give their comments.

Tim Montague has a non-owner-occupied unit. He hires a company to manage his rentals. He asked why the ordinance makes a difference between owner residents and owner non-residents.

Jamie Weymouth represents owners of rental properties at 25 Main Street. He is concerned with setback for fire pits. Chair Hall stated that the draft was modeled after the Town of Freeport ordinance in terms of structure, as directed by the Select Board, and that this was included in the Freeport ordinance but could be changed for the Rockport ordinance.

Weymouth said that the Town should not define what can be done on a property because then the Town becomes police of what people can have on their property. He stated that he thinks that people who are investing in the community should have the right to rent their properties.

Rockport Select Board Meeting Minutes
Monday, November 9, 2020

Melissa MacCoole said that she would like to reserve her time after hearing other comments.

Doc Wallace, owner-occupied rental, stated at that the ordinance and effort to regulate short-term rentals is a sham. He stated that three Board members are driving the policy through and it will be on the agenda for a vote in June. He stated that he is unalterably opposed, and the ordinance is a violation of property rights. He further stated that the whole ordinance and process is a solution looking for a problem. The police have had no complaints to date.

Sharyn Pohlman, Rockport resident, congratulated Kelley on his reelection to the Board and to Hannan on her election to the Board. She asked how it was decided who would write the ordinance and why Chair Hall's husband was chosen out of the other Ordinance Review Committee (ORC) members to draft the ordinance. Chair Hall responded that Bob Hall is a lawyer with expertise in drafting laws and regulations and has drafted the recent ordinances for the ORC. Denise Munger, Bob Hall, and she are legal professionals with years of experience in drafting regulations and laws.

Pohlman stated that there needs to be more meetings and it seems like the ordinance is being rushed through. Chair Hall stated that there have been numerous drafts and meetings. Vice Chair Munger noted that there is nothing nefarious going on in the terms of drafting this ordinance. Both she and Bob Hall are member/liaison to the Ordinance Review Committee.

James Lott of Camden Accommodations stated that he makes a living through short-term rentals and certain regulations would hurt his business. He suggested bringing in some professionals in the rental industry to assist with a draft. He would be happy to assist and stated that they should also include staff from "On the Water." Chair Hall felt that this was a good suggestion as the Town is trying to strike a balance.

Victor and Marsha Steinglass, Rockport residents. Victor Steinglass stated that they have been residents for 47 years and does not feel that a STR Ordinance is necessary. He stated that anyone walking down the street cannot tell the difference between a long-term rental and a short-term rental with the owner living there. The concept appears to be "us" versus "them." If there is a problem, neighbors should talk to the renters.

Marsha Steinglass spoke on the fact that there are currently 7,800 COVID-19 cases in Maine with 141 in Knox County. She stated that the Board should not be trying to take away an income source from residents and should focus on doing something to help residents in this period of COVID.

Chair Hall asked the Manager how much funding was cut from the budget to lower taxes after the pandemic started. Town Manager Post stated that it was approximately \$250,000. Chair Hall stated that the Board and staff have done a lot to assist Rockport's residents during the pandemic.

Rockport Select Board Meeting Minutes
Monday, November 9, 2020

Felicia Giordano stated that she takes exception to Section 3, Article 2 and 3 and Section 4 regarding 919 of the Land Use Ordinance regarding short-term rental registrations. She asked if hotels would have to abide by the same restrictions as short-term rentals. She feels that this is a violation of property rights.

Clare Tully, resident, owns a two-unit house. She stated that she feels it is insensitive to bring this issue up at this time. She would like specific examples of issues from short-term rentals. She questioned that there was adequate documentation of complaints filed. She stated that most of the owners that rent out rooms are single family homes, and most owners are Rockport residents.

Chair Hall noted that the draft provides for grandfathering existing short-term rentals. Tully stated that this would only last until the owner dies or sells the property. One of the reasons she purchased her property is to leave it to her kids for supplementing their income.

Chair Hall stated that the draft could be amended to transfer the property.

Tully stated that would certainly be one of her suggestions but asked about other residents that might need to have short-term rentals in the future that do not currently have short-term rentals now. She stated that it seems that the ordinance is putting more regulations on residents than are on motels and hotels and that is not fair.

Chair Hall stated that hotels have to comply with a lot more regulations than STR's.

Matt MacCoole, resident, feels like the ordinance is one sided and that the Board should have someone outside give an opinion as to what should be included in the ordinance.

Alex Cohen, realtor, read a prepared statement. He stated that there may be a need for an ordinance but not all the regulations are warranted. The Town has always welcomed short-term rentals. The prime example is Maine Media (The Photographic Workshop). Short term rentals are part of living in the twenty-first century. The Town should welcome visitors. People should not be discouraged from wanting to live here. He recommended that the issue be tabled and work on positive issues.

Haunani Wallace stated that she appreciated Alex Cohen's opinions. These are regulations that nobody is in favor of. The Board should work on the Comprehensive Plan that has not been updated in years. She stated that she has not heard of anyone in favor of regulations on short-term rentals. Chair Hall stated that there were plenty of comments previously supporting regulations that were made at the Fall workshop as well as letters that have been submitted and people who have verbally approached Select Board members on numerous occasions.

Charles Kava, resident, and novice observer. He asked how the draft ordinance would be modified and approved. Town Manager Post explained the process of ordinance drafting and adoption. Ordinances are drafted in a variety of ways including by staff, the Town's

Rockport Select Board Meeting Minutes
Monday, November 9, 2020

attorneys, Select Board members, Planning Board and Ordinance Review Committee members. Ordinances always go through the Select Board for approval before going to voters for final approval.

Mario Turi, resident stated that he attended the meeting to listen. He rents out property on Warrenton Street and is not prepared to make any statements.

Lynn Twentyman, property owner had questions on the origins of the regulations. She also asked why short-term rentals should be treated differently and asked about affordable housing. She questioned section 3 item 3 regarding non-owner-occupied property being classified as commercial use. She asked why there is a push for these regulations and government interference.

Julie Wheaton, resident stated that there have always been short-term rentals in Rockport. There are not enough bedrooms in Town to rent out. She feels that the Board is overreaching and over regulating. She asked why the Ordinance Review Committee (ORC) was not tasked to draft the ordinance. Chair Hall stated that two members of the ORC did draft the ordinance.

Peabody Southwell stated that she is a non-resident, owns a house in Rockport and that she needs to rent it out when she is not in Rockport. She stated that she does not understand the need for the ordinance. She is very concerned about inheritance of the property when she is gone and that it be allowed to be rented. She also felt that some language in the ordinance does put neighbor against neighbor.

Betsy Elwin, resident spoke in favor of the ordinance. She rents out rooms in her home. She stated that she feels like the Board has tried to balance out the regulations from the previous comments. She stated that the fact the police department is not called does not mean that there are not issues with short-term rental tenants. Elwin stated that by saying that Rockport does not need regulation because there are no problems is ignoring the fact that there are people who have had problems. She thanked the Board for putting this forward, knows that it needs work and that is the point for comments. She stated that it should be clearer that short-term rentals would need an annual registration.

Ruth Wall stated that it seems that there have been complaints and she would like to see them. She stated that the comments tonight are mostly people who own short-term rentals. She believes that less and less people are able to afford to rent for a week. It seems that non-owner short-term rental owners have inherited the property, so they do not live in Rockport.

Kye Sangha stated that she helps manage a property. She learned to love Maine by living in short-term rentals. She stated that there needs to be rules and feels that what is being presented is a good draft. She stated that a cap on short-term rentals is a good idea. She noted that in other locations where she has lived that there was a proliferation of short-term rentals that occurred because no regulations were in place. She cited Munjoy Hill in

Rockport Select Board Meeting Minutes
Monday, November 9, 2020

Portland as an example of a neighborhood that would have benefitted from regulations being in place.

She also cautioned that in her experience towns, such as Denver, that did not pay attention to this issue and adopt regulations before short term rentals become a problem, ended up trying to address the problem but were limited in what they could do because they had waited too long.

