

Approved 1/19/16

CITY OF ROCKLAND
PLANNING BOARD
Minutes of Meeting
January 5, 2016

Board Present: Chair E. Laustsen, W. Bodine, and P. vanVuuren

Board Absent: A. Knickelbein and C. Jordan

Staff Present: Secretary D. Sealey

The Chair called the meeting to order at 5:15 P.M. and reviewed the agenda.

Public Comment: None

Communications: None

New Business:

1. Bret Shepard – 8 Nevelson Street – Home Occupation Level 3 - Tax Map 68, Block A, Lot 1-9:

The applicant said he planned to use a portion of his garage to fabricate snowmobile parts composed of plastic reinforced with fiber. The business would be mail-order only and parts would be made to order. Mr. Shepard expected to make 5 parts per month.

Chair Laustsen asked if there would be noise associated with the manufacturing. Mr. Shepard said there would not and stated that the garage was insulated. Bodine ascertained that there would be no byproducts of odor or toxic substances, though a little dust was caused when trimming the parts. There would be no customer traffic or outdoor lighting.

The PB reviewed the Elements.

ACTION: Ms. vanVuuren made a motion to accept the application as complete.
Carried 3-0-0

The PB reviewed the Standards. There would be no outside storage, though 3 rolls of fabric would be stored inside.

ACTION: Mr. Bodine made a motion to approve the Standards.
Carried 3-0-0

Chair Laustsen read aloud the proposed Findings of Fact.

ACTION: Ms. vanVuuren made a motion to approve the Findings.
Carried 3-0-0

ACTION: Ms. vanVuuren made a motion to approve the application.
Carried 3-0-0

2. Michael Mullins – 194 Maverick Street – Site Plan Review to Construct a 720 sq. ft. Fabric Structure - Tax Map 38, Block A, Lot 1:

The applicant owned the property at 215 Cedar Street and the abutting parcel at 194 Maverick Street. He planned long-term usage of a fabric structure. Chair Laustsen said the structure was already erected, but Mr. Mullins had not been aware he needed a permit. The Chair said the fabric structure was located among lots of vegetation.

Chair Laustsen opened the discussion to public comment. Carol Maines, 186 North Main St., said she was an abutter at the rear line of 194 Maverick St. She asked how large the structure was, if it had a foundation and doors, and its estimate length of use. Ms. Maines also wanted to know what it would be used for and if it would be accessed from the Cedar St. driveway.

Mr. Mullins said the 18-year old structure had come from his parents' property in Camden. While Mr. Mullins had understood that temporary structures were unregulated, CEO Root had informed him a permit was needed if the structure would remain in place more than 180 days. The structure was 18' wide, 40' long and 15' high. It was anchored into the ground over a gravel surface. The ends were zippered.

Mr. Mullins said he intended to store tractors and other equipment in the structure. Chair Laustsen said it was located parallel to Cedar St. directly opposite the Anderson residence. The fabric was dark green.

The PB reviewed the Elements. Maine Water had an easement over the property.

ACTION: Mr. Bodine made a motion to accept the application as complete.
Carried 3-0-0

The PB reviewed the Standards.

ACTION: Ms. vanVuuren made a motion to approve the Standards.
Carried 3-0-0

ACTION: Ms. vanVuuren made a motion to state that the application met the requirements of Section 4-604 of the Site Plan Ordinance.
Carried 3-0-0

Chair Laustsen read aloud the proposed Findings of Fact.

ACTION: Mr. Bodine made a motion to approve the Findings.
Carried 3-0-0

ACTION: Ms. vanVuuren made a motion to approve the Site Plan.
Carried 3-0-0

Approve Minutes of the 12/15/15 Meeting:

ACTION: Ms. vanVuuren made a motion to approve the minutes of the 12/15/15 meeting.
Carried 3-0-0

Adjournment:

ACTION: Mr. Bodine made a motion to adjourn at 6:00 P.M.
Carried 3-0-0

Respectfully submitted,

Deborah Sealey