

Town of Rockport Planning Board Site Plan Decision – 1 February 2024

6 Central St
Rockport, ME 04856

*	Findings of Fact	*	Roc City Coffee
*	&	*	Map 014 Lot 045-001
*	Conclusion of Law	*	16 Rockport Park Center

Board Members Present: Chair Sternowski, Vice Chair Jeffrey Leclair, John Viehman, Rob Dybas, Jan Rosenbaum, Thomas Laurent, and Sam Clark.

Board Members Absent: None.

Staff Present: Orion Thomas, Director of Planning, Community and Economic Development.

Geoff Parker, Audio and Visual Technician

Project Overview

Sus Hunt stepped in for Jessie Northgraves due to a scheduling conflict.

Mrs. Hunt gave an overview of what Roc City Coffee is wanting to do, which is to operate a coffee roasting facility at 16 Rockport Park Center, in an existing building. Mrs. Hunt expressed that the building footprint was not going to change and that the existing site plan was not going to change either. Mrs. Hunt said that she needs a change of use and an approval on use since the property had been vacant for more than 2 years.

Public Comment and concerns

No verbal or written public comment received.

Findings and Conclusions

Chapter 1300 – Site Plan Review

Section 1303– Applicability

Director Thomas advised the Planning Board to first determine if this application meets the criteria outlined in section 1303 to receive a full site plan review or to not warrant a full review and allow the Code Enforcement Officer process the permit.

Chair Sternowski asked some clarifying questions to Mrs. Hunt around section 1303, such as how many employees will be at this location. Mrs. Hunt answered saying five.

Mr. Leclair added a clarifying interpretation to section 1303.2.a, that this would not qualify for review because no new impervious area was being created.

Chair Sternowski reviewed all four items in section 1303.

Mr. Rosenbaum did not feel any of these four items would qualify for review.

Mr. Laurent discussed the wholesale traffic to be generated. Mrs. Hunt said this would be 2 pick ups per week and only 1 drop off per week.

Chair Sternowski asked how many perking spaces were on the site. Mrs. Hunt said five to six spaces.

Findings:

1303.1 The construction or expansion of buildings, including accessory buildings and structures, for commercial use by a total floor area of 1,000 sq.ft. Or more.

The Board found that this section did not qualify the application for a full site plan review, based on the information above..

1303.2 The creation of more than ten thousand (10,000) square feet of new impervious area at commercial or multi-family residential properties;

- a) A commercial building that has been vacant for more than two (2) years;
- b) The conversion of a residential building to a commercial use;

The Board found that this section did not qualify the application for a full site plan review, based on the information above..

1303.3 Revisions to an existing Site Plan seeking an amendment to that previously approved Site Plan; and

The Board found that this section did not qualify the application for a full site plan review, based on the information above.

1303.4 Any change of use in which the intensity of use – as reflected in traffic generated, impacts on municipal services, the environment and surrounding neighborhood – will differ in a substantial way from that of a preceding use.

The Board found that this section did not qualify the application for a full site plan review, based on the information above.

Conclusions

The Board concludes, based on the findings above, that section 1303 of the Rockport Land Use Ordinance has not been met and does not require a full site plan review for their process.

Vote:

Yes – 7 No – 0 Abstain – 0

Final Motion

Based upon the forgoing Findings and Conclusions, the Planning Board finds that the applicant has not satisfied the review criteria outlined in section 1303 and therefore the Planning Board denied the Site Plan Review Application of Roc City Coffee at 16 Rockport Park Center Rockport, ME 04856 and identified as Map 014 Lot 045-001, owned by Roc City Coffee.

Vote: Yes 7 No 0 Abstain 0

Dated in Rockport, Maine this [#] day of [month], 20__

Rockport Planning Board Chair

Printed Name : _____

Signature : _____

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Appendix

Attach application

DRAFT