



Written statement of Jessica Northgraves, CEO, Rock City Employee Cooperative
252 Main St. Rockland, Maine 04841

January 9, 2024

City of Rockport
Planning Board
101 Main St
Rockport, Maine 04856

Joe Sternowski, Jeffrey Leclair, and all other members of the Rockport Planning Board,

We have recently purchased property with an existing 2,300 sq foot warehouse located at 16 Rockport Park Center with the intention of relocating our roasting operation there. We would like to use the building as a roasting and production facility. We are not making any changes to the current site plan (attached).

We currently have 5 employees that would be occupying the space Mon-Fri, actively roasting on all five days for approximately 3-7 hours per day - depending on order volume and time of year. Our roaster is a Loring Falcon S15 which has a single burner (no afterburner) that reduces CO2 emissions by 80% as compared to other roasters. The only other waste product produced by our activities is chaff- the outer skins of the beans that slough off during the roasting process and are collected in a barrel which we dump each day and compost. Other activities include, grinding, packaging, and shipping/delivering coffee beans to wholesale and retail customers. Unlike our current facility at 252 Main St in Rockland, we do not plan to have a customer facing aspect at 16 Rockport Park Center. Traffic would be limited to employees, once or twice weekly delivery of green beans from A. Duie Pyle, and UPS, Fed Ex, USPS deliveries of packaging materials.

The changes we are making to the existing property are as follows:

1. Upgrading electrical service from 90 amps to 400 amps - work being completed by Hedstrom Electric/CMP on 1/29/24

2. Adding two water lines: one to our roaster which requires a water quench during its roast cycle, and one to be used to test and calibrate coffee brewers that require water flow - work being completed by Mischka Plumbing, date TBD, but likely the first week of February 2024.
3. Installation of a stack from the roaster through the ceiling and roof for the roaster's exhaust. Work will be completed by 2/23/24 - Stack design and production by John Larkin and Co, Inc. Installation to be completed by Ken Ross Raymond.

The amended site plan/floor plan is attached.

Receipt # 144944 KNOX SS: RECEIVED

VOL 6070 PG 2

ERECORDED

11/08/2023 03:21:18 PM

3 Pages

Real Estate Transfer Tax Paid

Instr # 2023-8623

ATTEST: Madelene F. Cole, Knox Co Registry of Deeds

DLN 1002340255680

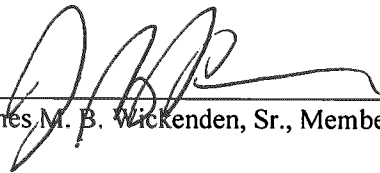
WARRANTY DEED

**Pursuant to the Maine Short Form Deeds Act,
33 M.R.S. §§ 761 et seq.**

86 CHESTNUT STREET, LLC, a Maine Limited Liability Company located in Camden, Knox County, Maine, for consideration paid, **grant** to **ROCK CITY EMPLOYEE COOPERATIVE**, a Maine Cooperative Corporation with a mailing address of 252 Main Street, Rockland, Knox County, Maine, 04841, its successors and assigns, **WITH WARRANTY COVENANTS**, certain real property situated in the Town of Rockport, Knox County, State of Maine, as more particularly bounded and described on the attached Exhibit A.

WITNESS, I, JAMES M. B. WICKENDEN, SR., Member of 86 CHESTNUT STREET, LLC, set my hand and seal on this 8th day of November, 2023.

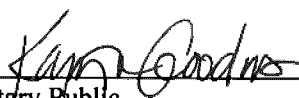
86 CHESTNUT STREET, LLC, by


James M. B. Wickenden, Sr., Member

**STATE OF MAINE
COUNTY OF KNOX, ss:**

November 8, 2023

Then personally appeared before me the above-named James M. B. Wickenden, Sr., in his capacity as Member of 86 Chestnut Street, LLC, and acknowledged the foregoing instrument to be his free act and deed.


Notary Public

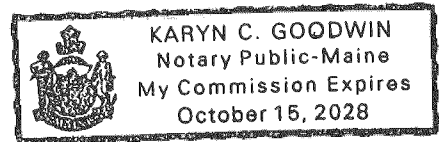


EXHIBIT A

A certain lot or parcel of land situated in the Town of Rockport, County of Knox, and State of Maine, bounded and described as follows:

BEGINNING at a 5/8 inch rebar at the northerly side of the Cul de Sac at the end of Park Centre Drive at the easterly corner of Lot 5A of the subdivision known as Rockport Park Centre depicted on a plan recorded in the Knox County Registry of Deeds in Cabinet 7, Sheet 191 as amended in Cabinet 12, Sheet 127; thence North $46^{\circ} 22'$ West by Lot 5A five hundred ten and six-tenths (510.6) feet to a 5/8 inch rebar; thence North $62^{\circ} 41'$ East by land of Cenerazzo, now or formerly, two hundred sixty-seven and seven-tenths (267.7) feet to an iron pin; thence South $27^{\circ} 21'$ East by land of Philbrook, now or formerly, seven hundred and two (702) feet to a 5/8 inch rebar; thence South $62^{\circ} 39'$ West by land of the Town of Rockport, now or formerly, seventy-nine (79) feet to a 5/8 inch rebar on the easterly side of Park Centre Drive; thence North $27^{\circ} 21'$ West along the easterly side of Park Centre Drive seventy-seven (77) feet to a 5/8 inch rebar; thence northeasterly and clockwise by a curve having a radius of thirty (30) feet and a length of twenty-eight and six-tenths (28.6) feet along the edge of the Cul de Sac at the end of Park Centre Drive to a 5/8 inch rebar; thence counter clockwise by a curve having a radius of sixty-five (65) feet and a length of one hundred sixty-one and four-tenths (161.4) feet along the edge of the Cul de Sac at the end of Park Centre Drive to the 5/8 inch rebar at the point of beginning.

The above-described premises are conveyed together with and subject to the easements, conditions, restrictions and covenants as described on the subdivision plan of Rockport Park Centre recorded in the Knox County Registry of Deeds in Cabinet 7, Sheet 191, as amended in Cabinet 12, Page 127, and in Cabinet 16, Sheet 30.

