

**Town of Rockport Planning Board  
Meeting Minutes  
Thursday March 25th, 2021- 5:30 PM  
Via zoom  
Streamed at <https://livestream.com/Rockportmaine>**

**Board Present:** Chair Joe Sternowski, Vice Chair John Viehman Tom Laurent.

**Board Absent:** Mark X. Haley II, David Pio, Victoria Condon, Carter Skemp (alt)

**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 5:38 PM. There were not enough Board members present to establish a quorum, therefore only items #2 and #3 on the agenda were reviewed by the Board members present.

Items #4 and #5 will be reviewed at a future Board meeting.

**Item #1 Approve Minutes**

The approval of the minutes was continued to the next regularly scheduled Board meeting due to a lack of a quorum present.

**Item #2: Continuation from last Planning Board meeting (held on 3.4.2021) regarding preliminary subdivision application (Sketch Plan) from M. Richardson and represented by Ingraham Land Consulting for a subdivision located at Map 6 lot 64-001, zone district 904. Applicant is also proposing to add additional land to Lot 50. This meeting is to agree that requested materials have been submitted, to select a site walk date and a Public Hearing Date.**

It was decided that the Board will hold a site walk visit to the M. Richardson site on April 8<sup>th</sup>, 2021 at 5:00 PM. The rain/snow date was determined to be April 15<sup>th</sup>. The Board will hold a public hearing on this item at the next regularly scheduled Board meeting on Thursday April 22<sup>nd</sup> at 5:30 P.M. It was confirmed for the record that the applicant has submitted all requested materials and the Board was encouraged to review the materials prior to the next meeting.

**Item# 3: Consideration of a pre application submitted by Buck Holdings LLC represented by Gartley & Dorsky Engineering & Surveying Inc. to construct a 16'x 32' retail building and a 19' x 54' greenhouse located at 1132 Commercial Street Map 1, Lots 100 (906 District). The applicant is proposing to maintain the existing building located at 1126 Commercial Street Map 1 Lot 80 (906 District) and use it as retail space. The proposed driveway will cross Map 1 Lot 90 (902, 1400 Districts) in which the owner has the Rights, Title and Interests to**

Will Gartley of Gartley and Dorsky Engineering & Surveying was present on behalf of the applicant Buck Holdings LLC and gave an overview of the pre application.

Buck Holdings has purchased three parcels as shown on the plans. The northern most parcel has an existing building that has been a small commercial retail space in the past but is now presently a residential building. The applicant would like to convert it back to a commercial use to utilize as a small retail operation.

The second parcel is a long strip of land in between the two other purchased lots. Only a small part of this lot will be developed.

The southern most lot is where the applicant is proposing to build a new green house and a retail building.

Parking will be added. The Department of Environmental Protection will be visiting the site to inspect and possibly classify a drainage channel as a stream.

A final site plan will be submitted for the April 22<sup>nd</sup>, 2021 Planning Board meeting. A site walk will be scheduled prior to that. The Board members were given a chance to ask questions and for clarification of the pre application.

**Item # 4: Consideration of a Site Plan Review from Jeremy Fletcher and represented by Gartley & Dorsky Engineering & Surveying Inc. For a proposed construction of a 73' pier with a seasonal gangway and float located at Map 28 lot 75, located at 55 Sea Street Rockport, ME, zone district 901 and 1400. This has proposed construction has been approved by Harbor committee.**

This item was continued to the next regularly scheduled Board meeting due to a lack of a quorum present.

**Item # 5: Public Hearing to accept public comment on the following Ordinance revisions to Chapter 1100, Signs and Advertising.**

This item was continued to the next scheduled Board meeting due to a lack of a quorum present.

**Item #6: Other Business**

Tom Laurent had a question regarding the current Solar Ordinance stemming from a conversation with a resident. The Planning Board representative to the Ordinance Review Committee was not present, however Chairman Sternowski explained that the ORC had drafted an Ordinance and was planning to work on it to refine it with the help on industry professionals. He recommended that Tom advise the resident to connect to the ORC directly with any input that he or she may have.

**Item #7: Adjournment**

Chairman Sternowski adjourned the meeting at 6:11 PM

Respectfully Submitted,  
Mandy Marriner Everett, Acting Secretary