Melissa MacCoole, resident has a problem with making the minimum length of stay seven days. In her experience, the bulk of people who rent in a short-term rental only want to stay three to five days. She also stated that the ordinance asks for a lot of information and she personally would not want to give out her income information. Some information may not even be able to be acquired such as sales tax information as that is automatically charged to renters and the owners do not see the amounts. Chair Hall stated that the seven-day term could be adjusted and thanked her for the information about the state-required sales tax.

MacCoole asked how many complaints have been received by the Police Department. Chair Hall stated that there is no documentation on specific complaints regarding short-term rentals. The Police Chief explained previously that there when complaints come in, they are not specific to short-term rentals but may be noise or parking issues.

MacCoole asked if the ordinance would be on the ballot for June. Chair Hall stated that the Board is aiming for the ordinance to go to the voters in June, but they mainly want to get it right on the first go-around.

Jessica Ward stated that she would oppose the seven-day requirement and that meeting on Zoom is challenging.

Board Member Kelley reported that he had tallied the responses and eight speakers were in the middle of the road, three were for the ordinance, and eleven against the ordinance.

Chair Hall thanked everyone for their participation in the discussion.

b. Discuss Take-aways from Meeting with Rockport School Board Representatives

Chair Hall expressed her thoughts that the meeting was very interesting and future meetings would be a good idea. One of the things she noted was the fact that if members of the public do not attend the school board meetings to encourage school board members to hold the line on the budget, it is difficult for board members to do so. She encouraged that some people in Town might want to form a citizens' group. In the past Alex Armentrout attended school board meetings on behalf of a group of residents called Value in Education. She noted that some believe that this group had a positive on holding the line on the school district budget.

**Rockport Select Board Meeting Minutes
Monday, November 9, 2020**

Board Member Hannan stated that she thought it would be helpful to have the school board members come to a Select Board meeting a couple of times a year and update the Board and residents on how the school budget was progressing.

Board Member Hamilton felt that the school board members that attended the meeting had very good discussion points.

Board Member Kelley stated that a couple of people commented to him on the meeting and one felt that it is not the Select Board's business if the School Board give bonuses to the school employees.

VIII. SELECT BOARD LIAISON REPORTS

Board Member Kelley reported that the Parks Committee would hold a remote meeting on the 11th and that the Conservation Committee would hold their meeting on the 12th.

Vice-Chair Munger appreciates the Parks and Beautification Committee for their work in Memorial Park. The committee made two recommendations to the Select Board. They recommended that the Town purchase and install two streetlights on the Pascal Avenue bridge and for the Public Works Department to make a kiosks for temporary signs at the intersection of Route 1 and 90 near the former RES site.

Vice-Chair Munger report that the ZBA will meet via Zoom on Monday, the 16th at 6:00 p.m. and on the 17th at 6 p.m. to hear the hotel appeal

Board Member Hamilton stated that the Pathways Committee would be having a meeting soon. The Harbor Committee had a meeting and recommended the Harbor Fee Schedule that the Board approved tonight.

Board Member Hannan reported that the Planning Board will meet on the 19th.

Chair Hall stated that the Parking Task Force Meeting was postponed. The Camden-Rockport Broadband Task Force decided to go a different direction and to hit the pause button for now on the contract that was previously approved for Mission Broadband. She will update the Board on this at a later point.

IX. EXECUTIVE SESSION

- a. Convene in Executive Session Pursuant to 1 M.R.S. 406 (6) (E) to discuss a legal matter**

At 8:34 p.m. Vice Chair Munger moved to go into Executive Session pursuant to 1 M.R.S. 406 (6) (E) to discuss a legal matter. Board Member Kelley seconded the motion. VOTE: 5 FOR – 0 OPPOSED

**Rockport Select Board Meeting Minutes
Monday, November 9, 2020**

At 9:07 p.m., Board Member Hannan moved to exit Executive Session. Vice Chair Munger seconded the motion. VOTE: 5 FOR – 0 OPPOSED

- b. Any Action as a Result of Executive Matter – No action was taken**
- c. Convene in Executive Session Pursuant to 1 M.R.S. 406 (6) (A) to discuss a personnel matter**

At 9:07 p.m., Board Member Kelley moved to go into Executive Session pursuant to 1 M.R.S. 406 (6) (A) to discuss a personnel matter. Board Member Hamilton seconded the motion. VOTE: 5 FOR – 0 OPPOSED

At 9:40 p.m., Board Member Hamilton moved to exit Executive Session. Board Member Hannan seconded the motion. VOTE: 5 FOR – 0 OPPOSED

X. ADJOURNMENT

At 9:40 p.m., Board Member Hamilton moved to adjourn the meeting. Board Member Hannan seconded the motion. VOTE: 5 FOR - 0 OPPOSED

Respectfully submitted,

LINDA M. GREENLAW
TOWN CLERK as RECORDING SECRETARY

**ROCKPORT SELECT BOARD
MEETING MINUTES
MONDAY, NOVEMBER 23, 2020
5:30 P.M.**

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

Please note: Due to pandemic, the Select Board has been authorized by the state to meet remotely. At this meeting, the Board used a videoconference format. Public comments or questions were received by the Town Manager at wpost@rockportmaine.gov or through the livestream of the meeting (if any).

Board members present remotely: Chair Debra Hall, Vice-Chair Denise Munger, Delores M. Hannan, Jeffrey Hamilton, and Mark Kelley. Also present remotely: Town Manager William Post, Code Enforcement Officer Scott Bickford, Town Clerk Linda Greenlaw, attorney Paul Gibbons, and members of the public all via Zoom or livestream.

I. CALL MEETING TO ORDER – Chair Hall called the meeting to order at 5:30 P.M.

II. TOWN MANAGER’S REPORT/UPDATE – see attached

In addition to the written report, the Town Manager reported verbally on some other topics.

He commented that excise tax collections are significantly higher than the previous year and the Town should have no issue in reaching its budgetary estimate and exceeding it.

Town Manager Post reported that the library project is working on a punch list on the interior. There have been some changes to the landscaping on the stream side of the building that includes eliminating a retaining wall and adding two rows of boulders to create a tiered effect.

Board Member Kelley asked if the Town is still within the budget for the soft costs and if the Library Foundation’s commitments were being fulfilled. Vice-Chair Munger reported that some of the pledges will not be received until 2021 and 2022. The Foundation has received an offer to match \$25,000 of new donations to complete the purchase of the remaining furniture and fixtures that are needed. The Manager replied that there has been little spent from the soft costs part of the budget and that the bridge loan will be enough to cover any delayed collections by the Foundation.

Town Manager Post reported that the 24-year-old security and fire alarm system at the Town Office has been updated with a new security system, fire alarm, carbon monoxide detectors and smoke/heat detectors.

III. PUBLIC INPUT ON NON-AGENDA ITEMS – None this evening

IV. AMENDMENTS TO THE AGENDA – None this meeting

V. APPROVAL OF MEETING MINUTES

SELECT BOARD MEETING MINUTES
NOVEMBER 23, 2020

- a. Meeting Minute(s):
- September 28, 2020

Vice-Chair Munger moved to approve the meeting minutes, as presented, of the September 28, 2020 Select Board Meeting. Board Member Kelley seconded the motion. VOTE: 5 FOR – 0 OPPOSED

VI. ACTION ITEMS

- a. **Act on Committee Application(s):**
- Nancy Albertson – Opera House Committee

Chair Hall asked Nancy Albertson if she would like to say a few words on why she was interested in being on the Opera House Committee.

Nancy Albertson thanked the Select Board for inviting her to the meeting. She stated that she has lived in Rockport for twenty-five years. She worked at the Camden Opera House for twelve years as the event manager which involved handling the promotion of shows, selling tickets and other duties. She would like to assist in promoting the vibrancy of the Opera House.

