

APPROVED
CITY OF ROCKLAND
PLANNING BOARD
Minutes of Meeting
September 6, 2016

Board Present: Chairman E. Laustsen, W. Bodine, and C. Maines

Board Absent: A. Knickelbein

Staff Present: CEO J. Root and Secretary D. Sealey

Chair Laustsen called the meeting to order at 5:17 P.M. and reviewed the agenda.

Public Comment: None

Communications: None

New Business:

Methodist Conference Home – 39 Summer Street – Proposed Amendment to Approved Plan: Relocate Smoking Area - Tax Map 22-B-9: Architect Peter T. Gross and construction manager Carmel Ouellet represented the applicant. Mr. Gross said the approved smoking area alterations were proving too expensive and encouraged smoking because the area was so nice.

The applicant now proposed relocating the smoking area from the east to the west side of the building and replacing it with a patio without walls, which would be reached by a walkway. Chair Laustsen asked about noise levels from the smoking area and Mr. Gross said MCH owned the adjacent building. CEO Root said this was an apartment building and was likely noisier than the smoking area would be.

Mr. Gross said the applicant also wanted to remove the planned arborvitae along Summer Street since they would not be needed to screen the smoking area. Mr. Root noted that James Lattin, whose property was across the street, would not be happy with this change. Mr. Gross said the arborvitae border would prevent those sitting outside from watching street activity. There was further discussion about this item. The PB and applicant agreed the arborvitae would be planted.

In addition, the propane tank would be relocated to the corner of the property behind bollards. And, last, the bollards in front of the electrical transformer would be replaced by Jersey barriers

Chair Laustsen read aloud the proposed additional Findings.

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

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

Previous Meeting Minutes: 8/16/16

ACTION: Ms. Maines made a motion to approve the 8/16/16 meeting minutes as corrected.
Carried 3-0-0

Adjournment:

ACTION: Ms. Maines made a motion to adjourn at 5:48 P.M.
Carried 3-0-0

Respectfully submitted,

Deborah Sealey
Recording Secretary