

**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**, owned by **GOOSE RIVER HOLDINGS LLC**. This application is being represented by **Andrew Rogers**.

The 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 roof line requirements 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 allows water to drain away from the building.

The Board discussed the material proposed for the siding and when screening would be used to reduce visibility from the road.

The Board discussed window options to consider, in order to improve 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 said the gable ends will be on the north and south sides.

The Board asked if the roof pitch of this pre-engineered, packaged, building did not meet the specifications of our ordinance.

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

The Board discussed the ordinance which states that the 4/12 pitch of the roof for commercial buildings is "strongly encouraged", so the Board believes this is not a requirement.

The Board discussed the fuel tanks being moved on the 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; it would be preferred if it closely matched the color of the other buildings in order to blend in.

The Board asked for different drawing perspectives of the buildings.

Agenda Item #4: Other Business

Mr. Gazelle asked how to become a full voting member. The application process was discussed.

Agenda Item #5: Adjournment

Motion: Mr. Rosenbaum moved to adjourn the meeting.

Seconded: Mr. Gazelle seconded.

Discussion: None

Vote: 7-0-0

The meeting was adjourned at 6:09 pm.