

**Town of Rockport Planning Board
Meeting Minutes
Thursday, July 27, 2023– 5:32 p.m.**

Rockport Library, lower level (Rockport Room) meeting room.

Board Present: Chair Joe Sternowski, John Viehman, Jeffrey Leclair,
Jan Rosenbaum, Thomas Laurent, and Scott Gazelle.

Board Absent: Sam Clark, and Rob Dybas

Staff Present: Orion Thomas, Planning and Development Director
Geoff Parker, Videographer

Chair Joe Sternowski called the meeting to order at 5:32 p.m. with a quorum. Chair Sternowski seated Mr. Gazelle as a full voting member for this meeting.

Item # 2: Consideration of a Revision to a Final Site Plan Review for a new fire station for the Town of Rockport located at 624 West Street Rockport, ME 04856 and identified as Map 18 Lot 79 and is within Zone District 906. Property is owned by the Town of Rockport and is being represented by Gartley & Dorsky Engineering & Surveying.

Chair Sternowski asked the members of the Planning Board who were not present at the initial review of this application in March 2022 if they have had sufficient time to review all materials at that meeting and are able to make a decision based on the revisions before them today.

The members this was addressed to were Mr. Leclair, Mr. Rosenbaum, and Mr. Gazelle.

All three responded that they are prepared for the revision application before them today and reviewed the previous meetings recordings and application.

Chair Sternowski asked the applicants if they could give an overview of the application before them.

Applicants on behalf of the Town, Bill Lane of Gartley & Dorsky and Amanda Austin of 2A Architects, responded that the Floor plan layout changed to accommodate additional office space numbers 2 and 3, and ADA bathroom, storage room, which increased the floor plan by 351 sq.ft.

The lighting was also further developed and included in the application, which included adding three new light posts.

Mr. Laurent asked if Office Space / meeting space would increase parking spaces.

Mr. Lane and Ms. Austin stated that it would not increase parking space requirements.

Mr. Viehman asked what parts of the exterior building had changed.

Ms. Austin stated that the street facing walls of Rt 90 and Hwy 17 stayed the same. The only change took place at the back of the building.

Mr. Rosenbaum asked a question pertaining to parking being consistent with the number of employees. Mr. Rosenbaum said that there are 5 employees with only 4 parking spaces.

Mr. Lane responded that there are not 5 employees currently budgeted on the payroll but 5 bunks are provided for future growth.

Mr. Viehman asked if the meeting room is to be used for public meeting space, where will additional parking go in the event of a large meeting?

Mr. Lane responded that the Town owns a parcel, two parcels above the fire station's location, that could be utilized as overflow parking where the attendees could walk from if the need were to arise. Further, Mr. Lane stated that the Town has not expressed interest in expanding parking at this location at this time.

Chair Sternowski said the parking is not an issue for operations of the Fire Department. However, if other meetings will take place, then safety needs to be of concern given there is no plan to parking for public meetings.

Chair Sternowski asked about the Fire Department meetings that take place with the volunteers.

Mr. Lane stated that training and all other Fire Department meetings will take place at the Fire Station located at Main St because it has the ability to accommodate the number of personnel.

Chair Sternowski stated that if the Town wants to use the space at this West Street Fire Station, then parking has to be considered.

The Board in general asked for clarity on parking in general.

Ms. Austin and Mr. Lane stated that the two entrances to the site are for separate uses. The entrance on Rt 90 is for First Responders, and the entrance off of Hwy 17 is for office/meeting use.

The Board deliberated on a condition of approval for a parking requirement in the event of a Public Meeting.

Chair Sternowski discussed the pavement within the 10 ft setback, next to the abutting landowner.

The Board as a whole determined that this was a moot point given the application was already approved, and this application before them was a revision of which this pavement within the setback was not being proposed to change.

Findings: Based on the discussion outlined above, the Planning Board finds the revisions to be satisfactory with the Land Use Ordinance with a condition pertaining to parking requirements.

