

**Town of Rockport Planning Board  
Meeting Minutes  
Thursday, June 27, 2024**

Meeting held in the Opera House GCPR.

**Board Present:** Chair Joe Sternowski, Vice Chair Jeffrey Leclair, Tom Laurent, Jan Rosenbaum, Rob Dybas, Sam Clark, and Scott Gazelle

**Board Absent:**

**Staff Present:** Orion Thomas, Planning and Development Director  
Geoff Parker, Audio and Visual Technician

Meeting recording link: <https://www.youtube.com/watch?v=MZKM4nP6HAo>

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

**Start time:** 5:32pm

Chair Sternowski seated Mr. Gazelle as a full voting member.

Chair Sternowski asked if any members of the Planning Board had any conflicts of interest with any agenda items. No members had any.

**Agenda Item #2: Approval of 05.23.2024 minutes**

**Motion:** Mr. Leclair moved to approve the minutes as amended.

**Seconded:** Mr. Dybas seconded.

**Discussion:** None

**Vote:** 4-0-0

**Agenda Item #3**

**Pre Application of a Site Plan Review** for a parcel located at **50 Park St. Rockport, ME 04856**, identified as **Map 035 Lot 069** and is owned by **GOOSE RIVER HOLDINGS LLC**. This application is being represented by **Andrew Rogers**.

Applicant, Andrew Rogers, gave an overview presentation of the proposed project and walked the Planning Board through the materials submitted.

Mr. Rogers proposed building cannot meet the requirements of Roof line as outlined in 1003.3 of the LUO.

The Board asked about landscaping clean up.

Mr. Rogers said the trees between the building and the road will remain. The shrubs will be cleaned up. The trees serve as screening.

The Board asked about building limitations, and confirmed this building size is allowed in this zone district.

The Board asked about the retaining wall.

Mr. Rogers explained the retaining wall allows the building to be below grade and keeps draining away from the building.

The Board discussed the building material proposed for the siding, and when screening is used to keep visible from the road.

The Board discussed window options to consider, in order to help the overall appearance of the building.

Mr. Rogers said he would look into options available.

The Board discussed Roof pitch to understand the direction of the roof.

Mr. Rogers explained the orientation as the gable ends will be on the North and South side.

The Board asked if this pre-engineered packaged building did not have the appropriate roof pitch per our ordinance.

Mr. Rogers said the company offers this roof pitch, however it is more expensive.

The Board discussed the ordinance, and the ordinance states the pitch of the roof is “strongly encouraged”, and the Board believes this is not a requirement.

The Board discussed the fuel tanks being moved on site.

Mr. Rogers said the tanks had to be moved due to their current location and the new building coming in.

The Board wants to ensure the proper steps are taken with fuel tanks.

The Board wanted to know the difference in footprint from the new building to the building to be replaced.

The Board discussed the operations of this building being the same as the previous.

Mr. Rogers confirmed.

Mr. Rogers also asked about the requirement of having similar materials amongst the buildings on site.

The Board asked clarifying questions and were curious about paint color, and would like it to resemble the same color as the other buildings to blend in.

The Board asked for different perspectives of the buildings.

#### **Agenda Item #4: Other Business**

Mr. Gazelle asked about how to become a full voting member. This was discussed for how to apply to make this move.

#### **Agenda Item #5: Adjourn**

Meeting Adjourned at 6:09pm.

**Motion:** Mr. Rosenbaum moved to adjourn the meeting at 6:02pm.

**Seconded:** Mr. Gazelle seconded.

**Discussion:** None

**Vote:** 7-0-0