ALSO CONVEYING easement rights for drainage of surface and ground water and for use of a fire-fighting pond as excepted and reserved for the benefits of Lots 1, 2, 3, 4, and 5 as more fully described in the deed from Blu-Aqua Corporation to the Town of Rockport, recorded in the Knox County Registry of Deeds in Book 1848, Page 232.

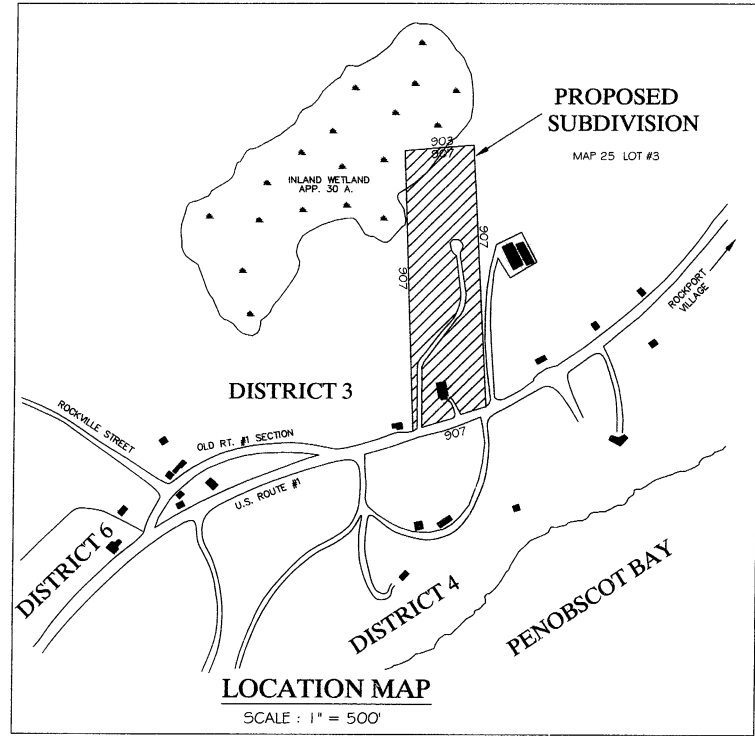
EXCEPTING easement rights granted by Blu-Aqua Corporation to Maynard E. Tolman by deed dated April 11, 2002 and recorded at the Knox County Registry of Deeds in Book 2775, Page 315, said easement rights being described therein as follows:

"an easement to install, use, maintain, repair, and replace a subsurface wastewater disposal system located on Lot 5B at the location designated "SEPTIC EASEMENT AND LEACH FIELD" as depicted on the amended Subdivision Plan for Rockport Park Centre as recorded in the Knox County Registry of Deeds in Cabinet 12 Sheet 127, including the right to install, maintain, repair and replace subsurface piping leading from Lot 5A easterly across Lot 5B to the location of said subsurface wastewater disposal system. Said subsurface wastewater disposal system shall be used in common by the owners of Lots 5A and 5B and the cost of maintenance, repair and replacement of such a system shall be shared equally by the owners of Lots 5A and 5B."

MEANING AND INTENDING to describe and convey herein Lot 5B as depicted on a subdivision plan of Rockport Park Centre recorded in the Knox County Registry of Deeds in Cabinet 7, Sheet 191 as amended in Cabinet 12, Sheet 127 and in Cabinet 16, Sheet 30. Being a portion of the premises conveyed by Stuart Scharaga to Blu-Aqua Corporation by deed recorded in the Knox County Registry of Deeds in Book 1219, Page 171.

REFERENCE is made to the Corporate Warranty Deed from Robert E. Stafford and Patience S. Sampson to 86 Chestnut Street, LLC dated June 26, 2015 and recorded Knox County Registry of Deeds, Book 4928, Page 323.

