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**Town of Rockport Planning Board
Meeting Minutes
Thursday, October 28, 2021 – 5:30 p.m.**

Geoffrey A. Parker Conference Room
Rockport Opera House
Meeting Televised on Channel 22
Streamed on Livestream.com

Board Present: John Viehman, Victoria Condon, Mark X Haley II, Thomas Laurent.

Board Absent: Chair Joe Sternowski, David Pio, Carter Skemp.

Staff Present: Planner and Development Director, Orion Thomas,
Videographer Bruce Hilsmeier.

Mr. Viehman called the meeting to order at 5:35 p.m. with a quorum. He determined that no member had a conflict of interest with any item on this agenda.

Item # 1: Consideration of a Subdivision Amendment Application for 200 West LLC, represented by the owner of the property, Jonathan Goss. The owner of the property is asking to convert the already approved subdivision plan accomplished by buildings to a three-lot subdivision for mixed business and residential use. This property is located at Map 26 Lot 00 and is located in zone district 907.

The applicant gave a brief overview for their proposed plan. They intend to change the use from a condominium to a three-lot subdivision. The applicant did not have a specific purpose for the lots and left this to the discretion of the future owners.

Mr. Viehman informed the applicants that they needed to notify the abutters so the board could consider the application complete. He determined that the applicant needed to attend two more meetings for final approval. It was also decided that the applicant could have a public hearing and preliminary review in the same meeting.

Motion: Mr. Haley moved, seconded by Ms. Condon, to treat this application as a preliminary plan review.

The board discussed putting forth a motion to decide if the application was complete.

Carried 4-0-0

Commented [TL1]: Date on footer updated to October 28

Commented [MH2]: Reviewed 11/17, 10a with comments/edits.

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Motion: Mr. Haley moved, seconded by Ms. Condon, to treat the application as incomplete because the applicant had not notified the abutters.

No Discussion

Carried 4-0-0

Item # 2: Open for public hearing for Herb, LLC, Ridge Creek Subdivision.

Vicky Boetsch addressed the board saying that she was happy to work with the applicant to preserve the trail located near the lot. In addition, she wanted to make sure that the project would not interfere with the trail. She expressed a willingness to collaborate with the developers to make sure both parties were satisfied.

Commented [rc3]: I was not able to catch Vicky's last name.

Ms. Boetsch asked Mr. Hedrick why they would not be using the existing town sewer line hookup.

Commented [rc4]: I did not hear Barbara's last name mentioned.

Andrew Hedrick, on behalf of Herb LLC, discussed changes and modifications to the plan and explained the work done to meet the ordinances. He answered questions from the board and the public, including those related to the use of septic systems and road modifications. Mr. Hedrick said that it would not be economically feasible for the applicant to use the existing sewer connection.

Item # 3: Consideration of a Subdivision Amendment Application for Herb, LLC, represented by Gartley & Dorsky Engineering & Surveying, Inc. The owner of the property is asking to convert the already approved project of an 18-unit condominium development to a 7-lot single-family subdivision. Property is located on Map 10 Lot 60 in zone district 907 and 1400.

Mr. Hedrick wished to have the preliminary and final review in the same meeting. However, he was informed by Mr. Thomas that this was not possible with the current ordinance.

The board reviewed sections 9, 11, and 12 of the Subdivision ordinances to make sure the application was complete.

Mr. Hedrick stated that a homeowner's association would be responsible for maintaining the storm water plan. He also addressed Mr. Laurent's questions about the vegetation problems near Route One, stating that the maintenance of vegetation was part of the permit.

Mr. Hedrick expressed his concerns about performance bonds and asked the board if they were able to help him with this. The board was unsure of how to continue and recommended that Mr. Hedrick speak with the town manager. In addition, they suggested looking at the 2014 meeting to see what the board decided previously.

Commented [MH5]: I don't recall the Performance Bond matter as the board being unsure how to proceed, but rather that it's outside the purview of the planning board and needs to be addressed with the Town Manager directly.

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Motion: Mr. Haley moved, seconded by Mr. Laurent, to consider the preliminary plan for the Ridge Creek subdivision as complete.

No Discussion

Carried 4-0-0

Motion: Mr. Haley moved, seconded by Ms. Condon, that the preliminary plan meets article 12 of the subdivision ordinance.

Commented [MH6]: What about Sub Ords 9, 11?

No Discussion

Carried 4-0-0

Item # 4: Review of By-Laws on adding the Remote Meeting Policy. a. To include:
“Such meetings may be held in person or if allowed by state law or town policy, via electronic conference call or similar means if for some reason it is impractical for the Committee to meet in person.”

Motion: Mr. Haley moved, seconded by Ms. Condon, to approve Mr. Laurent’s edits from “committee” to “board” for the remote meeting policy.

No Discussion

Carried 4-0-0

Item # 6: Approval of Minutes: 09-23-2021

The board members suggested edits to the 9-23-21 meeting minutes.

Motion: Mr. Haley moved, seconded by Mr. Laurent, to approve the minutes from the 9-23-21 meeting as amended.

No Discussion

Carried 4-0-0

Item # 7: Other Business

None

Item # 8: Adjournment

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

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Carried 4-0-0 The meeting adjourned at 7:04 p.m.

Respectfully Submitted,

Regan E. Crowe
Recording Secretary