

**Town of Rockport Planning Board
Meeting Minutes
Thursday, December 12, 2024**

Meeting held in the Opera House GCPR.

Board Present: Chair Jeffrey Leclair, Sam Clark, Jan Rosenbaum, Tom Laurent, and Rob Dybas.

Board Absent: Scott Gazelle

Staff Present: Orion Thomas, Director of Planning and Development
John Viehman, Select Board liaison
Geoff Parker, Audio and Visual Technician

Meeting recording link: <https://www.youtube.com/watch?v=CmtymEqn-9M>

Agenda Item #1: Call Meeting to order:

Start time: 5:32 pm

Agenda Item #2: Approval of minutes 09.26.2024

Motion: Mr. Rosenbaum moved to approve the 09.26.2024 minutes

Seconded: Mr. Clark seconded.

Discussion:

Vote: 4-0-0

Agenda Item #3: Final Minor Subdivision Amendment for a parcel located at 146 Camden St. Rockport, ME 04856 within Sexton Subdivision. This parcel is identified as **Map 031 Lot 005** which is owned by **Joyce Mohr**. This application is being represented by **Jim Dorsky** of Gartley and Dorsky Engineering and Surveying.

No Conflict of interest among Board members was established before reviewing application.

The Board discussed at length if this application was creating an additional lot by way of this subdivision amendment.

Mr. Jim Dorsky provided an overview of how this subdivision came to be, from its original 5 lot subdivision in 1977, to an amendment down to two lots in 2012, to an amendment to three lots in 2015, and to today's amendment request of four lots.

The Board deliberated on whether this lot split would warrant a full subdivision review, as indicated in Article 9 if this amendment were to create an additional lot. The Board asked Director Thomas if this application could warrant a full review. Director Thomas indicated that he did not feel this application needed a full subdivision review due to the nature of the request remaining within the original subdivision envelope, and no new land was being added to create an additional lot.

The Board agreed with this interpretation and did not see a reason for a full subdivision review for this proposed lot split but could be reviewed following Article 9 that this is an amendment to a previously approved subdivision plan.

Motion: Mr. Clark moved to review the application under provision of Subdivision Ordinance Article 9, Revision to an approved plan, without the creation of an additional lot.'

Seconded: Mr. Rosenbaum seconded.

Discussion: No further discussion.

Vote: 5-0-0

Major / Minor Subdivision Determination

Motion: Mr. Rosenbaum moved that this application meets the definition requirements of meeting a Minor Subdivision.

Seconded: Mr. Clark seconded.

Discussion: No further discussion.

Vote: 5-0-0

Subdivision Article 6 reviewed.

Motion: Mr. Rosenbaum moved that this application meets the standards of Article 6.

Seconded: Mr. Clark seconded.

Discussion: No further discussion.

Vote: 5-0-0

Subdivision Ordinance requirements were reviewed.

Motion: Mr. Clark moved that this application meets the requirements of the Subdivision Ordinance.

Seconded: Mr. Dybas seconded.

Discussion: No further discussion.

Vote: 5-0-0

Land Use Ordinance Section 918 reviewed.

Motion: Mr. Laurent moved that this application meets the standards of Land Use Ordinance Section 918 for lot dimensions.

Seconded: Mr. Rosenbaum seconded.

Discussion:

Vote: 5-0-0

Final approval

Motion: Mr. Rosenbaum moved that this application as presented is to be approved and meets the applicable standards of the Subdivision Ordinance and Land Use Ordinance.

Seconded: Mr. Clark seconded.

Discussion: No further discussion.

Vote: 5-0-0

Agenda Item #4: Other Business

Planning Board discussed the one vacancy on the Board to be filled.

The next Planning Board meeting is scheduled for January 23rd, 2025.

Agenda Item #5: Adjournment

Motion: Mr. Clark moved to adjourn the meeting.

Seconded: Mr. Rosenbaum seconded.

Discussion:

Vote: 5-0-0

Meeting was adjourned at 6:16pm.