

Town of Rockport Planning Board Minor Subdivision Decision - [meeting date]

6 Central St
Rockport, ME 04856

*	Findings of Fact	*	Jonathan Goss - Granite Way Subdivision
*	&	*	Revision to Minor Subdivision Plan
*	Conclusion of Law	*	Map 26 Lot 005-1 & 2 &3

Project Overview

This subdivision was amended in December of 2021 to split the land into three lots. This was approved with no issues found.

The Town Assessor had an issue with the subdivision for it accidentally created an additional lot for the road.

The owner intended this lot to be owned in common by the other three lots sharing its responsibilities, but it was found not possible by the assessor.

The application to revise the Subdivision plan approved on December 2021 is to split the extra lot for the road amongst the other three lots, with an easement riding in the deeds to allow all lots to use the road.

Public Comment and concerns

No Public comment was given at this 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 December of 2021. Since then, membership of the Planning Board had changed and the following members were not apart 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.

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.

Jonathan Goss – Granite Way Subdivision
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Findings and Conclusions

Subdivision Ordinance

Article 9 – Revisions to Approved Plans

9.1 Procedure

The Board found that the applicant is only modifying the approved plan without creating additional lots or dwelling units, and will therefore review the revision of relevant amendments as a Final Plan Approval.

9.2 Submissions

The Board found that the applicant submitted sufficient copies of the proposed revisions.

The Board found that the applicant submitted enough supporting information to allow the Board to make a determination that the proposed revision meets the standards of these regulations and the criteria of the statute.

The Board found that the revised plan indicates that it is a revision of a previously approved and recorded plan.

The Board found that the title of the subdivision and the book and page on which the original plan is recorded at the Registry of Deeds is sufficient.

9.3 Scope of Review

The Board found that the application’s revision is only amending lot lines to eliminate an accidental lot that was previously created for the road. The applicant split this lot into equal sizes and merged them with the other three lots. There is also an easement that will ride with the Deed’s of each lot to allow for access over the property lines for the road.

Findings: The Board finds the revision to the site plan approved on the 16th of December 2022 to be satisfactory with requirements of the Subdivision Ordinance – Final Plan review – and the Rockport Land Use Ordinance.

Conclusion: The Board concludes that the revision to the approved site plan on the 16th of December 2022 to be approved.

Vote: Yes – 6 No – 0 Abstain – 0

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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 Minor Subdivision Revision application of Granite Way Subdivision owned by Jonathan Goss and located at Map 26 Lot 005 – 1 & 2 & 3.

Vote: Yes – 6 No – 0 Abstain – 0

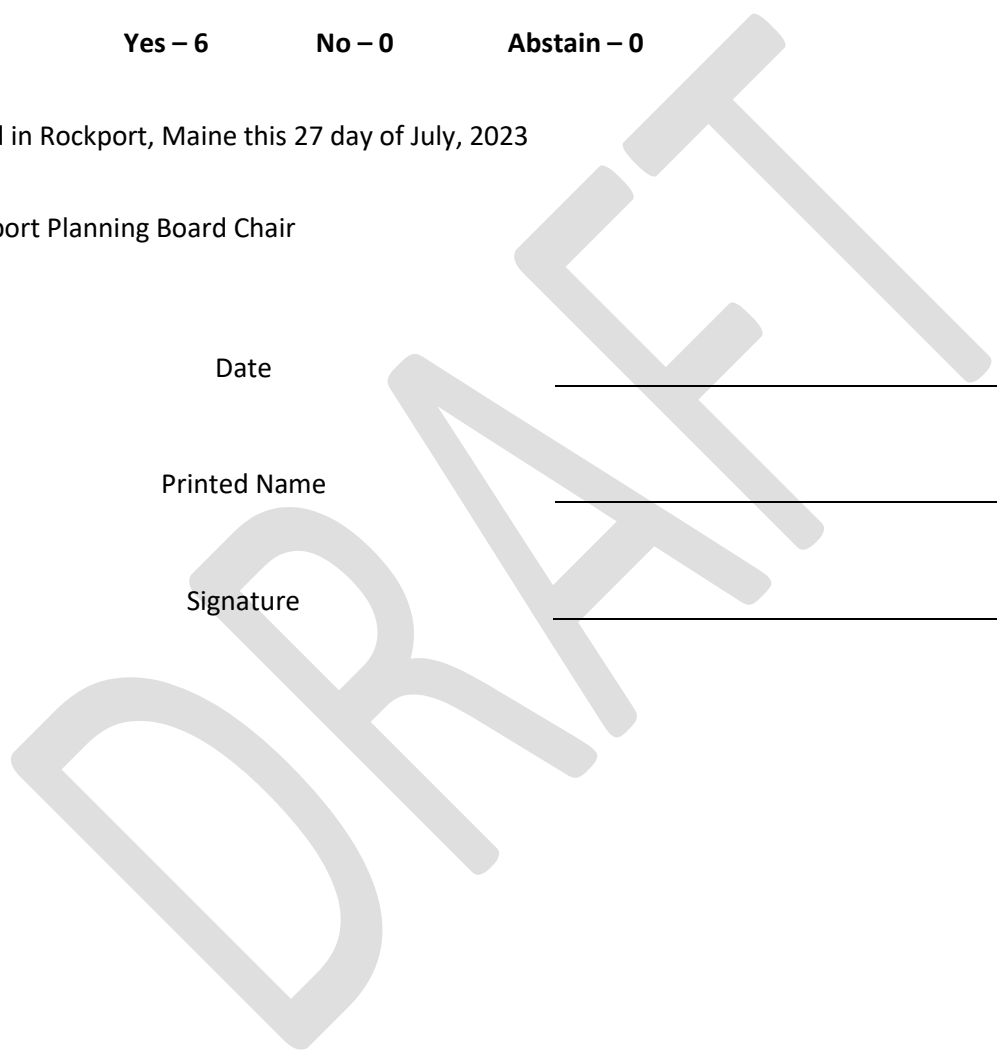
Dated in Rockport, Maine this 27 day of July, 2023

Rockport Planning Board Chair

Date _____

Printed Name _____

Signature _____



Appendix

DRAFT