

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

Meeting held in the Opera House GCPR.

**Board Present:** 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=pa58bj3lNQk>

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

**Start time:** 5:32pm

**Agenda Item #2: Elect a Chair and a Vice Chair**

Mr. Laurent nominated Mr. Leclair for Chair  
6-0-0

Mr. Leclair nominated Mr. Clark for Vice-Chair  
6-0-0

**Agenda Item #3: Approval of 06.27.2024 minutes**

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

**Seconded:** Mr. Clark seconded.

**Discussion:** None

**Vote:** 6-0-0

**Agenda Item #4**

**Zone Change Request for a parcel located at 120 Porter St. Rockport, ME 04856, identified as Map 009 Lot 011, owned by Douglas and Rebecca Laliberte. This request is being represented by Douglas and Rebecca Laliberte.**

Douglas Laliberte was unable to represent himself, but did authorize his father Peter Laliberte to stand in his place.

Peter Laliberte gave overview of why the request to change the zone of this parcel.

Vice-Chair LeClair opened Public Comment.

The Board acknowledged receipt of the two letters in regards to this zone change request and are on record.

No-one in attendance gave public comment.

Vice-Chair LeClair closed Public Comment.

The Board began their review of this zone change request and asked clarifying questions to better understand this request.

The Board considered if the lot was abutting the zone being requested to change to. The Board determined that it is not, and therefore would result in spot zoning.

The Board asked Mr. Laliberte what the lot size was. Mr. Laliberte responded with almost seven acres.

The Board asked why this lot could not be split into two lots as it currently stands. Mr. Laliberte indicated that the lot split might create a non-conforming lot, which they are trying to avoid.

The Board asked clarifying questions about the possible non-conforming lot creation. The Board did not see any reason why the lot could not be split under the current zone for there is enough acreage to create two 3 acre lots as the minimum lot size requirement for the Rural zone indicates.

**Motion:** Mr. Clark motioned to not recommend the zone change to the Select Board for a town vote.

**Seconded:** Mr. Gazelle seconded.

**Discussion:** None

**Vote:** 6-0-0

**Agenda Item #5: Review Bylaws**

**The Board reviewed the Bylaws and proposed a few alterations throughout the document for the Select Board to consider.**

**Motion:** Mr. Rosenbaum motioned to accept the Bylaws as amended for consideration by the Select Board.

**Seconded:** Mr. Gazelle seconded.

**Discussion:** None

**Vote:** 6-0-0

**Agenda Item #6: Other Business**

**Meeting Date Change**

The Board discussed the August 22<sup>nd</sup> Planning Board meeting date due to conflicts with members schedules. The Board decided August 29<sup>th</sup> would work better.

Mr. Leclair proposed Augusts 29<sup>th</sup> for the next meeting date.

The Board voted 6-0-0 in favor of this change.

Director Thomas indicated that this would not work for his schedule, however the Town attorney would be notified to be available if needed.

**Zoning Map**

Director Thomas reviewed the Zoning Map amendments that were made and discussed rationale for additional amendments due to incorrect ballot question wording and insufficient ordinance language to support the zone legality.

**Agenda Item #5: Adjournment**

**Motion:** Mr. Laurent moved to adjourn the meeting.

**Seconded:** Mr. Gazelle seconded.

**Discussion:** None

**Vote:** 6-0-0

The meeting was adjourned at 6:09 pm.

DRAFT