

**Approved**  
**Town of Rockport Planning Board**  
**Wednesday, September 26, 2018 – 5:30 p.m.**  
**Rockport Opera House Downstairs Meeting Room**  
**Meeting Televised on Channel 22**

**Board Present:** Chair Warren Erickson, Louis Laquaglia, Thomas Laurent (Alt.), Craig Mitchell, James Ostheimer, Joe Sternowski and John Viehman

**Board Absent:** Clark Doran and Ted Skowronski (Alt.),

**Staff Present:** Planner and Community Development Director William Najpauer and Videographer Bruce Hilsmeier

**I. Adam Hahn – 148 West Street – Pre-Application Review to Operate a Take-Out Restaurant from an Existing Building in the 907 Village District – Map 027/ Lot 0191:** Adam Hahn appeared before the Board. He said he and his partner were currently putting together a site plan and had hired Gartley & Dorsky to help them. Parking will be a challenge.

Development Director Bill Najpauer said this would be a Change of Use, which required review. Mr. Hahn said the building had never housed a food service before and would need to be brought up to proper codes on the interior.

Food would be served at lunch and dinner. No seating would be available, though there would be outside tables in the summer. The restaurant would operate year round. They plan to open in spring 2019.

The menu would focus on tacos from local ingredients and, also, homemade ice cream.

**II. Stephen & Jacqueline Laite – 314 West Street - Site Plan Review Application to Operate a Towing Business and Construct a 40' X 60' Storage Building in Districts 907 & 904 – Map 019 / Lot 049:** Chair Erickson stressed in his introduction that the proposed 40' X 60' building to be constructed was not to be used for commercial purposes. This will be a Change of Use from an auto repair shop to a towing business. A Site Walk of this property was conducted prior to this meeting. Applicant Stephen Laite and engineer William Lane of Gartley & Dorsky appeared before the PB.

The Chair said the Board had talked with the applicants and engineer about buffer zones and screening for vehicles that would be housed on the property on Route 90. He asked members if they had enough information to thoroughly and accurately review the application.

Joe Sternowski wanted more information as to how the landscape requirements would be met. Louis Laquaglia noted that 80% of the property was hardscaped and wondered where additional vehicles would be located; there already seemed to be too much outside storage for a residential area. He said if the entirety of the property were zoned District 907 there would be no issues. Mr. Najpauer said a zone change would take a year.

Mr. Laite, in response to a question from John Viehman, said the building to be constructed would house his personal vehicles and family belongings.

**FINDING:** James Ostheimer made a motion, seconded by John Viehman (?), that the application is complete and meets the requirements of Section 1304.  
Failed 7-0-0

Chair Erickson encouraged the Board to table the application and ask the applicant to return with a comprehensive landscape plan.

**MOTION:** James Ostheimer made a motion, seconded by Louis Laquaglia, to table the application and ask the applicant to return with a comprehensive landscaping plan on October 24.  
Carried 7-0-0

**III. Review and Discussion of the Planning Board By-Laws:** Chair Erickson led a discussion of proposed changes to the by-laws. The revised document would be voted on at the next meeting.

**MOTION:** John Viehman made a motion, seconded by James Ostheimer, to approve these changes subject to final approval at our next meeting  
Carried 7-0-0

#### **IV. Approve Minutes of 7/25/18 Meeting:**

**MOTION:** James Ostheimer made a motion, seconded by John Viehman, to approve the minutes of the 7/25/18 meeting with the two changes noted.  
Carried 6-0-1 (Mr. Laurent abstained)

#### **V. New Business**

- A. Freedom of Access Act training:** The Chair said this would be held Oct. 29 at 6 p.m. at the Opera House.
- B. Residential Pier Approvals:** The residential pier application presented by Jeff and Noelle Turner had been found complete by the PB in June and received final approval on 7/25/18. Since then it had been discovered that this application had not followed correct procedure because it was not reviewed by the Harbor Committee prior to the PB's decision. Development Director Najpauer explained possible changes that could be made so such an error did not occur again. The Board decided it would like to maintain its role in approving permanent piers, while including the Harbor Committee's standards in the Shoreland Zone Ordinance.
- C. Planning Board Training:** Mr. Najpauer had offered to put together a multi-town training session at the convenience of the PB. The members decided they would prefer this take place in January 2019.
- D. Additional Ordinance Review Committee Representative:** Chair Erickson asked that any member interested in liaising with the ORC contact him before the next PB meeting. Mr. Najpauer expressed his interest in receiving suggestions from the PB of possible proposed ordinance changes within the next couple of meetings. Chair Erickson suggested scheduling a work session in November to deal with that.

- E. Comprehensive Plan Committee Representative:** The PB also needed to send a representative to Comprehensive Plan Committee meetings. Mr. Najpauer explained that the town had started a revision of the Comps Plan that would be undertaken by members from many town boards and community members. All the meetings would be public. PB members who were interested in being the representative should contact Chair Erickson before the next meeting.

**VI. Adjournment**

**MOTION:** James Ostheimer made a motion, seconded by Louis Laquaglia, to adjourn.  
Carried 7-0-0

Respectfully submitted,

Deborah Sealey  
Recording Secretary  
(from the digital recording)