Board Member Hamilton moved that the Board appoint Nancy Albertson to the Opera House Committee as a regular member with a term ending June 30, 2023. Board Member Kelley seconded the motion. VOTE: 5 FOR – 0 OPPOSED

- Robert Kollmar – Capital Improvement Committee Alternate

Chair Hall asked Bob Kollmar to say a few words on why he wants to be on the Capital Improvement Committee.

Robert Kollmar stated that he is new to Rockport and has been in town one and a half years. He stated that he has forty-four years' experience with civil engineering and has been assisting Legacy Rockport with the restoration of the Vulcan Locomotive.

Board Member Kelley moved that the Board appoint Robert Kollmar to the Capital Improvement Committee as an alternate member with a term ending June 30, 2023. Board Member Hannan seconded the motion. VOTE: 5 FOR – 0 OPPOSED

- b. **Act on Consent Agreement by and between the Town of Rockport and Rockport Granite**

Chair Hall welcomed Paul Gibbons, the attorney for Rockport Granite, and the two owners of Rockport Granite and Code Enforcement Officer Scott Bickford.

The Manager stated that Code Officer Bickford issued a letter of violation to Rockport Granite in July after complaints. Since that time, he has been working with the owners and their attorney on

SELECT BOARD MEETING MINUTES
NOVEMBER 23, 2020

a consent agreement that will correct the violations and keep the issue from the court system. The agreement also requires a fine of \$1,000 be paid by Rockport Granite.

Paul Gibbons stated that he appreciated the Code Officer's efforts to make the agreement work.

CEO Bickford stated that all parties agreed to the consent agreement. He was very happy with the outcome.

Board Member Kelley moved that the Board approve the Consent Agreement with Rockport Granite as presented. Vice-Chair Munger seconded the motion. VOTE: 5 FOR - 0 OPPOSED

c. Act on Epidemic/Pandemic Policy

Town Manager Post explained the policy puts into writing what the Town has been working through the last six months. The Safety Committee has been through several edits of the policy and has recommended it as presented.

Board Member Hannan asked if masks are required in Stage 1. Town Manager Post stated that masks were not required previously, but masks are now mandated by the Governor in all public places. Any orders from the state or federal government will be followed.

Chair Hall stated that on page 5 the draft addresses what happens if a Department Head is ill, but there is no course of action described if the Town Manager gets the virus. Board Member Hamilton stated that there is a reference in the Town Charter regarding when and if the Town Manager becomes ill. Chair Hall stated that process should be mentioned in the policy.

Board Member Hamilton stated that with respect to the stages of government shutdown, page 8, if the Governor or the CDC makes a recommendation to close, we should follow that recommendation. The process should be stated with a higher level of certainty in the policy. The way it is written now makes it sound optional. The Manager suggested some language changes.

Chair Hall stated that on page 4, Key Municipal Operations, should be formatted and word smithed better.

Vice Chair Munger moved that the Board approve the Town of Rockport Epidemic/Pandemic Policy as amended. Board Member Hamilton seconded the motion. VOTE: 5 FOR – 0 OPPOSED

VII. WASTEWATER COMMISSIONERS

Board Member Kelley moved that the Board exit as Select Board and enter as Wastewater Commissioners. Board Member Hamilton seconded the motion. VOTE: 5 FOR – 0 OPPOSED

a. Discuss Take-aways from Wastewater Workshop

SELECT BOARD MEETING MINUTES
NOVEMBER 23, 2020

Chair Hall noted that there had been discussion at the presentation about the cost of the Town having their own Wastewater Plant. She asked Vice Chair Munger to kick off that discussion.

Vice-Chair Munger stated that she understood the discussion to mean that the Town pays Woodard and Curran for operating the current system and the cost would be the same if the Town has wastewater plants instead of sending wastewater to Camden and Rockland.

Board Member Hamilton responded that he did not understand it that way. He stated that the Town would have to have twenty-four-hour coverage and would need to hire six to eight people if the Town had its own plants.

The Board noted generally that this will be clarified in the study to be acted upon by the Board.

b. Act on Wastewater Treatment Plant Study

Town Manager Post stated that the study would review the current wastewater contracts with Camden and Rockland and identify areas that the Town should not be paying for in each of those contracts so that a lower rate could be negotiated, hopefully. The study would also identify possible locations and types of treatment plants and the costs associated with construction as well as operations. The study will cost \$10,000 and will be completed in two months. The fee can be paid from the current Wastewater Budget.

Board Member Hamilton stated that he thinks the costs associated with a treatment plant will be extremely high.

Board Member Kelley moved that the Wastewater Commissioners approve the Wastewater Treatment Plant Study with a cost not to exceed \$10,000. Board Member Hannan seconded the motion. VOTE: 5 FOR – 0 OPPOSED

Board Member Hamilton moved that the Wastewater Commissioners exit and return as the Select Board. Board Member Kelley seconded the motion. VOTE: 5 FOR – 0 OPPOSED

VIII. SELECT BOARD LIAISON REPORTS

Vice-Chair Munger stated that last Tuesday night the ZBA met for four and a half hours on the hotel appeal. They postponed the deliberations until next month. Legacy Rockport met and reported that according to the survey on the lime kilns by Gartley and Dorskey, the kilns have not moved. Geoff Parker is finishing up a video that was originally intended to be shown at the bicentennial supper in March. Legacy Rockport would like to have a small group showing in the Opera House made up primarily of the video participants, around 20 people, targeting Legacy Rockport's next meeting on December 14th. Town Manager Post indicated he would work with Legacy Rockport as to how this could be done safely in the Opera House due to COVID restrictions. Chair Hall asked if there are options to make this video more widely available. Town Manager Post will work on that.

SELECT BOARD MEETING MINUTES
NOVEMBER 23, 2020

Board Member Kelley stated that the Parks and Beautification Committee met and discussed the landscaping at Memorial Park, the triangle on Route 1 by the old Hoboken Gardens and a possible pathway at Aldermere Farms. Two more memorial benches will need to be ordered.

The Conservation Commission will meet at 5:15 p.m. on the 9th of December via zoom. The Parks Committee will meet on the 9th at 5:00 p.m. via Zoom.

Board Member Hannan stated that the Planning Board heard a request for a new structure at the high school. The West Rockport Fire Station Building Committee met to review the revised drawings, and these will be presented at the December 14th Select Board Meeting.

Chair Hall stated that MCSWC Board has not met. The facility manager is working on a policy outlining the possibility of two shifts if needed due to COVID. It is not necessary yet, but they want to be prepared just in case. If this occurs, they will temporarily cease recycling with the exception of cardboard when the two shifts are implemented.

IX. ADJOURNMENT

Vice-Chair Munger made a motion to adjourn the meeting at 6:30 p.m. Board Member Hamilton seconded the motion. VOTE: 5 FOR – 0 OPPOSED

The Select Board wished everyone a Happy Thanksgiving.

Respectfully submitted,

LINDA M. GREENLAW
TOWN CLERK as RECORDING SECRETARY

Action Items

- a. Act on Committee Application(s):
 - Jennifer Lloyd Mirabile – Economic Development Committee
 - Dominic Cordisco – Economic Development Committee
 - Nancy Albertson Alternate Member to Regular Member – Harbor Committee
 - Kate Lee – Harbor Committee as Alternate Member

Manager's Comments: Action item

Attending the meeting via zoom: Dominic Cordisco, and Kate Lee

Suggested Motion(s):

Economic Development Committee:

I move the Board appoint Jennifer Lloyd Mirabile to the Economic Development Committee with a term ending June 30, 2023.

I move the Board appoint Dominic Cordisco to the Economic Development Committee with a term ending June 30, 2023.

Harbor Committee:

Nancy Albertson is currently an alternate on the Harbor Committee and will be moved to a regular member of the committee to fill the vacancy created by the resignation of Parker Hackett. She will keep her same term that ends on June 30, 2022.

I move the Board approve Nancy Albertson to move from Alternate Member to Regular Member of the Harbor Committee with a term ending June 30, 2022.

Kate Lee applied to serve on the Harbor Committee and can fill the alternate position just vacated by the appointment of Nancy Albertson from alternate to regular member.