CABINET No. Cabinet 16 Sheet 30

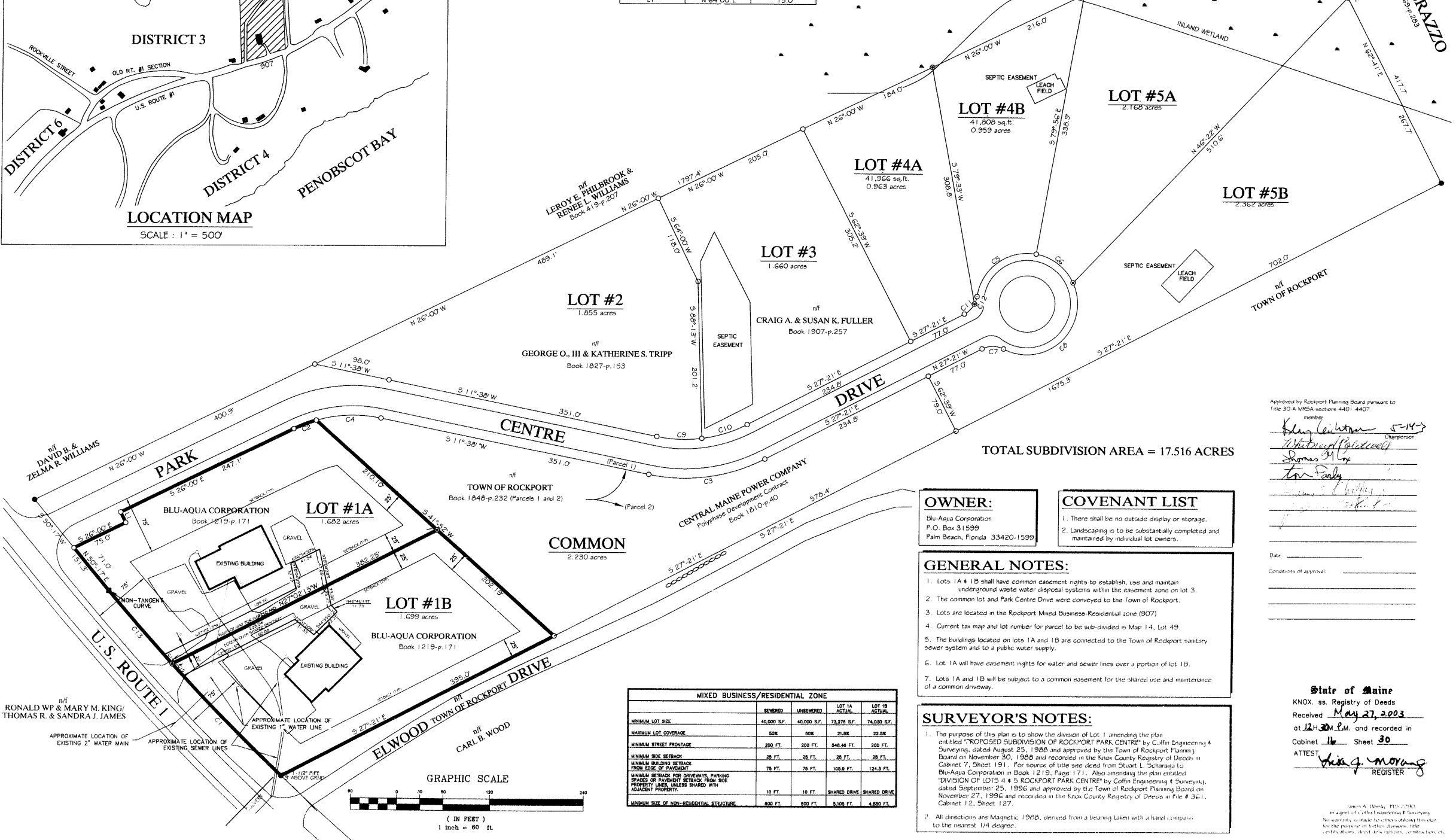


CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2864.8'	200.0'	100.1'	200.0'	N 45° 30' E	04° 00'
C2	175.0'	30.8'	15.4'	30.7'	N 20° 58' W	10° 04'
C3	225.1'	153.1'	75.6'	150.2'	N 07° 51' W	38° 59'
C4	175.0'	84.2'	42.9'	83.4'	N 02° 09' W	27° 34'
C5	65.0'	104.4'	67.4'	93.5'	N 35° 57' W	92° 02'
C6	65.0'	62.4'	33.8'	60.0'	N 37° 33' E	54° 58'
C7	30.0'	28.6'	15.5'	27.5'	S 00° 02' E	54° 37'
C8	65.0'	161.4'	190.0'	123.0'	S 43° 50' E	142° 14'
C9	175.0'	58.1'	29.3'	57.8'	N 02° 08' E	19° 01'
C10	175.0'	61.0'	30.8'	60.7'	N 17° 22' W	19° 58'
C11	30.0'	18.3'	9.5'	18.0'	N 44° 50' W	34° 59'
C12	30.0'	10.3'	5.2'	10.2'	N 72° 09' W	19° 39'
C13	2864.8'	124.6'	62.3'	124.6'	N 48° 45' E	02° 30'
C14	2864.8'	15.6'	7.8'	15.6'	N 47° 39' E	00° 19'
C15	2864.8'	20.8'	10.4'	20.8'	N 47° 18' E	00° 25'

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 64° 00' E	15.0'



- LEGEND:**
- IRON PIN FOUND
 - MONUMENT FOUND
 - 5/8" REBAR SET IN 1988
 - 5/8" REBAR PROPOSED
 - STONE WALL
 - PROPERTY LINE
 - EDGE OF TRAVELED WAY

TOTAL SUBDIVISION AREA = 17.516 ACRES

OWNER:
 Blu-Aqua Corporation
 P.O. Box 31599
 Palm Beach, Florida 33420-1599

COVENANT LIST

- There shall be no outside display or storage.
- Landscaping is to be substantially completed and maintained by individual lot owners.

GENERAL NOTES:

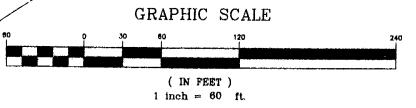
- Lots 1A & 1B shall have common easement rights to establish, use and maintain underground waste water disposal systems within the easement zone on lot 3.
- The common lot and Park Centre Drive were conveyed to the Town of Rockport.
- Lots are located in the Rockport Mixed Business-Residential zone (R07).
- Current tax map and lot number for parcel to be sub-divided is Map 14, Lot 49.
- The buildings located on lots 1A and 1B are connected to the Town of Rockport sanitary sewer system and to a public water supply.
- Lot 1A will have easement rights for water and sewer lines over a portion of lot 1B.
- Lots 1A and 1B will be subject to a common easement for the shared use and maintenance of a common driveway.

SURVEYOR'S NOTES:

- The purpose of this plan is to show the division of Lot 1 amending the plan entitled "PROPOSED SUBDIVISION OF ROCKPORT PARK CENTRE" by Coffin Engineering & Surveying, dated August 25, 1988 and approved by the Town of Rockport Planning Board on November 30, 1988 and recorded in the Knox County Registry of Deeds in Cabinet 7, Sheet 191. For source of title see deed from Stuart L. Scharnaga to Blu-Aqua Corporation in Book 1219, Page 171. Also amending the plan entitled "DIVISION OF LOTS 4 & 5 ROCKPORT PARK CENTRE" by Coffin Engineering & Surveying, dated September 25, 1996 and approved by the Town of Rockport Planning Board on November 27, 1996 and recorded in the Knox County Registry of Deeds in File # 361, Cabinet 12, Sheet 127.
- All directions are Magnetic 1988, derived from a bearing taken with a hand compass to the nearest 1/4 degree.

MIXED BUSINESS/RESIDENTIAL ZONE

	SEWERED	UNSEWERED	LOT 1A ACTUAL	LOT 1B ACTUAL
MINIMUM LOT SIZE	40,000 S.F.	45,000 S.F.	73,278 S.F.	74,030 S.F.
MAXIMUM LOT COVERAGE	80%	80%	21.8%	22.0%
MINIMUM STREET FRONTAGE	200 FT.	200 FT.	548.46 FT.	200 FT.
MINIMUM SIDE SETBACK	25 FT.	25 FT.	25 FT.	25 FT.
MINIMUM BUILDING SETBACK FROM EDGE OF PAVEMENT	75 FT.	75 FT.	108.8 FT.	124.3 FT.
MINIMUM SETBACK FOR DRIVEWAYS, PARKING SPACES OR PAVEMENT SETBACK FROM SIDE PROPERTY LINES, UNLESS SHARED WITH ADJACENT PROPERTY.	10 FT.	10 FT.	SHARED DRIVE	SHARED DRIVE
MINIMUM SIZE OF NON-RESIDENTIAL STRUCTURE	800 FT.	800 FT.	5108 FT.	4850 FT.



