

**Town of Rockport Planning Board  
Meeting Minutes  
Thursday, April 25, 2024**

Meeting held in the Rockport Library, Lower Level meeting room.

**Board Present:** Chair Joe Sternowski, Vice Chair Jeffrey Leclair, John Viehman, Rob Dybas, Jan Rosenbaum, and Sam Clark

**Board Absent:** Tom Laurent

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

David Berez, Audio and Visual Technician

**Agenda Item #1: Call Meeting to order:**

**Start time: 5:35pm**

**Agenda Item #2: Approval of minutes**

No minutes to approve.

**Agenda Item #3**

Continuance – Consideration of a Site Plan Review Application for a property located at 1075 Commercial St. Rockport, ME 04856 and is identified as Map 002 Lot 169. This property is under a purchase and sale agreement between VIP Inc. (buyer) and JL Enterprise LLC (current owner) and is being represented by William Lane of Gartley & Dorsky.

Bill Lane of Gartley and Dorsky provided an overview of additional materials requested by the Planning Board at the March 28, 2024 meeting.

Chair Sternowski summarized the meeting of March 28, 2024, and the remaining sections to review being section 1002 and 1003.

Section 1002 – Area Landscape Regulations

The Board made a condition of approval for the site plan to meet the requirements of section 1002.

**Motion:** Mr. Rosenbaum moved that the application as presented meets the requirements of section 1002 with a condition of approval that the site plan include all requirements of section 1002.

**Seconded:** Mr. Dybas Seconded.

**Discussion:** No Discussion

**Vote:** 6-0-0

#### Section 1003 – Architectural Review Standards

Roof lines discussed further. The Board found the new rendition to be satisfactory.

Siding materials discussed further. The Board found the new proposed material to be satisfactory.

**Motion:** Mr. Leclair moved that the application as presented meets the requirements of section 1003.

**Seconded:** Mr. Clark Seconded.

**Discussion:** No Discussion

**Vote:** 6-0-0

The Board issued their final Findings of Facts and Conclusions of Law.

**Motion:** Mr. Leclair moved that -

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 Review Application of VIP Auto's Site Plan Review for a project located at 1075 Commercial St. Rockport, ME 04856 and identified as Map 002 Lot 169, subject to the following conditions:

**Conditions of Approval**

1. that a landscaping plan be submitted that meets the requirement counts for shrubs and trees.

**Seconded:** Mr. Dybas Seconded.

**Discussion:** No Discussion

**Vote:** 6-0-0

**Agenda Item #4**

No other business to discuss.

**Motion:** Mr. Leclair moved to adjourn the meeting at 6:18pm.

**Seconded:** Mr. Rosenbaum Seconded.

**Discussion:** No Discussion.

**Vote:** 6-0-0