I move the Board appoint Kate Lee to the Harbor Committee as an Alternate Member with a term ending June 30, 2023.

APPLICATION FOR COMMITTEE SERVICE
Town of Rockport • 101 Main Street • Rockport, ME 04856

Name: _____

Home Address: _____ Work Address: _____

Mailing Address (if different): _____

Phone Number: (Home) _____ (Work) _____

E-mail Address: _____

Committee you wish to serve on: _____

Why do you want to serve on this committee?

Do you have any background that would be helpful to this committee?

Land Use philosophy: (if applicable)

APPLICATION FOR COMMITTEE SERVICE – continued

Are there objectives you wish to see accomplished?

Are you interested in serving on other committees?

Interview comments:

Appointment Date: _____

APPLICATION FOR COMMITTEE SERVICE

Town of Rockport • 101 Main Street • Rockport, ME 04856

Name: Dominic Cordisco

Home Address: 5 Pine Street Work Address: _____

Mailing Address (if different): 42 Clark Ave, Cornwall on Hudson, New York 12520

Phone Number: (Home) 845.926.2149 (Work) _____

E-mail Address: cordisco@gmail.com

Committee you wish to serve on: Economic Development

Why do you want to serve on this committee?

Although we only became Rockport homeowners in 2019, I am a land use and environmental attorney for the past 25 years. Although we are still in New York most of the time, my wife Amy, son Rocco and I all love Rockport and the Midcoast area and we will gradually be spending more time there in the coming years. I would like to offer my perspectives, and also learn the concerns of others as consideration is made for the future vitality of the Rockport area.

Do you have any background that would be helpful to this committee?

I practice municipal law, my focus has been on the economic development side, and my largest projects have been on behalf of specific projects. Here are my most recent:

Since 2016, I represent LEGOLAND New York for land use approvals and economic incentives for its \$500M theme park that is currently completing construction in Goshen, New York. I counseled LLNY on site acquisition, approvals, and incentives, including the relocation of a highway interchange that cost \$40M, with NYS contributing \$25M towards the cost.

I represented organic vegetarian food manufacturer Amy's Kitchen, which is currently constructing a 700,000 square foot facility, its first on the east coast.

I represent United Natural Foods for its 450,000 sf New York distribution facility, which is currently expanding to 600,000 sf.

Land Use philosophy: (if applicable)

As a land use attorney, my goal has been to consistently balance the desire for economic vitality and development with a community's character and plans for its future. This approach requires considerate planning and significant public input. Each community is idiosyncratic. Understanding a community's collective vision requires attention to all of its needs, which are often competing needs and goals.

APPLICATION FOR COMMITTEE SERVICE – continued

Are there objectives you wish to see accomplished?

To see that Rockport anticipates and plans for future opportunities and trends, in order to maintain its existing character and yet remain economically vibrant.

Are you interested in serving on other committees?

Not at this time.

Interview comments:

Appointment Date: _____

DOMINIC CORDISCO

42 CLARK AVENUE
CORNWALL ON HUDSON, NEW YORK 12520
845.926.2149
cordisco@gmail.com
[linkedin.com/in/cordisco](https://www.linkedin.com/in/cordisco)

EXPERIENCE

DRAKE LOEB PLLC

Partner

Since 2007

Associate

2003 - 2007

I practice environmental and land-use law for municipal and private clients throughout the Hudson Valley. My goal is to encourage development that balances the competing needs of the developer, the community, and the environment. Most recently, I represented LEGOLAND New York for their acquisition and land use approvals, and continue to represent them as business counsel.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Regional Attorney: Region Three

2000 - 2002

I supervised the Regional Legal Office in New Paltz. Region Three covers a seven county area from the border of New York City through the Catskill Park. At NYSDEC I worked on many environmental issues that concerned not only the region but the State as a whole. My focus was to achieve an informed and appropriate result in every matter.

Assistant Counsel: Central Office

1998 - 2000

I represented both the Divisions of Natural Resources and Solid & Hazardous Waste. I prosecuted enforcement actions for environmental violations and provided counsel in the promulgation and interpretation of statutes and regulations. My major cases included Mohawk Tire, involving the illegal dumping of eighteen million tires in Saratoga County, and Bath Petroleum Storage, Inc.

EDUCATION

FORDHAM UNIVERSITY SCHOOL OF LAW, J.D.

1994

SUNY PLATTSBURGH, B.A., English Literature

1990

SELECTED PRESENTATIONS & PUBLICATIONS

Major Project Review: Controversial & Complex Projects in the Facebook and Fake News Era
New York Planning Federation
New York Association of Towns

Spring 2019

On the Internet, No One Knows You're a Dog: Digital Life in the Facebook and Fake News Era
TEDxNewburgh

Spring 2018

Shifting from Protection to Enhancement: The New Paradigm in Endangered Species Regulation in New York
Environmental Law in New York

Spring 2011

Navigating Through Rapanos: An Update on Federal Wetlands Issues
The New York Municipal Lawyer

Spring 2008

Bright with Promise: A Pictorial History of SUNY Plattsburgh
Douglass Skopp; The Donning Company (student co-author)

1989

AWARDS & AFFILIATIONS

Recipient, Henry Hudson Award for Valley Visionaries, Hudson Valley Pattern for Progress

2013

Recipient, Most Valuable Partner "MVP" Award, Orange County Partnership

2012

Recipient, Murray Award for Outstanding Public Service, Fordham Law School

1994

Director, Hudson Valley Economic Development Corporation

Since 2018

Director, Black Rock Forest Consortium

Since 2015

Secretary, Cornwall on Hudson Elementary School PTO

2015 - 2018

Chairman & Director, Orange County Partnership

2011 - 2018

APPLICATION FOR COMMITTEE SERVICE

Town of Rockport • 101 Main Street • Rockport, ME 04856

Name: Kate Lee

Home Address: 100 Pascal Ave Work Address: _____

Mailing Address (if different): _____

Phone Number: (Home) _____ (Work) (7-233-4931)

E-mail Address: Katharinellee@gmail.com

Committee you wish to serve on: Harbor Committee

Why do you want to serve on this committee?

I grew up in Rockport, and returned to the Community 2 yrs. ago. I live on the harbor and have an interest in protecting the harbor, and playing an active role in the Community.

Do you have any background that would be helpful to this committee?

I hold a master's degree in Environmental Policy and a master's degree in public health. I have served, and continue to serve on multiple boards. I run my own company and also work as a managing Director at Brimstone Consulting.

Land Use philosophy: (if applicable)

APPLICATION FOR COMMITTEE SERVICE – continued

Are there objectives you wish to see accomplished?

Protection of the harbor from
an environmental point of view as well
as from the POV of those whose livelihoods
depend on it.

Are you interested in serving on other committees?

I would also be interested in
serving on the Comprehensive
Plan Committee.

Interview comments:

Appointment Date: _____

Discussion Items

a. West Rockport Fire Station Project

Manager's Comments: Discussion item

The West Rockport Fire Station Building Committee has met several times with Architect Amanda Austin of 2A Architects and engineer Bill Lane of Gartley & Dorsky Engineers to create the preliminary design for the new fire station. Amanda and Bill will present the preliminary plans and site plan for the project.

Why does Rockport need to consider building a new West Rockport Fire Station?

The current West Rockport Fire Station was built in 1973 and has space to house two fire trucks with max lengths of 28 feet. Currently, Engine 23 which was built in 2015 and Engine 24 which was built in 1988 are stationed in the building. Engine 24 is for forest fires only.

At the Public Safety building on Main Street, three fire trucks are housed, and all are over 29 feet in length and 10 feet tall. None of these trucks will fit in the West Rockport Station. Should there be an issue with Engine 23 forcing it out-of-service for any reason, there would only be a forestry truck stationed at the West Rockport Fire Station, thereby increasing the response time for any fire calls in and around West Rockport.

Currently there are 29 members of the Rockport Fire Department. Four of these members live near the Public Safety Building on Main Street and 24 firefighters live near the West Rockport Station. With the newest apparatus housed on Main Street, the response times are lengthened when more than one engine needs to respond to a fire call.