Approved by Rockport Planning Board pursuant to file 30-A MRSA sections 4401-4407
 member
Wendell Caldwell Chairman
James M. Long
Tom Parry

Date: _____
 Conditions of approval: _____

State of Maine
 Knox, ss. Registry of Deeds
 Received May 27, 2003
 at 12:30 P.M. and recorded in
 Cabinet 16 Sheet 30
 ATTEST
John J. Moray
 REGISTER

SHEET TITLE: AMENDED SUBDIVISION PLAN ROCKPORT PARK CENTRE
 LOCATION: U.S. ROUTE 1
 TOWN: ROCKPORT COUNTY: KNOX STATE: MAINE
 SCALE: 1"=60'
 DATE: APRIL 30, 2003
 REVISIONS:

CLIENT/PROJECT: AMENDED SUBDIVISION PLAN ROCKPORT PARK CENTRE
 122 Corp Blvd
 400 Main Street
 Augusta, ME 04330
 1-800-244-9475

608 Union Street
 P.O. Box 100
 Camden, ME 04843
 1-888-282-1465

THIS PLAN IS PRELIMINARY
 WITHOUT SIGNATURE

FORM NO. 2001-047
REC



Roc City Coffee Change of Use

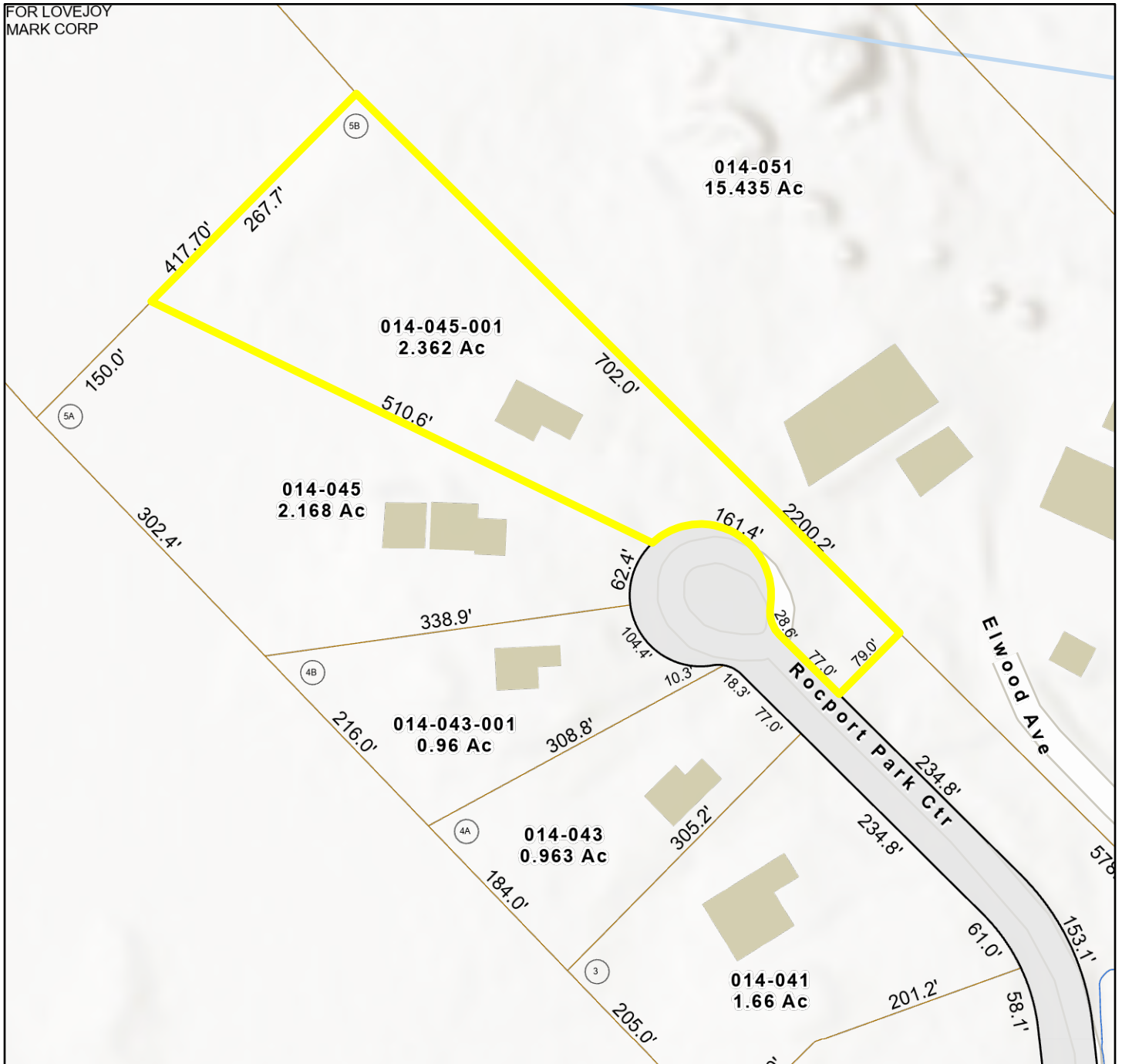
Town of Rockport, ME

1 inch = 136 Feet



www.cai-tech.com

January 12, 2024



	Street Names		PM_SUB-NUM		Buildings
	PARCEL		WaterLines		Right of Ways
	ROAD		Parcel Text - Labels		World Hillshade

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Roc City Coffee Change of Use

