

Town of Rockport Planning Board Site Plan Decision – 27 July 2023

6 Central St
Rockport, ME 04856

*	Findings of Fact	*	Town of Rockport – Fire Station
*	&	*	Site Plan Revision
*	Conclusion of Law	*	Map: 18 Lot 079

Project Overview

The West Rockport Fire Station was approved 28th of April 2022.

The applicants on behalf of the Town of Rockport, Amanda Austin and William Lane. Each explained the reason for the revision to the approved site plan.

The revision before the Planning Board is to consider expanding the building to allow for more office spaces to be added to accommodate additional staff that are required at this time, which were not required at time of initial review/approval.

Two office spaces are proposed to be added, which amended the ADA toilet room and the meeting room.

This added 351 Sq.ft. of building space.

Pole lighting added, which is included in the package.

Antenna amended for increased capability of communication for Fire Department.

Public Comment and concerns

No Public Comments were given at the meeting, and no public comments were submitted to the Planning Board.

Board members prepared for meeting

Chair Sternowski reminded the members of the Planning Board that this revision before them was first approved in April of 2022. Since then, membership of the Planning Board had changed and the following members were not part of the initial review of this site plan. These members are Mr. Leclair, Mr. Rosenbaum, and Mr. Gazelle.

Chair Sternowski asked each member one by one if they have had sufficient time to review the previous application, minutes, and recordings, to properly review the revision before the Planning Board.

Applicant Name
Name of review
Findings of Facts and Conclusion of Law

Mr. Leclair stated that he followed this project closely at the time of review because this was when he had submitted his application to be apart of the Planning Board. Mr. Leclair stated that he is prepared to review the revision before the Planning Board.

Mr. Rosenbaum stated that he is prepared to review the revision before the Planning Board.

Mr. Gazelle stated that he is prepared to review the revision before the Planning Board.

Findings and Conclusions

Chapter 1300 – Site Plan Review

Site Plan Content Complete.

1304.1 – The Planning and Development Director approve the application as complete and ready for review. Also included in the appendix of this document.

Written Statement:

1304.2 & 1304.3 – Complete and included in the appendix of this document.

Findings: The Board Finds the revision application complete and ready for review.

Conclusion: The Board Concludes, based on the findings, that the revisions to the site plan are complete and ready for review.

Based on above information and information in record, the Planning Board finds that the application is complete

Vote: Yes 6 No 0 Abstain 0

Section 1305 – Performance Standards

Preserve and Enhance the Landscape – Board finds this section not relevant to the revision.

Soils and Erosion Control – Board finds this section not relevant to the revision.

Vehicular Access – Board finds this section not relevant to the revision.

Parking and Circulation –

The Board found this section to be of concern with the addition to two extra office space. The Board wanted to know how additional office spaces could be placed on the site without adding additional parking spaces.

Applicant Name
Name of review
Findings of Facts and Conclusion of Law

The applicants explained there are six parking lots assigned to staff, which is more than required. Then, an additional eight parking spaces unassigned with one being an ADA parking space.

The Board, through discussion with the application, found that the existing parking could suffice if large public meetings were not held in the office space.

The Board motioned to add this as a condition on the Site Plan.

Surface water Drainage – Board finds this section not relevant to the revision.

Existing Utilities – Board finds this section not relevant to the revision.

Special Features of Development – Board finds this section not relevant to the revision.

Exterior Lighting – The Board found the revisions to not be of substantial change to be reviewed.

Emergency Vehicle Access – Board finds this section not relevant to the revision.

Municipal Services – Board finds this section not relevant to the revision.

Water Quality – Board finds this section not relevant to the revision.

Air Quality – Board finds this section not relevant to the revision.

Water Supply – Board finds this section not relevant to the revision.

Findings: The Board Finds, based on the revisions proposed to the site plan, that section 1300 has been satisfied.

Conclusion: The Board Concluded, based on the findings, that section 1300 is satisfied with a condition of approval pertaining to parking for meetings.

Vote: Yes - 6 No - 0 Abstain - 0

Chapter 800 – General Standards of Performance

801 – Environmental – Board finds this section not relevant to the revision.

802 – Industrial Standards – Board finds this section not relevant to the revision.

803 – Parking, Loading and Driveway Standards – The Board found this section to be of concern with the addition to two extra office space.

Applicant Name
Name of review
Findings of Facts and Conclusion of Law

The Board, through discussion with the application, found that the existing parking could suffice if large public meetings were not held in the office space.

The Board motioned to add this as a condition on the Site Plan.

The Board considered, briefly, the pavement within the setbacks on the North side of the parcel.

The Board concluded this pavement concern, within the setback, is already approved and should not be considered for re-review for it has not changed.

804 – Cluster Development – Board finds this section not relevant to the revision.

805 – Lots – Board finds this section not relevant to the revision.

806 – Livestock Control – Board finds this section not relevant to the revision.

807 – Mobile Homes – Board finds this section not relevant to the revision.

808 – Access Management – Board finds this section not relevant to the revision.

809 – Wireless Telecommunications Facilities – Board finds this section not relevant to the revision.

810 – Service Drops – Board finds this section not relevant to the revision.

811 – Home Occupations – Board finds this section not relevant to the revision.

812 – Wind Energy Systems – Board finds this section not relevant to the revision.

813 – Blasting Standards – Board finds this section not relevant to the revision.

814 – Itinerant Peddlers – Board finds this section not relevant to the revision.

Findings: The Board finds, based on the revision proposed to the site plan, that the requirements of section 800 have been satisfied.

Conclusions: The Board Concluded, based on the findings, that section 800 is satisfied with a condition of approval pertaining to parking for meetings.

Vote: Yes – 6 No – 0 Abstain – 0

Applicant Name
Name of review
Findings of Facts and Conclusion of Law

Final Motion

Based upon the forgoing Findings and Conclusions, the Planning Board finds that the applicant has satisfied each of the review criteria for approval and therefore the Planning Board **approves** the Site Plan Revision Application of **the New Fire Station for the Town of Rockport located at 624 West St. Rockport, ME 04856 and identified as Map 18 Lot 079** subject to the following conditions:

Conditions of Approval

- (1) If a meeting was being held at this location, and the anticipated parking needs exceeded what is on the property, that the Fire Chief would make arrangements for additional parking.

Vote: Yes – 6 No – 0 Abstain – 0

Dated in Rockport, Maine this 27 day of July, 2023

Rockport Planning Board Chair

Date : _____

Printed Name : _____

Signature : _____

Applicant Name
Name of review
Findings of Facts and Conclusion of Law

Appendix

Attach application

DRAFT

Applicant Name
Name of review
Findings of Facts and Conclusion of Law