The future of the volunteer fire service has dramatically changed over the last 25 years, and fire departments are having to change with the times. Finding citizens to volunteer at the fire department is becoming extremely difficult with the time commitments, regulations, and rules. At some point in the next several years, it is expected that the Town will need to consider full-time firefighters covering the community in 12-hour or 24-hour shifts. As the Town plans for this option, and the potential for housing EMS personnel in the future, the WRFS should be designed to accommodate this inevitability.

Additionally, the Town's current ISO rating is based on two fire stations to cover the square mileage of the town. The ISO rating makes a significant difference in how insurance companies determine premiums for homeowners' insurance. The construction of a new station that can house the more modern equipment may result in a better ISO rating.

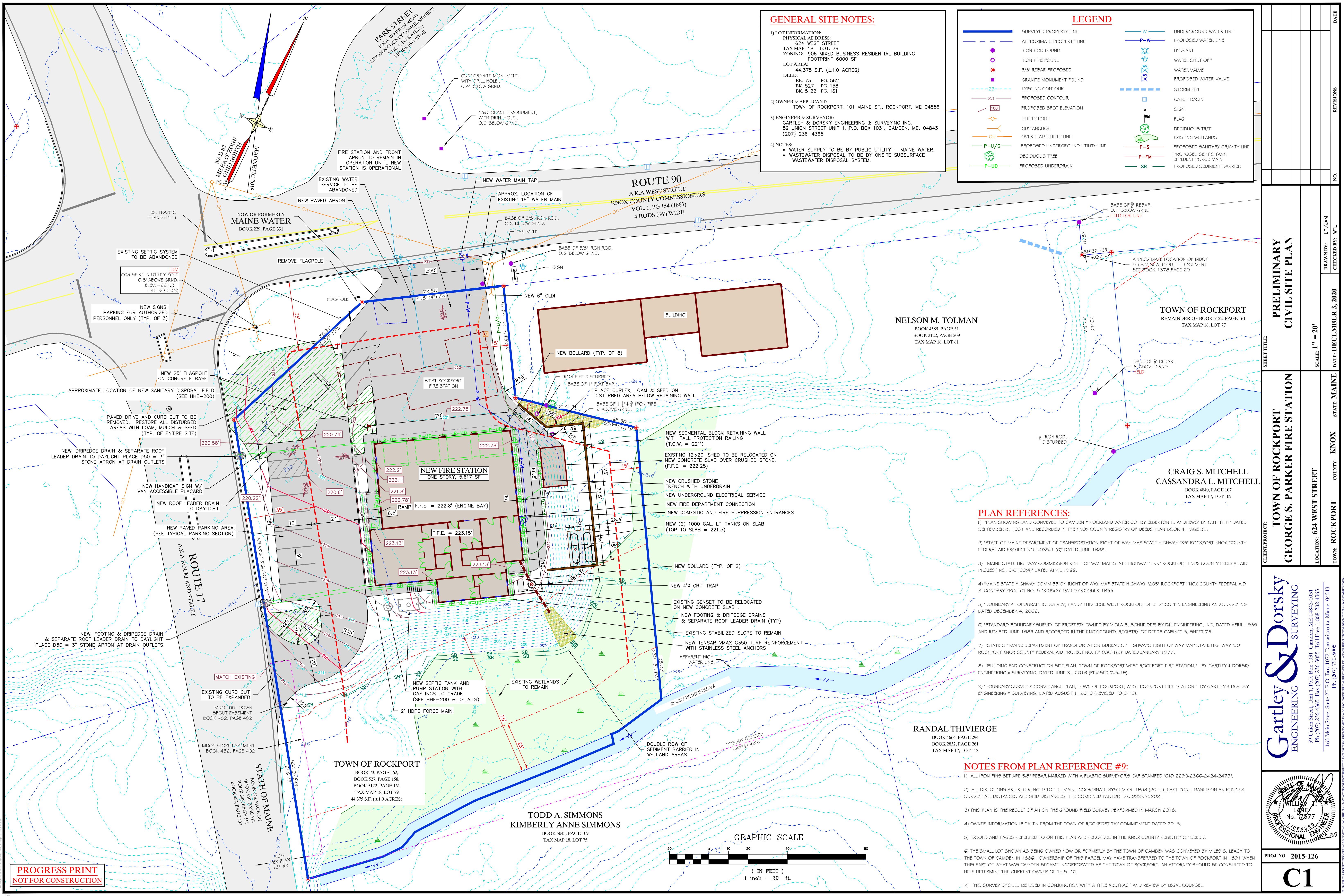
What about remodeling or expanding the current station?

To fit the Town's newer fire engines in a renovated/expanded fire station, the roof height would need to be raised significantly, the building's footprint would need to be expanded and the basement would need to be addressed. All the mechanical systems would need to be replaced and could not be located in the basement as they are now due to code issues and flooding concerns. The current station is not ADA compliant. Also, expansion or renovation of the existing

building would not fully address the vehicular circulation and access issues which are a result of the placement of the existing facility on the site.

Regarding the site issues, the location of the current building in West Rockport is difficult. The State of Maine's right-of-way extends approximately 15' into each entrance of the WRFS from Route 90 and Route 17. As currently located, there is only 20' of usable space from the edge of the right-of-way to the edge of the building.

The planning process has focused on replacement of the building since 2017 after identifying the deficiencies in an expansion. The Town and Select Board have previously made provisions for the replacement of the building by acquiring the Thorndike parcel and contracting for the pad site construction behind the current building.



GENERAL SITE NOTES:

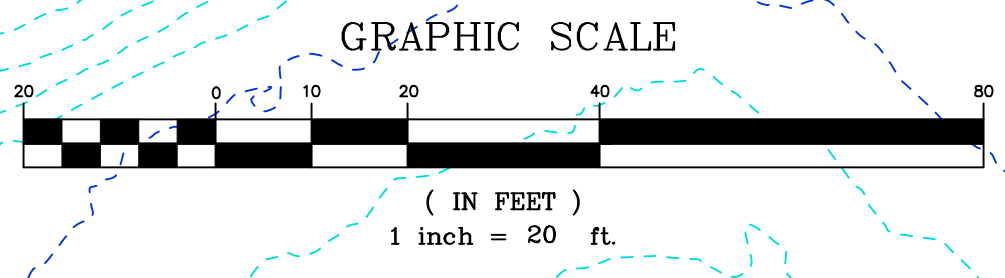
- 1) LOT INFORMATION:
 PHYSICAL ADDRESS:
 624 WEST STREET
 TAX MAP: 18, LOT: 79
 ZONING: 906 MIXED BUSINESS RESIDENTIAL BUILDING
 FOOTPRINT 6000 SF
 LOT AREA:
 44,375 S.F. (±1.0 ACRES)
 DEED:
 BK. 73 PG. 562
 BK. 527 PG. 158
 BK. 5122 PG. 161
- 2) OWNER & APPLICANT:
 TOWN OF ROCKPORT, 101 MAINE ST., ROCKPORT, ME 04856
- 3) ENGINEER & SURVEYOR:
 GARTLEY & DORSKY ENGINEERING & SURVEYING INC.
 59 UNION STREET UNIT 1, P.O. BOX 1031, CAMDEN, ME, 04843
 (207) 236-4365
- 4) NOTES:
 • WATER SUPPLY TO BE BY PUBLIC UTILITY – MAINE WATER.
 • WASTEWATER DISPOSAL TO BE BY ONSITE SUBSURFACE WASTEWATER DISPOSAL SYSTEM.