Town of Rockport, ME

1 inch = 136 Feet



www.cai-tech.com

January 12, 2024

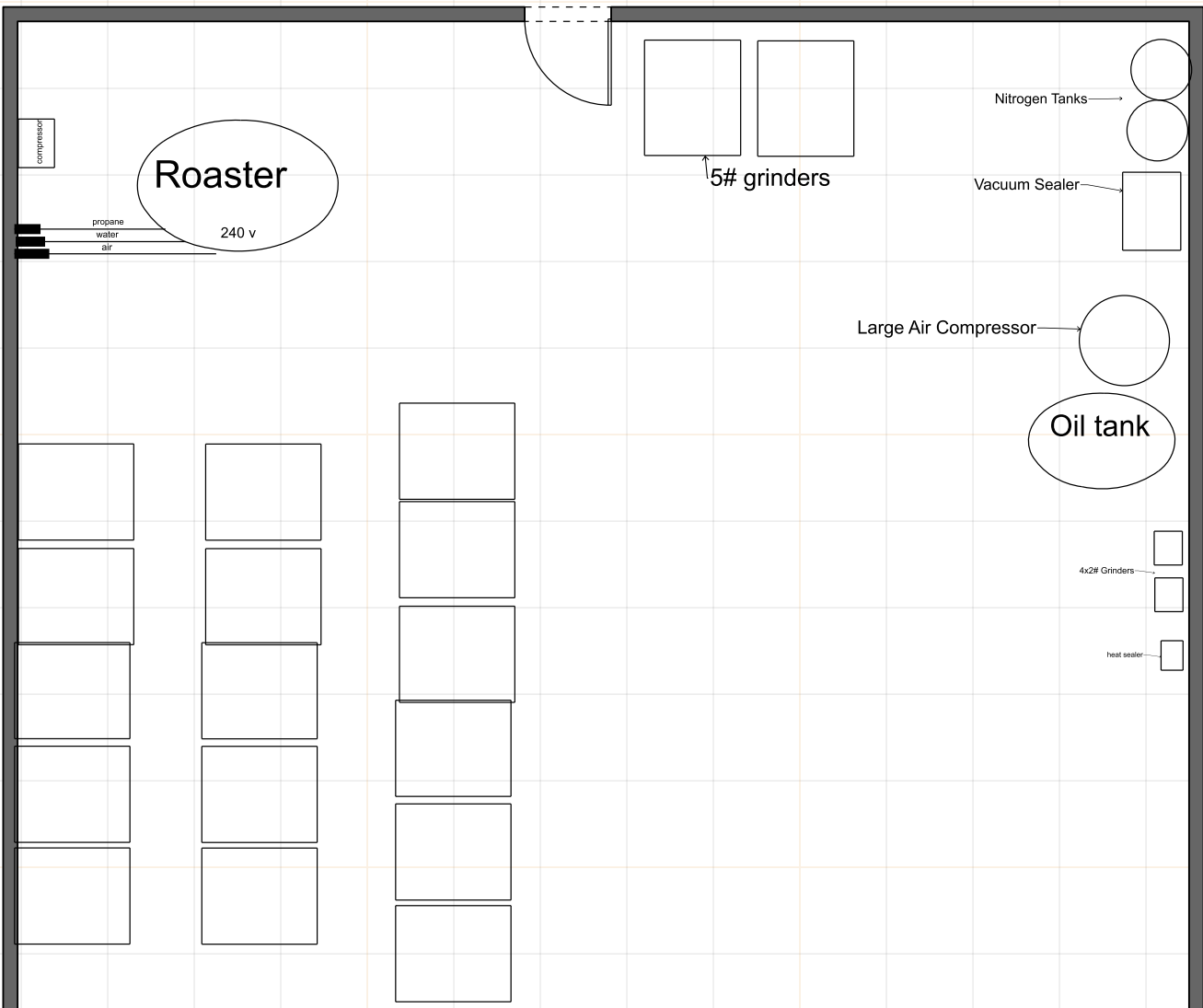


	Street Names		PM_SUB-NUM
	PARCEL		WaterLines
	ROAD		Parcel Text - Labels

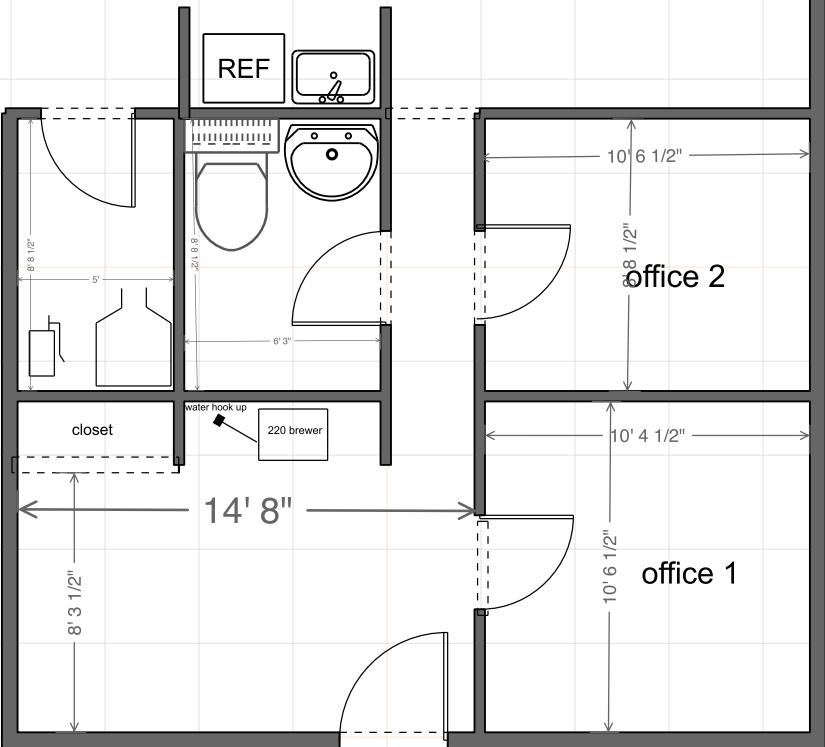
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

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15



25 9

GENERAL NOTES:

1. WHEN INSTALLING FOLLOW ALL APPLIANCE MANUFACTURER AND JEREMIAS INC. INSTALLATION INSTRUCTIONS, AS WELL AS ANY LOCAL OR NATIONAL CODES.
2. INSTALLER IS TO FIELD VERIFY ALL DIMENSIONS AND PARTS BEFORE RELEASING THIS DRAWING FOR PRODUCTION.
3. ALL DRAIN LINES AND SUPPORTS BACK TO THE BUILDING ARE SUPPLIED BY THE INSTALLING CONTRACTOR.
4. JEREMIAS INC. DISCLAIMS ANY RESPONSIBILITY FOR ANY BUILDING INTERFERENCE NOT REFERENCED ON THIS DRAWING.