Conclusions: The Board concludes that the revision to the approved site plan is satisfactory with the Land Use Ordinance with the following condition of approval:

If a meeting is being held at this location, and the anticipated parking needs exceed what is on the property then the Fire Chief will make arrangements for additional parking.

Motion made by: Mr. Rosenbaum
Seconded by : Mr. Leclair
No Discussion
6-0-0 In favor

Item # 3: Consideration of a Revision to a Final Subdivision Plan for 200 West LLC, located at 20 Granite Way Rockport, ME 04856 and identified as Map 26 Lot 005 and is within Zone District 907. Property is owned by Jonathan Goss and is being represented by Jonathan Goss.

Applicants, Jonathan Goss and Surveyor Mark Ingraham presented their application for amendment of their subdivision. This subdivision amendment concerns merging the lot created around the roadway with the other three lots. This is in regards to the Town Assessor not able to process a tax shared equally amongst the other three lot owners of the subdivision. With this issue, the application before the Planning Board is to consider merging the roadway lot with the other three lots.

Planning Board discussed ownership of the road, in that all users would be crossing over the lot lines of each other's property. The Board wanted to know how this would be resolved.

Mr. Ingraham responded that this concern would be resolved in the deed through an easement allowing access.

Findings: Based on the above information, the Board finds that the application meets the requirements of the land use ordinance and subdivision ordinance for the revision of Granite Way Subdivision.

Conclusion: The Board concludes that the application meets the requirements of the Land Use Ordinance and Subdivision Ordinance for the revision of Granite Way Subdivision.

Motioned made by Mr. Leclair

Seconded by Mr. Gazelle.

No Discussion

6-0-0

Item # 4: Finalize Findings of Facts and Conclusion of Law for Peter Alsop pertaining to the existing barn on the property located at 33 Gurney Street, Rockport, ME, and identified as Map 007 Lot 087. This application was approved on the 25th of May 2023.

The Board discussed the amendments to the proposed Findings of Facts and Conclusions of Law (FOF) for Peter Alsop at 33 Gurney St. The Board recommended to add a notation where the written portion of the application can be found in this section of the FOF. Mr. Thomas, stated that he would make those amendments.

Findings: The Board found the proposed Findings of Facts and Conclusions of Law to be satisfactory and representative of the meeting.

Conclusion: The Board approved the amended Findings of Facts and Conclusions of Law.

Motion made by Mr. Rosenbaum

Seconded by Mr. Viehman

No Discussion

6-0-0

Item # 5: Planning Board Review of Bylaws

The Board discussed revisions to the Bylaws. A few amendments were proposed for the Select Board to consider.

Findings: The Board finds the proposed amendments to be satisfactory for the Select Board to consider.

Conclusion: The Board Concludes to send the Amended Bylaws to the Select Board for their consideration.

Motion made by Mr. Gazelle.

Seconded by: Mr. Viehman.

No Discussion

6-0-0

Item # 6: Approve Minutes from last meeting(s)

The Board discussed the minutes of the June 29, 2023, meeting. A few grammatical edits were made.

Findings: The Board found the minutes to represent the meeting taking place on June 29, 2023.

Conclusion: The Board concludes the minutes represent the meeting taking place on June 29, 2023.

Motion made by Mr. Leclair

Seconded by Mr. Rosenbaum

No Discussion

5-0-1

Mr. Gazelle abstained due to not being a member at this meeting.

Item # 7: Other Business

Chair Sternowski gave overview of the upcoming Planning Board Workshop on August 2nd focusing on Housing. This meeting is to listen to developers in the area, in relation to Rockport's Land Use Ordinance to understand what issues exist and what Rockport should focus on to alleviate unnecessary burdens.

Item # 8: Adjourn

Motion made by Mr. Leclair

Seconded by Mr. Viehman

No Discussion

6-0-0

Respectfully Submitted,

Orion Thomas,
Planning and Development Director