LEGEND

| | | | |
|--|-----------------------------------|--|--------------------------------|
| | SURVEYED PROPERTY LINE | | UNDERGROUND WATER LINE |
| | APPROXIMATE PROPERTY LINE | | PROPOSED WATER LINE |
| | IRON ROD FOUND | | HYDRANT |
| | IRON PIPE FOUND | | WATER SHUT OFF |
| | 5/8" REBAR PROPOSED | | WATER VALVE |
| | GRANITE MONUMENT FOUND | | PROPOSED WATER VALVE |
| | EXISTING CONTOUR | | STORM PIPE |
| | PROPOSED CONTOUR | | CATCH BASIN |
| | PROPOSED SPOT ELEVATION | | FLAG |
| | UTILITY POLE | | DECIDUOUS TREE |
| | GUY ANCHOR | | EXISTING WETLANDS |
| | OVERHEAD UTILITY LINE | | PROPOSED SANITARY GRAVITY LINE |
| | PROPOSED UNDERGROUND UTILITY LINE | | PROPOSED SEPTIC TANK |
| | DECIDUOUS TREE | | EFFLUENT FORCE MAIN |
| | PROPOSED UNDERDRAIN | | PROPOSED SEDIMENT BARRIER |

- PLAN REFERENCES:**
- 1) "PLAN SHOWING LAND CONVEYED TO CAMDEN & ROCKLAND WATER CO. BY ELBERTON R. ANDREWS" BY O.H. TRUFF DATED SEPTEMBER 8, 1931 AND RECORDED IN THE KNOX COUNTY REGISTRY OF DEEDS PLAN BOOK 4, PAGE 39.
 - 2) "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "35" ROCKPORT KNOX COUNTY FEDERAL AID PROJECT NO. F-035-1 (6)' DATED JUNE 1988.
 - 3) "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "199" ROCKPORT KNOX COUNTY FEDERAL AID PROJECT NO. S-0199(4)' DATED APRIL 1966.
 - 4) "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "205" ROCKPORT KNOX COUNTY FEDERAL AID SECONDARY PROJECT NO. S-0205(2)' DATED OCTOBER 1955.
 - 5) "BOUNDARY & TOPOGRAPHIC SURVEY, RANDY THIVIERGE WEST ROCKPORT SITE" BY COFFIN ENGINEERING AND SURVEYING DATED DECEMBER 4, 2002.
 - 6) "STANDARD BOUNDARY SURVEY OF PROPERTY OWNED BY VIOLA S. SCHNEIDER" BY DAL ENGINEERING, INC. DATED APRIL 1989 AND REVISED JUNE 1989 AND RECORDED IN THE KNOX COUNTY REGISTRY OF DEEDS CABINET 8, SHEET 75.
 - 7) "STATE OF MAINE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP STATE HIGHWAY "30" ROCKPORT KNOX COUNTY FEDERAL AID PROJECT NO. RF-030-1(9)' DATED JANUARY 1977.
 - 8) "BUILDING PAD CONSTRUCTION SITE PLAN, TOWN OF ROCKPORT WEST ROCKPORT FIRE STATION," BY GARTLEY & DORSKY ENGINEERING & SURVEYING, DATED JUNE 3, 2019 (REVISED 7-8-19).
 - 9) "BOUNDARY SURVEY & CONVEYANCE PLAN, TOWN OF ROCKPORT, WEST ROCKPORT FIRE STATION," BY GARTLEY & DORSKY ENGINEERING & SURVEYING, DATED AUGUST 1, 2019 (REVISED 10-9-19).

- NOTES FROM PLAN REFERENCE #9:**
- 1) ALL IRON PINS SET ARE 5/8" REBAR MARKED WITH A PLASTIC SURVEYOR'S CAP STAMPED "G4D 2290-2366-2424-2473".
 - 2) ALL DIRECTIONS ARE REFERENCED TO THE MAINE COORDINATE SYSTEM OF 1983 (2011), EAST ZONE, BASED ON AN RTK GPS SURVEY. ALL DISTANCES ARE GRID DISTANCES. THE COMBINED FACTOR IS 0.999925202.
 - 3) THIS PLAN IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED IN MARCH 2018.
 - 4) OWNER INFORMATION IS TAKEN FROM THE TOWN OF ROCKPORT TAX COMMITMENT DATED 2018.
 - 5) BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE KNOX COUNTY REGISTRY OF DEEDS.
 - 6) THE SMALL LOT SHOWN AS BEING OWNED NOW OR FORMERLY BY THE TOWN OF CAMDEN WAS CONVEYED BY MILES S. LEACH TO THE TOWN OF CAMDEN IN 1886. OWNERSHIP OF THIS PARCEL MAY HAVE TRANSFERRED TO THE TOWN OF ROCKPORT IN 1891 WHEN THIS PART OF WHAT WAS CAMDEN BECAME INCORPORATED AS THE TOWN OF ROCKPORT. AN ATTORNEY SHOULD BE CONSULTED TO HELP DETERMINE THE CURRENT OWNER OF THIS LOT.
 - 7) THIS SURVEY SHOULD BE USED IN CONJUNCTION WITH A TITLE ABSTRACT AND REVIEW BY LEGAL COUNSEL.



PROGRESS PRINT
NOT FOR CONSTRUCTION

| | |
|---|---------------------------|
| DATE | |
| REVISIONS | |
| NO. | |
| DATE: DECEMBER 3, 2020 | CHECKED BY: WTL |
| SCALE: 1" = 20' | DRAWN BY: LP/JAM |
| STATE: MAINE | COUNTY: KNOX |
| TOWN: ROCKPORT | LOCATION: 624 WEST STREET |
| <p>CLIENT/PROJECT: TOWN OF ROCKPORT GEORGE S. PARKER FIRE STATION</p> | |
| <p>SHEET TITLE: PRELIMINARY CIVIL SITE PLAN</p> | |

Gartley & Dorsky
ENGINEERING & SURVEYING

59 Union Street, Unit 1, P.O. Box 1031, Camden, ME 04843-1031
 Ph: (207) 236-4365 Fax: (207) 236-3055 Toll Free: 1-888-282-4365
 105 Main Street Suite 201, P.O. Box 1072, Damariscotta, Maine 04843
 Ph: (207) 790-5405

NOTES FROM PLAN REFERENCE #9:

PROJ. NO. 2015-126

C1



architects, llc

280 West Street, Suite B (Office)
P.O. Box 189 (Mailing)
Rockport, Maine 04856
Tel: 207.236.6545
Web: www.2Aarch.com
© Copyright 2010, 2A architects llc

Registration: ■

Project: ■

West Rockport Fire Station Building West Rockport, Maine

Client ■ Community ■ Environment

Consultant: ■

**WORK IN PROGRESS
NOT FOR CONSTRUCTION
OR PERMITTING**

| | |
|---------------------|-------------------|
| Sheet Size: | 24x36" Paper Size |
| Sheet Issue Date: | |
| Client Review: | 8.5.20 |
| Client Review: | 9.1.20 |
| Client Review: | 10.5.20 |
| Client Review: | 11.9.20 |
| Selectboard Review: | 12.7.20 |

Project Start Date: **June 2020**

Project Number: ■

18-100

Sheet Title: ■

MAIN FLOOR PLAN

Sheet Plot Date:
12/07/2020 A3.1 MainPlan_WRF5.dwg

Sheet Number: ■

SK1.1



Schematic Floor Plan

SCALE: 1/4"=1'-0"
GROSS FLOOR AREA: ±5,650



architects, llc

280 West Street, Suite B (Office)
P.O. Box 189 (Mailing)
Rockport, Maine 04856

Tel: 207.236.6545
Web: www.2Aarch.com
© Copyright 2010, 2A architects llc

Registration: ■

Project: ■

**West Rockport
Fire Station Building**
West Rockport, Maine

Client ■ Community ■ Environment

Consultant: ■

**WORK IN PROGRESS
NOT FOR CONSTRUCTION
OR PERMITTING**

Sheet Size: 24x36" Paper Size
Sheet Issue Date: ■
Client Review: 8.5.20
Client Review: 9.1.20
Client Review: 11.9.20
Selectboard Review: 12.7.20

