

**Town of Rockport Planning Board
Meeting Minutes
Thursday, March 23, 2023– 5:30 p.m.**

Rockport Library

Board Present: Chair Joe Sternowski, John Viehman, Thomas Laurent, Jeffery Leclair, Jan Rosenbaum, Robert Drybas.

Board Absent: None

Staff Present: Planner and Community Development Director, Orion Thomas
Videoographer, Geoff Parker

Chair Sternowski called the meeting to order at 5:30 p.m. with a quorum. He determined that no member had a conflict of interest with any item on this agenda. He seated Mr. John Viehman as a full voting member for this meeting.

Item # 1: Consideration of proposed amendments to the Land Use Ordinance regarding the 906 & 907 zone districts. This proposal is to consolidate both 906 zone districts into one 906 zone district, and to consolidate all three 907 zone districts into one 907 zone district.

The board reviewed changes to the Land Use Ordinance regarding the 906 & 907 districts.

The board heard several public comments concerning this item. Including Eric Lausten. Sam Clark and Peter Alsop. Both Mr. Lausten and Mr. Alsop asked the board to recommend changing the zoning map in hopes that they could create new additions or businesses on their properties.

The board voted to recommend the 906 and 907 zoning change for the consideration of the Select Board

Vote: 5-01

Item # 2: Consideration of proposed amendments to the Land Use Zoning Map in regard to changing the zoning on a parcel located at 33 Gurney St. Rockport, ME 04856, and known as Map 007 Lot 087. This proposal is to change the current zoning from 904 Residential to 902 Village.

The board voted to recommend amending the zoning for parcel known as Map 007 Lot 087 from zone district 904 Residential to 902 Village for the consideration of the Select Board.

Vote: 6-0-0

Item # 3: Consideration of proposed amendments to the Solar Farm Ordinance to provide clarity, and protective measures for the environment. This ordinance is also proposed to be amended into the Land Use Ordinance, section 800.

The board discussed changes to the Solar Farm Ordinance and modified sections needed.

The Planning Board voted to recommend the amendment to the Solar Farm Ordinance to be incorporated into the Land Use Ordinance under section 800 to the Select Board.

Vote: 6-0-0

Item # 4: Consideration of proposed amendments to the Land Use Ordinance in regard to implementing State Legislation LD-2003 and further amendments to allow vacation rentals and short-term rentals

The Planning Board discussed LD 2003 to make suggestions to the Select Board so that the town of Rockport can address LD 2003.

The Planning Board voiced great concern around LD 2003 and they collectively fear it will not address affordability but will exacerbate the Short Term Rental issue.

The Planning Board discussed possibilities of requiring developers to keep units affordable, but given the short timeframe were unable to

The board voted to grant a continuance to this meeting.

Vote: 6-0-0

Item # 5: Other Business

- a. Need for Planning Board representatives on ORC.

Item # 6: Adjournment

Motion: Mr. Jan Rosenbaum moved to adjourn, seconded by Mr. Viehman.

Carried 6-0-0 The meeting was adjourned at 8:13 p.m.

Continuance of March 23, 2023 Planning Board Meeting

**Town of Rockport Planning Board
Meeting Minutes
Thursday, March 30, 2023– 5:30 p.m.**

Rockport Library

Board Present: Chair Joe Sternowski, John Viehman, Thomas Laurent, Jeffery Leclair, Jan Rosenbaum, Robert Drybas.

Board Absent: None

Staff Present: Planner and Community Development Director, Orion Thomas
Videographer, Geoff Parker

Chair Sternowski called the meeting to order at 5:30 pm with a quorum. He determined that no member had a conflict of interest with any item on this agenda. He seated Mr. John Viehman as a full voting member for this meeting.

Item # 1: Continuance: Consideration of proposed amendments to the Land Use Ordinance in regard to implementing State Legislation LD-2003 and further amendments to allow vacation rentals and short-term rentals.

The board continued their discussion of LD 2003 to make suggestions to the Select Board so that the Town of Rockport can address LD 2003.

The board voted to recommend the amendments to the Land Use Ordinance to be in compliance with LD 2003 to the Select Board.

Vote: 6-0-0

Item # 2 Adjournment

Motion: Mr. Jan Rosenbaum moved to adjourn, seconded by Mr. Viehman.

Carried 6-0-0 The meeting was adjourned at 8:34 p.m.

Respectfully Submitted,

Regan E. Crowe
Recording Secretary