

**FINAL**  
**Town of Rockport Planning Board**  
**Meeting Minutes**  
**Thursday, November 18, 2021 – 5:30 p.m.**

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

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

**Board Absent:** Victoria Condon, David Pio, Carter Skemp.

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

Chair Sternowski called the meeting to order at 5:33 p.m. with a quorum. He determined that no member had a conflict of interest with any item on this agenda.

**Item # 1 Open for public hearing for 200 West, LLC, Subdivision**

Chair Sternowski opened the floor for public comment; however there were no comments or concerns raised.

**Item # 2: 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 proposing to create 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 applicants gave a brief description of their plans for a minor subdivision. The board reviewed (Article?) 6 to determine if the application met all the requirements. There were no major concerns surrounding (Article?) 6, and the board determined two conditions of approval.

**Finding:** Mr. Viehman moved as a finding of fact, seconded by Mr. Haley, that the application meets the relevant requirements of Article 6 with two conditions of approval. Firstly, that that the applicant provides a finalized copy of the covenants, and secondly, that the setback be per town regulation.

No discussion

**Carried 4-0-0**

The board reviewed Article 11 to determine if the application met all the requirements. The board found no major concerns with the application regarding Article 11. The applicant stated that the proposed lot could be used for residential or business purposes.

**Finding:** Mr. Laurent moved as a finding of fact, seconded by Mr. Viehman, that the application is compliant with the applicable performance standards of Article 11.

No Discussion

**Carried 4-0-0**

**Motion:** Mr. Viehman moved, seconded by Mr. Laurent, to approve this application as complete.

No Discussion

**Carried 4-0-0**

**Item # 3: Consideration of a Subdivision Amendment Application for Herb, LLC, represented by Gartley & Dorsky Engineering & Surveying, Inc. The owner of the property is proposing to create a 7-lot single-family subdivision. Property is located on Map 10 Lot 60 in zone district 907 and 1400.**

The applicant gave a brief update of their activities on the site and satisfied multiple concerns raised by Chair Sternowski. The board then reviewed Article 8 of the major subdivision ordinances to determine if the application met all the requirements.

**Finding:** Mr. Haley moved as a finding of fact, seconded by Mr. Viehman, that the final application from Herb LLC. meets the requirements of Article 8.

Mr. Haley asked if the conditions of approval should be added to Article 8. Chair Sternowski determined that the conditions should be attached to Article 11.

**Carried 4-0-0**

The board discussed whether they needed to review Section 1400 to see if any items applied to this proposal.

**Finding:** Mr. Haley moved as a finding of fact, seconded by Mr. Viehman, that since the parcel does not lie in a shoreland overlay district area, nor a stream and

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resource protection area, Section 1400 it is not applicable and would only be applicable if the applicant added a structure.

There was a brief discussion as to whether the lot was in a shoreland overlay district.

**Carried 4-0-0**

**Finding:** Mr. Haley moved as a finding of fact, seconded by Mr. Viehman that the Application of Herb LLC meets Article 11 with two conditions of approval. Firstly, that the road be moved to comply with the setback, and secondly, that the maintenance of culverts be in the covenants.

The board discussed whether the finding of facts needed to be approved before the application could be considered completely approved. However, they concluded that final approval would be granted during the current meeting once they had made a vote. The board also discussed reviewing Article 12 but decided that this did not need to be done a second time. Mr. Haley then decided to amend his motion to approve the application.

**Motion:** Mr., Haley moved, seconded by Mr. Laurent, to accept the application of Herb LLC as approved, with the previously mentioned conditions of approval.

No Discussion

**Carried 4-0-0**

**Item # 4: Other Business**

- A. Chair Sternowski discussed changing site walks during the winter months to 12 p.m. due to the shorter days.
- B. The board discussed the upcoming public engagement meeting on November 23, 2021.
- C. The board discussed methods of posting town notices.
- D. The board members were reminded of the December meeting date of the 16<sup>th</sup>.

**Item # 5: Adjournment**

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

**Carried 6-0-0** The meeting was adjourned at 7:38 p.m.

Respectfully Submitted,

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Regan E. Crowe  
Recording Secretary