Project Start Date: ■
June 2020

Project Number: ■

18-100

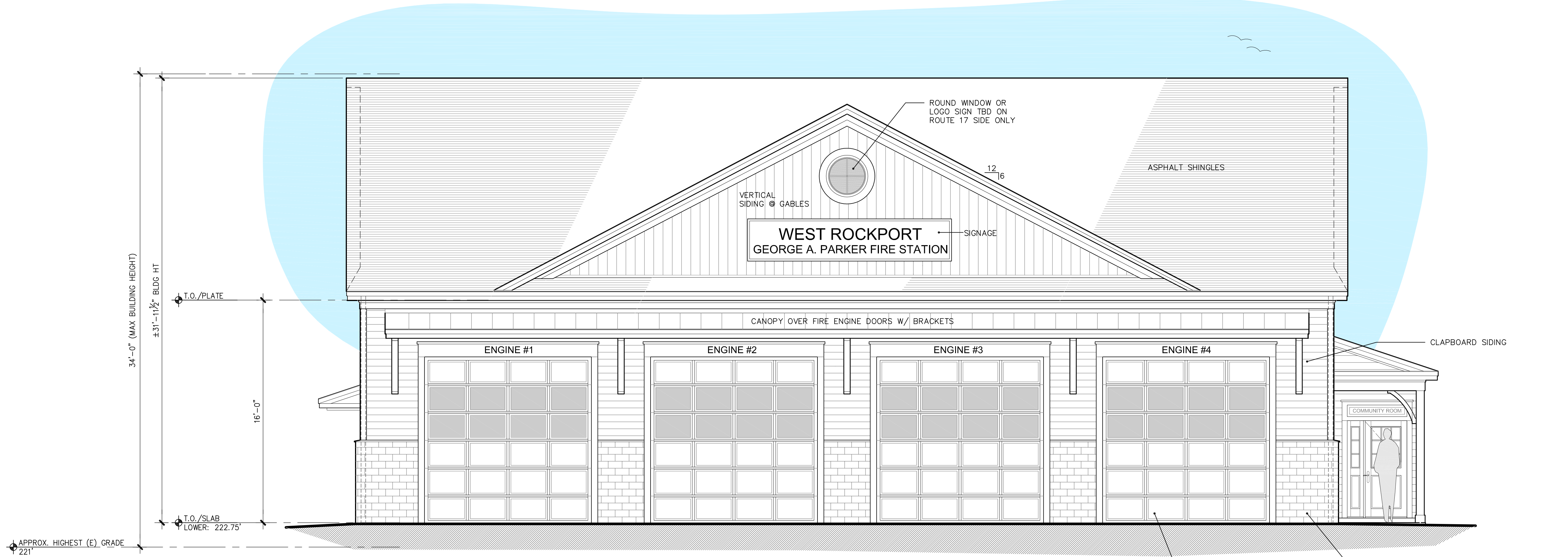
Sheet Title: ■

**EXTERIOR
ELEVATIONS**

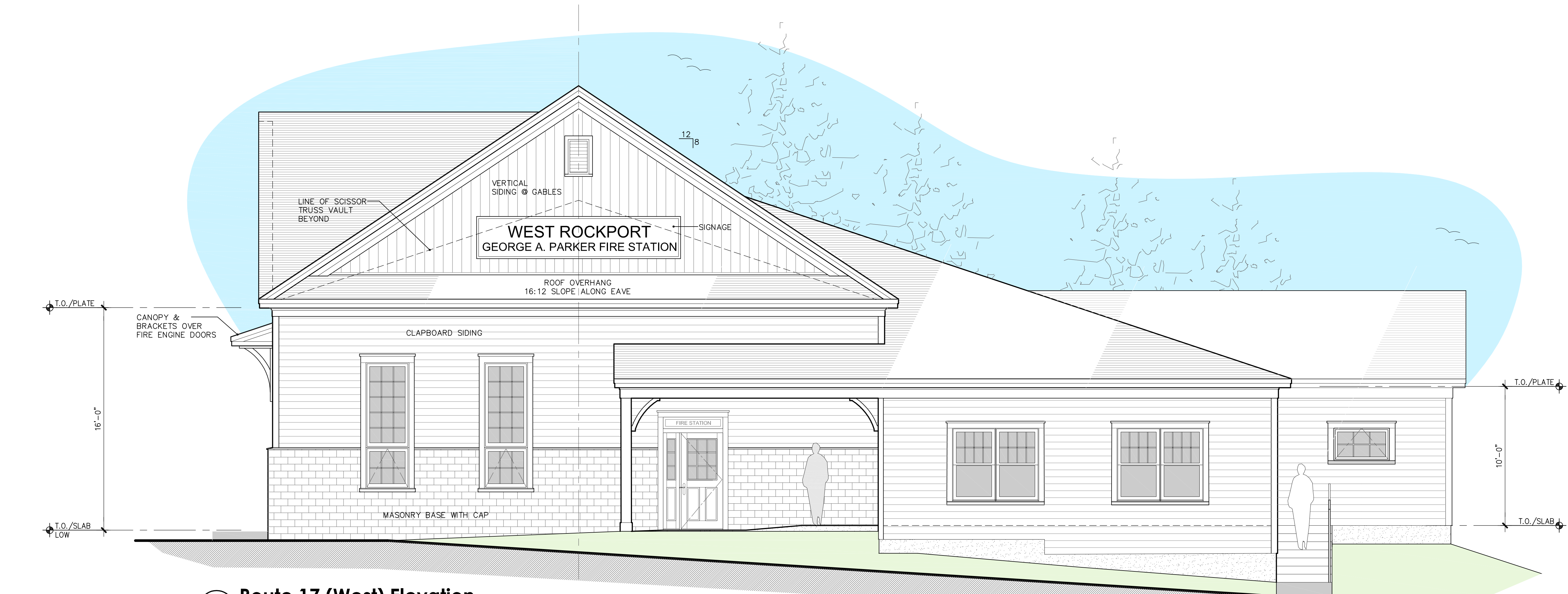
Sheet Plot Date: ■
12/07/2020 A4.0 ExtElev_WRF5.dwg

Sheet Number: ■

SK1.2



2 Route 90 (North) Elevation
SCALE: 1/4"=1'-0"



1 Route 17 (West) Elevation
SCALE: 1/4"=1'-0"



architects, llc

280 West Street, Suite B (Office)
P.O. Box 189 (Mailing)
Rockport, Maine 04856

Tel: 207.236.6545
Web: www.2Aarch.com
© Copyright 2010, 2A architects llc

Registration: ■

Project: ■

**West Rockport
Fire Station Building**
West Rockport, Maine

Client ■ Community ■ Environment

Consultant: ■

**WORK IN PROGRESS
NOT FOR CONSTRUCTION
OR PERMITTING**

| | |
|--------------------|--------------------|
| Sheet Size: | 24"x36" Paper Size |
| Sheet Issue Date: | |
| Client Review | 8.5.20 |
| Client Review | 9.1.20 |
| Client Review | 11.9.20 |
| Selectboard Review | 12.7.20 |