WARRANTY STATEMENT:

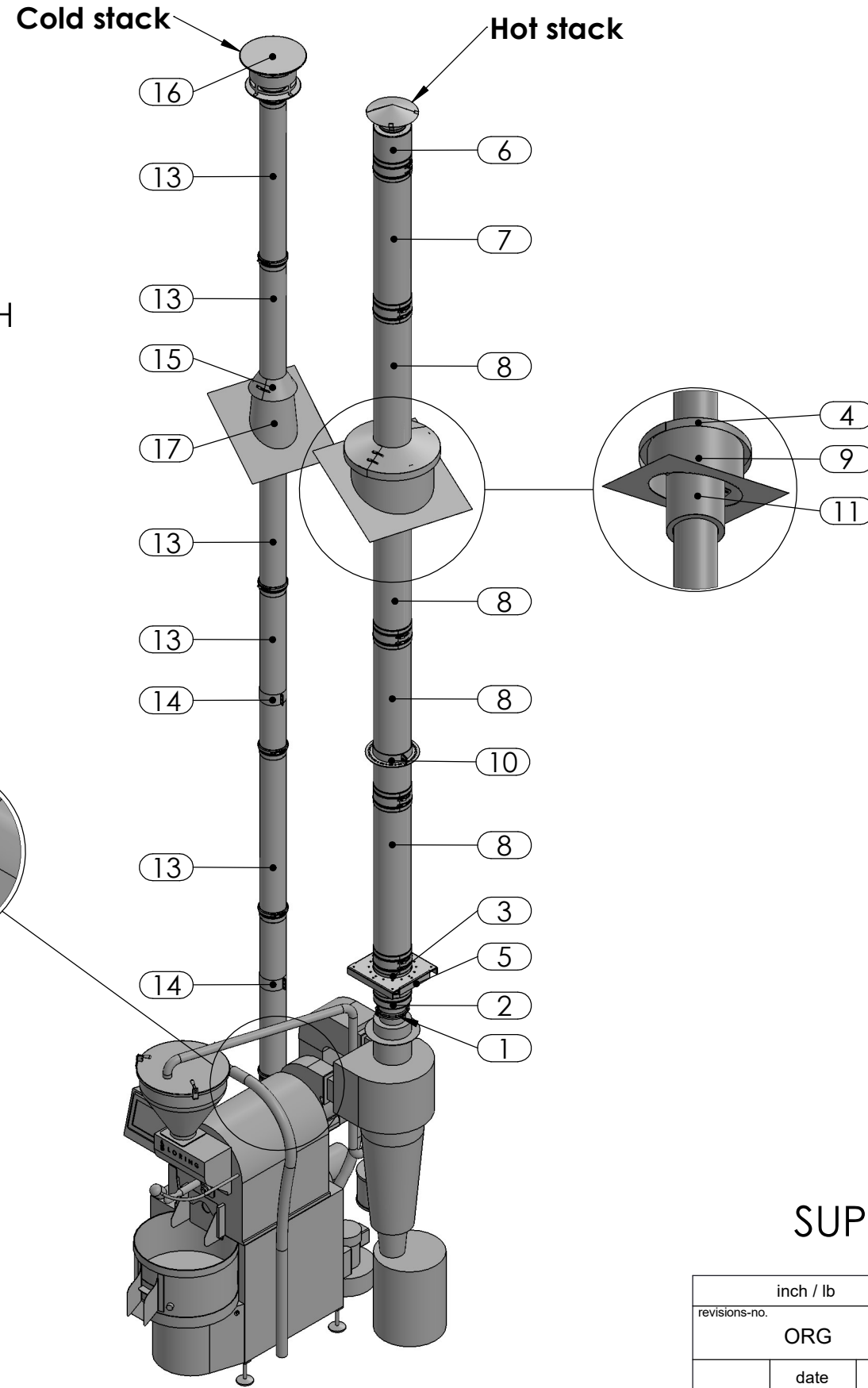
VENT/CHIMNEY/STACK HAS BEEN SIZED BY OTHERS. TO QUALIFY FOR OUR 25-YEAR EXTENDED WARRANTY, PROVIDE COMBUSTION INFORMATION TO JEREMIAS TO CONFIRM SIZING.

APPLIANCE MANUFACTURER / MODEL NO.: LORING S15 Falcon
 OPERATING FLUE GAS TEMPERATURE: N/A
 UL INSTRUCTIONS USED FOR DESIGN: ALL-IN-ONE
 UL LABEL USED FOR PRODUCT: 103

MATERIAL:

JEREMIAS INC. DWKL/SWGV
 UL AND cUL LISTED
 STAINLESS STEEL INNER
 1.25" THICK FIBER INSULATION
 STAINLESS STEEL OUTER JACKET
 STAINLESS STEEL USED FOR ALL ACCESSORIES

