Town of Rockport Planning Board
Meeting Minutes
Thursday, December 11, 2025

Meeting held in the Opera House GCPR.

Board Present:	Jeffrey Leclair, Tom Laurent, Rob Dybas, Peter Sarno
Board Absent:	Sam Clark, Jan Rosenbaum
Staff Present:	Orion Thomas, Director of Planning and Development John Viehman, Select Board Liaison Geoff Parker, Audio and Visual Technician

Meeting recording link: https://www.youtube.com/watch?v=KbBPYeKj9yI&list=PLa_-oEsFzrKX067d8mGnbz583-9AhMW8a&index=1

Agenda

1. **[00:00:20]** Call meeting to order
2. **[00:00:57]** Public comments on non-agenda items
3. **[00:01:15]** Approve minutes
    a. 10.23.2025
4. **[00:02:47]** Recurring items
    a. Comprehensive Plan
5. **[00:06:10]** Other Business
    a. Yearly Training workshop to schedule
6. **[00:17:03]** Adjourn to enter Ordinance workshop

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Agenda Item #1: Call Meeting to order

[00:00:20]

Meeting was called to order at 5:35 pm and a quorum was established.

Chair Leclair provided an amendment to the agenda under Agenda Item #5, Other Business, to discuss an item that has gone before the Select Board regarding road.

Agenda Item #2: Public Comment on Non-Agenda Items

[00:00:57]

No Comments received for non-agenda items.

Agenda Item #3: Approval of minutes from October 23, 2025

[00:01:15]

Motion: Mr. Laurent moved to approve the October 23, 2025 minutes as edited.

Seconded: Mr. Sarno seconded.

Discussion: No further discussion.

Vote: 4-0-0

Agenda Item #4: Recurring items

[00:02:47]

a. Comprehensive Plan

Director Thomas is reworking the Findings of Facts to provide a statement that the work is conforming to or in alignment with the Comprehensive Plan.

Chair Leclair referenced the email he sent out to the group regarding the workshop to discuss the comprehensive plan at the end of tonight's meeting and future meetings with the overall goal to make sure that the Comprehensive Plan is being addressed within the ordinance.

Director Thomas clarified that the email the Planning Board received from the Implementation Task Force is a short list of what they felt was applicable to the various committees and Planning Board should look at and address. Director Thomas will add the letter to the SharePoint files for reference.

Agenda Item #5: Other Business

a. Yearly Training Workshop to schedule
[00:06:10]

Director Thomas provided an update to the Planning Board. Training is to be through MMA or some other regional entity (like Mid-Coast Council of Government) to make sure that regular training sessions are held. Therefore, future trainings will be TBD.

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b. Road issue brought before the Select Board on December 8, 2025 [00:08:54]

Chair Leclair provided the history of a recent event regarding a road across a few parcels on and off Union Street in Rockport. The neighbors have filed an appeal against Maine DEP for issuing a permit by rule to the developer. A permit was also issued by the town Code Enforcement Officer (CEO) to remove a section of a former road that was used to transport limestone from the quarry to the harbor and return it to its natural state. The controversial topic of the road was discussed at the December 8, 2025 Select Board meeting. Chair Leclair advised the Select Board that the topic was not brought before the Planning Board for a vote and they have no position officially.

This is important to the Planning Board because the section of road to be removed is within the shoreland zone. Several things can occur in the shoreland zone that are enforced by either the CEO or the Planning Board. By definition it appeared that this would have needed to be brought before the Planning Board. However, at the time, Director Thomas' office determined that the permit fell under a different definition, earthmoving, which did not need to be before the Planning Board. Moving forward, if the property were to be developed, it would need to come before the Planning Board. In a site or subdivision review, the planning board has some leeway. There is a density bonus in some ordinance sections where we may allow for additional units for various reasons, including preserving, creating or maintaining public use trails. If he were to remove the trail before coming us, he might put himself at a disadvantage.

Mr. Sarno asked if the removal of the road triggered any review by the Conservation Commission. Director Thomas responded that the Conservation Commission is aware of the project and they are concerned about potential impacts to Lily Pond. It was discussed at their meeting on December 10, 2025 and they have no concerns about the road removal impacting Lily Pond.

Agenda Item #7: Adjournment to enter Ordinance workshop

[00:17:03]

Motion: Mr. Sarno moved to adjourn the meeting.

Seconded: Mr. Dybas seconded.

Discussion: No further discussion.

Vote: 4-0-0

Meeting was adjourned at 5:53 pm.

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