

Approved 6/18/14

**Town of Rockport Planning Board
Wednesday, May 14, 2014 – 5:30 P.M.
Rockport Opera House Downstairs Meeting Room
Meeting Televised on Channel 22**

Board Present: Chair John Alexander, Tony Bates, Terrie MacKenzie, and Sarah Price

Board Absent: Thomas Murphy, James Ostheimer, and John Viehman

Staff Present: Planning and Community Development Director Bill Najpauer, Videographer Tom Goodwin, and Recording Secretary Deborah Sealey

Chair John Alexander called the meeting to order at 5:52 P.M. and reviewed the agenda.

I. New Business

A. Consideration of a Subdivision Amendment of the Christie Subdivision to adjust a property line between Lots 17-4 and 17-5 and to show the as-built location of the T-turnaround. Submitted by Charles & Marjorie Christie.

Charles Christie displayed a drawing of his property and said he wanted to slide his driveway over 100' so he could keep the tire swing, etc., now located on his mother-in-law's abutting property in case she should sell her house. The T-turnaround would be removed from the location on the existing plan and placed where Mr. Christie's driveway was currently located. Bill Najpauer said this was a minor amendment and the turnaround and lot size were conforming, so there were no zoning issues.

ACTION: Terri MacKenzie made a motion, seconded by Tony Bates, to approve the subdivision amendment of the Christie Subdivision to adjust a property line between Lots 17-4 and 17-5.
Carried 4-0-0

ACTION: Sarah Price made a motion, seconded by Terri MacKenzie, to amend the previous motion to show the as-built location of the T-turnaround.
Carried 4-0-0

B. Consideration of a Subdivision Pre-Application from Maine Farmland Trust for a proposed 5-lot revision to the Maple Grove Subdivision.

Michael Sabatini of Landmark Corp. and Adam Bishop, project manager for Maine Farmland Trust [MFT], represented the applicant. Mr. Bishop explained that there were originally 4 lots and then a 5th had been added by amendment. MFT now owned approximately 125 acres, which it wanted to divide into 5 additional parcels. The trust had purchased the land with the goal of protecting it from development with easements and deed restrictions, and then selling it on for agricultural use.

Mr. Bishop said there was a contract to purchase the 5-1/2 acres of the original subdivision Lot 2 in order to protect the fields that cross the Camden/Rockport town line. MFT would divide Lot 2 in half: one half would be joined with farmland to become Lot 6 and the newly created Lot 7 would be sold. Lots 1 & 8 would be protected with permanent deed restrictions allowing only single-family dwellings with further subdivision prohibited. Lot 9 would be sold to abutter Jason Spear with permanent deed restrictions preventing future development. Lot 10 would be retained or donated to the Coastal Mountains Land Trust, thus preserving the land around the quarries while allowing continued public access.

Tony Bates asked what would happen to Lot 10 if Coastal Mountains Land Trust did not accept it. Mr. Bishop replied that this was conservation land and they would like to see public access continue since the public used the land and tapped the maple trees. MFT would retain the land if Coastal Mountains Land Trust did not want it.

Sarah Price asked about access to the lots. Bill Najpauer said lots would be accessed from either Camden or Rockport. Mr. Sabatini said Lots 9 & 10 would be open space, possibly requiring waiver of some requirements.

Mr. Najpauer explained that most of the lot splitting would take place in Rockport, while there would be a lot line change in Camden. The Camden Planning Board had requested a joint meeting in Rockport for the preliminary review. The Camden board would vote on the application at the end of that meeting.

Chair John Alexander scheduled a site walk at 5:00 P.M. on June 5.

C. Public hearing of proposed Land Use Ordinance revisions.

Chair Alexander said the PB had reviewed these proposed revisions, which would be on the June 10 ballot, and recommended them to the Select Board. Mr. Najpauer said the Select Board had also held a public hearing on these items.

Chair Alexander opened the public hearing at 6:21 P.M., read aloud each article number, and asked for comments or questions. There were neither and the Chair closed the public hearing at 6:23 P.M.

II. Approval of Minutes

ACTION: Sarah Price made a motion, seconded by Tony Bates, to accept the minutes of the 2/12/14 meeting as written.
Carried 3-0-1 (John Alexander abstained)

ACTION: Terri MacKenzie made a motion, seconded by Tony Bates, to approve the Town of Rockport Planning Board minutes of the 4/9/14 meeting.
Carried 3-0-1 (John Alexander abstained)

III. Adjournment

ACTION: Tony Bates made a motion to adjourn the meeting at 6:26 P.M.
Carried 4-0-0

Respectfully submitted,

Deborah Sealey
Recording Secretary