

**Town of Rockport Planning Board  
Meeting Minutes  
Thursday, July 28, 2022 – 5:30 p.m.**

Geoffrey A. Parker Conference Room  
Rockport Opera House  
Streamed at <https://vimeo.com/rockportmaine>

**Board Present:** Chair Joe Sternowski, John Viehman, Mark X Haley II, Thomas Laurent, Jeff Leclair.

**Board Absent:** Victoria Condon, David Pio

**Staff Present:** Planner and Community Development Director, Orion Thomas.  
Videographer, Geoff Parker.

Chair Sternowski called the meeting to order at 5:32 p.m. with a quorum. He determined that no member had a conflict of interest with any item on this agenda.

**Item # 1: Uphold Planning Board Bylaw Section 4.A**  
**a. Vote on Chair and Vice Chair.**  
**b. Annual Review of Bylaws.**

The board elected Mr. Sternowski as chair of the planning board, and Mr. Haley as vice chair.

The board decided to review the bylaws at the end of the meeting.

**Item # 2: Consideration of a Final Application Site Plan Review for a housing conversion development for Hope for the Future, LLC. Located at 6 Madelyn Ln. Rockport, ME 04856 and Identified as Map 10 Lot 75-1 and within Zone District 907 and 903. The property is owned by Hope for the Future, LLC, and is represented by Gartley & Dorsky Engineering and Surveying.**

**Finding:** Mr. Haley, moved as a finding of fact, seconded by Mr. Viehman, that the board accepts MRS title 30-A 4402 exception item number 6, and will not review this application as a subdivision.

**Carried 4-0-1**

Mr. Leclair abstained because he did not attend the previous meeting in which Hope for the Future submitted its pre-application.

Mr. Will Gartley, and Ms. Amanda Austin of 2-A Architects, gave a review of their project at 6 Madelyn Lane and updated the board on changes and documents added to their application.

The board opened the floor to public comments and heard from multiple citizens in the neighborhood of 6 Madelyn Lane, including Kate Killoran, Mr. Doucette, Scott and Catherine Warren, Sharyn Pohlman, and Stephanie Primm.

Ms. Killoran expressed concerns about the scope of the project, traffic, water and sewer assessment, and information about land use. She wished to defer approval until the applicant gives more information about land use. Mr. Doucette represents the residents of Sea Light Lane, who feel that this development poses a potential risk to their community. Scott and Catherine Warren, who own a campground nearby, desired to learn more about how the project would operate. They also expressed concerns about the adverse impact it would have on their campground and felt this project should be located closer to town.

Ms. Pohlman pointed out that this project was under discussion for approximately 16 months and therefore abutters had ample opportunity to become aware of the project. Ms. Primm stated that this project will not be transient housing, but low-income housing. The program will include transportation, services, and overnight security.

The board discussed the need for a right-hand turning lane as required per the Rockport land use ordinance. They determined that the board may require documentation from the Maine DOT.

**Finding:** Mr. Haley, moved as a finding of fact, seconded by Mr. Leclair, that the written application is complete.

**Carried 5-0-0**

The board reviewed section 900 to determine whether the application complied with the ordinance.

**Finding:** Mr. Viehman moved as a finding of fact, seconded by Mr. Haley, that the application as stated is compliant with section 900 of the LUO.

**Carried 5-0-0**

The board reviewed section 1305 to determine whether the application complied with the ordinance.

**Finding:** Mr. Haley moved as a finding of fact, seconded by Mr. Viehman, that the application submitted is compliant with respect to section 1305.

**Carried 5-0-0**

The board reviewed section 800 to determine whether the application complied with the ordinance.

**Motion:** Mr. Leclair moved, seconded by Mr. Haley, to waive the requirement of 808.3 which would require a right-hand turn lane.

**Carried 5-0-0**

**Finding:** Mr. Haley moved, seconded by Mr. Leclair, that section 800 is complete as referring to section 808.3. Section 1306 mitigates the requirement in 808.3. The application satisfactorily meets the requirements.

**Carried 5-0-0**

The board reviewed section 1000 to determine whether the application complied with the ordinance.

**Motion:** Mr. Laurent moved, seconded by Mr. Viehman, that the application as presented is compliant with section 1000.

**Carried 5-0-0**

Next, the board asked the applicant some clarifying questions before voting for the final approval of the application.

**Motion:** Mr. Haley moved, seconded by Mr. Laurent, to approve the application submitted by Hope for the Future LLC at 6 Madelyn Lane, with the condition that the board receives the Maine DOT permit promptly.

**Carried 5-0-0**

**Item # 3: Consideration of a Final Application Site Plan Review for construction of a cell tower for U.S. Cellular. Located at Vinal St., Rockport, ME 04856 and identified as Map 17 Lot 49- 001, within Zone District 908. The property is owned by Kathleen Bailey, leasing to Maine RSA #1, Inc., and is being represented by Bob Gashlin at KJK Wireless.**

The board heard from Mr. Gashlin and attorney Jamie Bellows about the application for a new cellular tower and gave an in-depth review of the KJK Wireless application.

The board also heard several public comments from community members and abutters. Including Susan Dumican, David Dickey, Andrew Dumican, and Attorney Elizabeth Boepple, representing Annie Keirmyrer and Lucy Bauer. The commenters expressed similar concerns about health and safety, scenic views and vistas, landscaping, and road access.

The board discussed this application at length to determine if the new tower was necessary or fit the requirements of LUO. Chair Sternowski stipulated six items that the applicant needed to submit prior to the next planning board meeting. These included:

- Copy of rights of easements
- View from property line of abutter to south using blue tarp at base of site location
- Rockport Town attorney to weigh in on placement requirements in LUO
- Rockport Town attorney to advise how local ordinances relate to Telecommunications Act.
- Breakdown of Surety Bond
- Entrance images from Vinal St.

**Motion:** Mr. Haley moved, seconded by, Mr. Laurent for a continuance pending the six items stipulated by Chair Sternowski.

**Carried: 5-0-0**

**Item # 4: Consideration of a Final Application Site Plan Review for construction of a gymnastics facility. Located at 425 Commercial St., Rockport, ME 04856 and identified as Map 20 Lot 133, within Zone Districts 906, 907, and 1400. The property is owned by North Atlantic Property Holdings, LLC, and represented by Jonas Contakos.**

The board briefly discussed a continuance of Mr. Contakos' application due to the meeting running long. The board also asked Mr. Contakos to present proof of ownership.

**Motion:** Mr. Haley moved, seconded by Mr. Viehman, to grant a continuance to Mr. Contakos' application to August 4<sup>th</sup>.

**Carried: 5-0-0**

**Item # 5: Adjournment**

**Motion:** Mr. Haley moved to adjourn, seconded by Mr. Laurent.

**Carried 5-0-0** The meeting was adjourned at 10:32 p.m.

Respectfully Submitted,

Regan E. Crowe  
Recording Secretary