ALL SWGV FIXED LENGTH
 ARE CUT TO FIT



Isometric view

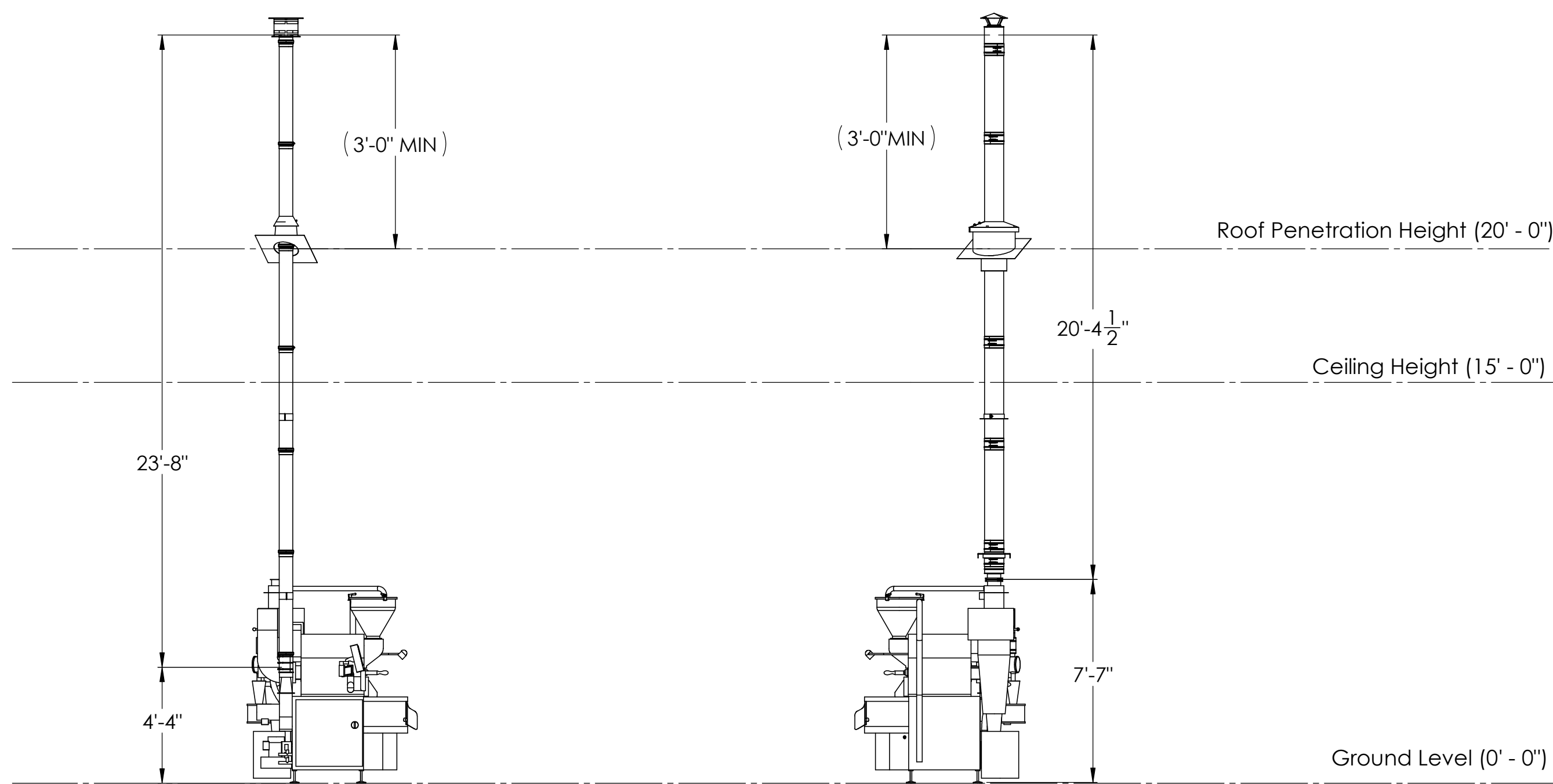
ITEM NO.	PART NUMBER	Description	QTY.
1	6FL-VB	Vee Band	1
2	DWKL6-LORFCS	Loring Flange Collar Adapter - Start	1
3	DWKL6-APS	Anchor Plate Support	1
4	DWKL6-VSC	Ventilated Storm Collar	1
5	DWKL6-HDB	Heavy Duty Base for Anchor Plate Support and Full Angle Ring	1
6	DWKL6-SCNH	Stack Cap No Screen High Temp	1
7	DWKL6-42L	42" Fixed Length	1
8	DWKL6-48L	48" Fixed Length	4
9	DWKL6-PVRF	Pitched Ventilated Roof Flashing (Pitch 6/12)	1
10	DWKL6-FAR	Full Angle Ring	1
11	DWKL6-PHTT	Pitched High Temperature Insulated Thimble (Pitch 6/12)	1
12	SWGV6-RCOS	Raw Collar Adapter – Outside – Start	1
13	SWGV6-48L	48" Fixed Length	6
14	SWGV6-LSB	Light Support Band	2
15	SWGV6-SCCF	Storm Collar For Coned Flashings	1
16	SWGV6-WRC	High Wind Rain Cap	1
17	SWGV6-PCF	Pitched Cone Flashing (Pitch = 6/12)	1

LORING S15
 SUPPLIED BY OTHERS

inch / lb		 EXHAUST SYSTEMS	scale
revisions-no.	ORG		1:35
drawn by	date	Job: JI - Rock City Coffee Roasters - 3D	format
checked by	name		US LEDGER
approved by		Customer: UVS	sheet
modified by		project: 60328	1 of 2
drawing no.			10



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Cold Stack side view

Hot Stack side view

inch / lb		 Jeremias [®] EXHAUST SYSTEMS	scale
revisions-no.	ORG		1:50
drawn by	11/2/2023	FBuscato	format
checked by	11/2/2023	JReynolds	US
approved by			LEDGER
modified by			sheet
drawing no.			2 of 2
		Customer: UVS	
		project: 60328	

Last Permit on file for this parcel. -Orion

MAP/LOT:
014-045-001

TOWN OF ROCKPORT BUILDING/USE PERMIT

BP-ID: 4350
DATE: 02/23/2012

PERMIT TYPE: Use Permit

DISTRICTS: 907- Mixed Business/ Residential

DETAILS:

911E ADDR: 16 Rockport Park Ctr

Use - as a fitness center "Stone Coast Crossfit"

OWNER: Stafford, Robert

APPLICANT: Brown, Nicholas

PHONE:

PHONE:

ADDR: P.O. Box 268 Friendship, ME. 04547

ADDR: 43 Waites Landing Road Falmouth, ME.
04145

LOT USE: Commercial

SQ FT FOR BUILDING:

WASTE: Septic System

HEIGHT:

WATER: Well

REQUIREMENTS:

- 1) Meet all requirements of the Rockport LUO with particular focus on the standards of District #907 - Rockport Mixed Business/Residential
- 2) Site may be inspected by Code Enforcement Officer
- 3) CERTIFICATE OF OCCUPANCY IS REQUIRED BEFORE USE

NOTES:

- 1) Application and supporting documentation is on file at the Planning Office
- 2) Owner and rentor are aware of septic limitations as determined by users in a twenty four hour period

FEE: \$50.00

Fee Paid: Check #: 997

CEO: Scott E. Bickford

ConsCost:

NOTE: MUST MEET ALL STATE AND LOCAL REQUIREMENTS

All parties to this process including applicants, owners, architects, engineers, surveyors, and all contractors working on this site must ensure that the land use standards of the Town of Rockport and the State of Maine are met.