Project Start Date: ■

June 2020

Project Number: ■

18-100

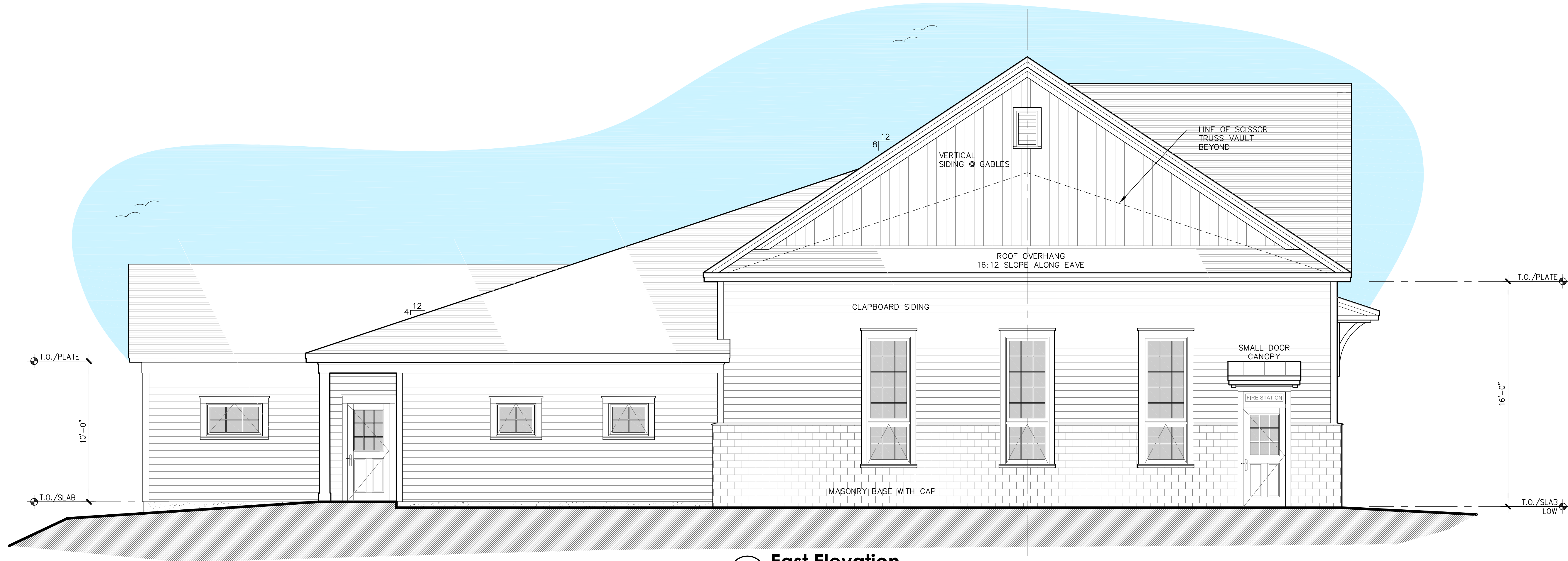
Sheet Title: ■

**EXTERIOR
ELEVATIONS**

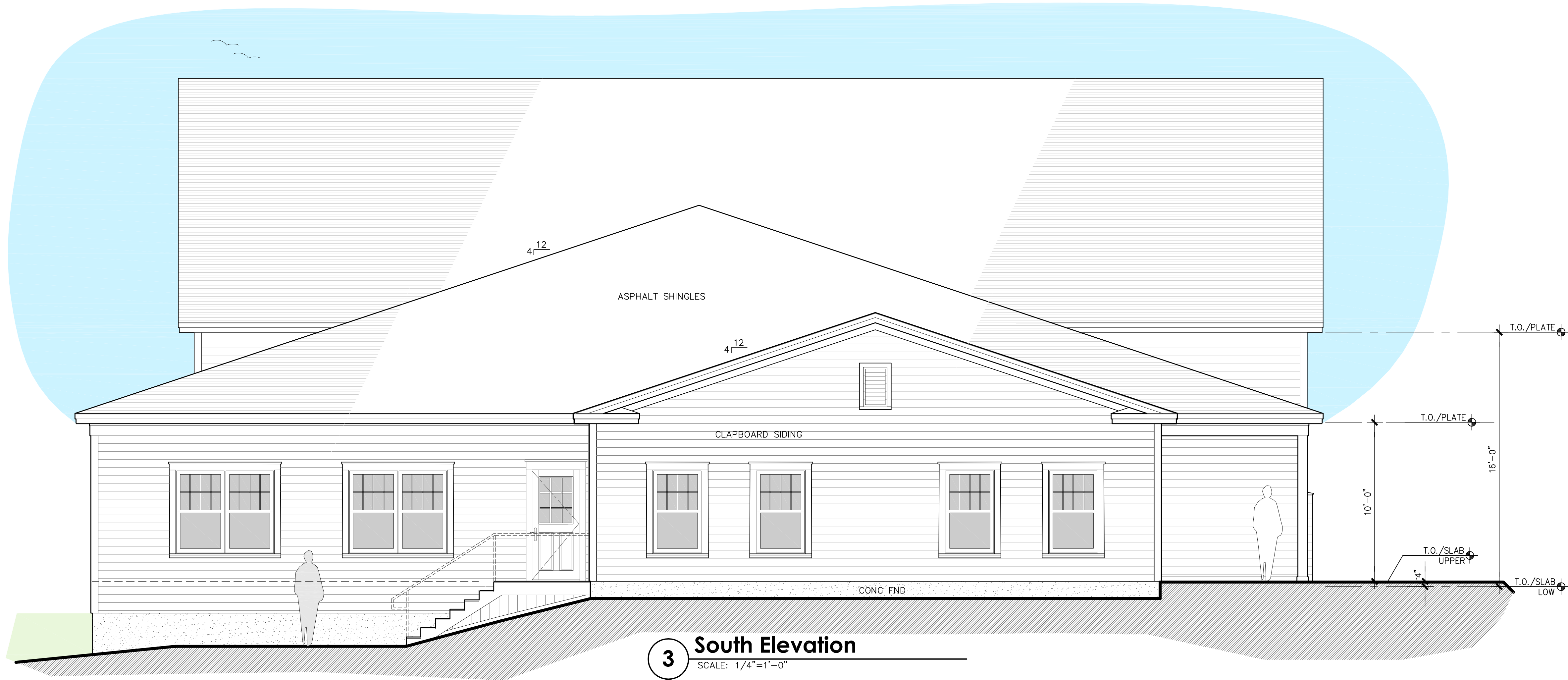
Sheet Plot Date:
12/07/2020 A4.0 ExtElev_WRF5.dwg

Sheet Number: ■

SK1.3



4 East Elevation
SCALE: 1/4"=1'-0"



3 South Elevation
SCALE: 1/4"=1'-0"

Discussion Items

- b. Update on Short-term Rental Registration Ordinance

Manager's Comments: Discussion item

The draft ordinance for discussion is in the hands of the Town's attorney for his review and editing. On November 16th, the Town posted on its website the second working draft of the ordinance and asked for comments from the public and issued a press release with that information and request. Several comments have been received and forwarded the Select Board members. These comments also have been compiled into one document and published on the Town's website. These comments are being reviewed and considered as the draft ordinance continues to be revised.

Discussion Items

- c. Discuss Appointment of Budget Committee Member

Manager's Comments: Discussion item

As reported to the Select Board at your last meeting, there is one vacancy for a three-year term on the Budget Committee because the candidate receiving the next highest number of votes was not qualified to hold the office because he was a non-resident at the time of the election.

The Select Board now can appoint a member to this term. Included in the Board's material is a list of the names that were on the ballot as well as the votes received for each. Town Clerk Linda Greenlaw has mailed a letter to those people asking them to contact her and me to let us know about their interest in serving on the Budget Committee. I will have those responses for the meeting.

I would like direction as to how the Board would like to fill this position.

Budget Committee

The remaining names that appeared on the ballot for the three-year terms on the Budget Committee and the number of votes received by each:

Caroline LaFura – 482

John Foss – 351 (does not want to be considered at this time)

Richard Lane – 345

Bobby G. Caldwell – 194

Scott Robinson – 169

Charles Plaisted – 167

Gregory Domareki – 166

Ralph Wallace – 129 (does not want to be considered)

John Enriquez – 108 (DOES want to be considered)

Mario Turi – 101

I will update the status of each of the above at the Select Board meeting on December 14th.

Discussion Items

- d. Discuss Recommended Priorities for ORC Consideration

Manager's Comments: Discussion item

The Ordinance Review Committee (ORC) generally begins meeting after the first of the year to consider amendments to the Land Use Ordinance. Town staff have identified some areas that they feel should be reviewed by the ORC. I believe that it would be helpful for the Select Board to provide some guidance for the ORC on potential topics for review.

Executive Session

- a. Discussion of a Personnel Matter pursuant to 1 M.R.S. Section 405 (6) (A)
- b. Any Action as a Result of the Executive Session

Suggested Motions:

I move the Board convene in Executive Session pursuant to 1 M.R.S 406 (6)(A) to discuss a personnel matter.

I move the Board convene in regular session.