PLEASE POST PERMIT FROM R.O.W. - THIS PERMIT MAY BE APPEALED W/I 30 DAYS

Town of Rockport, Maine



Planning and Development Directors Office

Town Office
101 Main Street
Rockport, Maine 04856
Telephone: 207-236-0989 x 2
rockportmaine.gov/planning_communitydevelopment

Orion Thomas, MCRP
Planning and Development Director
Email: othomas@rockportmaine.gov

Date: 1/12/2024

Parcel ID: 014-041

Hello FOOTE, CHARLES M, JR. & JOAN T

This letter is to inform you of a Planning Board application regarding a Change of Use for a parcel identified as Map 014 Lot 045-001, owned by Roc City Coffee.

This application is being considered by the Planning Board at their regular monthly meeting, currently scheduled for January 25th, 2024, in the Rockport Library's Rockport Room starting at 5:30pm. The full agenda can be found on the Town Website. If this is to change due to bad weather or lack of a quorum, the notice will be made on the Town Website and Town Calendar.

If you wish to speak at this meeting, please show up in person at the Rockport Library. If you wish to submit a written comment to be placed in the record, please either submit this document via email to othomas@rockportmaine.gov with subject line Planning Board Written Comment, or you can send your letter to the Town Office at 101 Main St. Rockport, ME 04856 ATTN Planning Board.

If you have any questions, feel free to reach out to my office.

Sincerely,

A handwritten signature in black ink that reads 'Orion Thomas'.

Orion Thomas
Planning and Development Director
Town of Rockport



Town of Rockport, Maine

Planning and Development Directors Office

Town Office
101 Main Street
Rockport, Maine 04856
Telephone: 207-236-0989 x 2
rockportmaine.gov/planning_communitydevelopment

Orion Thomas, MCRP
Planning and Development Director
Email: othomas@rockportmaine.gov

Date: 1/12/2024

Parcel ID: 014-041

Hello VERIZON WIRELESS

This letter is to inform you of a Planning Board application regarding a Change of Use for a parcel identified as Map 014 Lot 045-001, owned by Roc City Coffee.

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If you have any questions, feel free to reach out to my office.

Sincerely,

Orion Thomas
Planning and Development Director
Town of Rockport



Town of Rockport, Maine

Planning and Development Directors Office

Town Office
101 Main Street
Rockport, Maine 04856
Telephone: 207-236-0989 x 2
rockportmaine.gov/planning_communitydevelopment

Orion Thomas, MCRP
Planning and Development Director
Email: othomas@rockportmaine.gov

Date: 1/12/2024

Parcel ID: 014-043

Hello PLOWMAN & FIFER LLC

This letter is to inform you of a Planning Board application regarding a Change of Use for a parcel identified as Map 014 Lot 045-001, owned by Roc City Coffee.

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If you have any questions, feel free to reach out to my office.

Sincerely,

Orion Thomas
Planning and Development Director
Town of Rockport

Town of Rockport, Maine



Planning and Development Directors Office

Town Office
101 Main Street
Rockport, Maine 04856
Telephone: 207-236-0989 x 2
rockportmaine.gov/planning_communitydevelopment

Orion Thomas, MCRP
Planning and Development Director
Email: othomas@rockportmaine.gov

Date: 1/12/2024

Parcel ID: 014-043-001

Hello STANCIOFF, ANDREW T & JOYCE J, TRUSTEES

This letter is to inform you of a Planning Board application regarding a Change of Use for a parcel identified as Map 014 Lot 045-001, owned by Roc City Coffee.

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If you have any questions, feel free to reach out to my office.

Sincerely,

A handwritten signature in black ink that reads "Orion Thomas". The signature is fluid and cursive.

Orion Thomas
Planning and Development Director
Town of Rockport



Town of Rockport, Maine

Planning and Development Directors Office

Town Office
101 Main Street

Rockport, Maine 04856

Telephone: 207-236-0989 x 2

rockportmaine.gov/planning_communitydevelopment

Orion Thomas, MCRP

Planning and Development Director

Email: othomas@rockportmaine.gov

Date: 1/12/2024

Parcel ID: 014-045

Hello 86 CHESTNUT STREET, LLC

This letter is to inform you of a Planning Board application regarding a Change of Use for a parcel identified as Map 014 Lot 045-001, owned by Roc City Coffee.

This application is being considered by the Planning Board at their regular monthly meeting, currently scheduled for January 25th, 2024, in the Rockport Library's Rockport Room starting at 5:30pm. The full agenda can be found on the Town Website. If this is to change due to bad weather or lack of a quorum, the notice will be made on the Town Website and Town Calendar.

If you wish to speak at this meeting, please show up in person at the Rockport Library. If you wish to submit a written comment to be placed in the record, please either submit this document via email to othomas@rockportmaine.gov with subject line Planning Board Written Comment, or you can send your letter to the Town Office at 101 Main St. Rockport, ME 04856 ATTN Planning Board.

If you have any questions, feel free to reach out to my office.

Sincerely,

Orion Thomas
Planning and Development Director
Town of Rockport



Town of Rockport, Maine

Planning and Development Directors Office

Town Office
101 Main Street
Rockport, Maine 04856
Telephone: 207-236-0989 x 2
rockportmaine.gov/planning_communitydevelopment

Orion Thomas, MCRP
Planning and Development Director
Email: othomas@rockportmaine.gov

Date: 1/12/2024

Parcel ID: 014-047

Hello ROCKPORT, TOWN OF

This letter is to inform you of a Planning Board application regarding a Change of Use for a parcel identified as Map 014 Lot 045-001, owned by Roc City Coffee.

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Orion Thomas
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Town of Rockport



Town of Rockport, Maine

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101 Main Street
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rockportmaine.gov/planning_communitydevelopment

Orion Thomas, MCRP
Planning and Development Director
Email: othomas@rockportmaine.gov

Date: 1/12/2024

Parcel ID: 014-051

Hello ROCKPORT, TOWN OF

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