

Approved 3/5/13

**CITY OF ROCKLAND
PLANNING BOARD
Minutes of Meeting
February 5, 2013**

Board Present: Chairman E. Laustsen, W. Bodine, K. Swan, and G. Terrien

Board Absent: M. McNeil and P. vanVuuren

Staff Present: Code Enforcement Officer J. Root and Secretary D. Sealey

The Chairman called the meeting to order at 5:22 P.M. and reviewed the agenda.

Previous Meeting Minutes: 12/4/12

ACTION: Mr. Terrien made a motion to approve the 12/4/12 minutes as written.
Carried 4-0-0

Public Comment: None

Communications: CEO Root informed the PB that City Manager James Smith was reviewing the proposed harbor ordinance. Mr. Terrien had asked that a workshop on this item be scheduled.

New Business:

Navigator Motor Inn (Liberty Hospitality of Maine, LLC) - 520 Main St. – Application to Change 9 Existing Motel Rooms into 3 Condominium Units – Public Hearing & Preliminary Subdivision Review: Architect John Hansen and owner Robert Liberty represented the application before the PB. Mr. Hansen had provided an updated survey and plan. This resulted from the discovery that there was a Lindsay Brook drainage easement across the property, which surveyor F. E. Beal had added today.

Mr. Hansen had also added unit numbers and notated the common storage area for the condominiums on his floor plan. He said there would be a partition in the corridor to restrict hotel guests from the corridor when all the condominium units were completed. At completion of the proposed construction (12 units), there would be a private elevator for the condominiums. Mr. Hansen further explained some of the floor plan details and answered some egress and accessibility questions from Mr. Terrien. Mr. Terrien also ascertained that there would be two dedicated parking spaces for each condominium.

Mr. Hansen said Mr. Liberty hoped to tie the landscaping into what was being done on Main Street. Mr. Swan asked if landscaping would mask the parking lot. Mr. Liberty replied that he was working on some low vegetation, but there would be no big trees. When Mr. Swan asked about landscaping on Summer St., Mr. Hansen said the landscaping plan was not yet completed.

Chair Laustsen asked if Public Works Director Greg Blackwell's questions about drainage had been answered. Mr. Hansen replied that he had met with Mr. Blackwell, who had said the drainage had not been a problem until two years ago. Since the paving and drainage had remained unchanged for 30 years, Mr. Hansen concluded that the current problems had been caused by the City's recent addition of a brick crosswalk on Main Street. Mr. Blackwell had asked the Navigator to install a catch basin, but Mr. Hansen thought this was not the responsibility of the Navigator since it had not increased the drainage runoff. Water was now crossing Main St. and the only change had been street work undertaken by Public Works.

Mr. Blackwell had spoken with MDOT, which had talked about adding a catch basin when it did future work on Main Street. Mr. Liberty said the water was coming down Summer St., the curvature of which had

been changed by the new paving. Mr. Terrien concluded that the PB needed more information and suggested a conference with the City. Mr. Hansen agreed and there was further discussion of the issue.

Chair Laustsen said the condominium covenants would need to be reviewed by City Attorney Kevin Beal.

Mr. Laustsen led a review of the elements of the plan. Mr. Hansen said the future elevator and other site improvements would be added to the final plan. Mr. Terrien also requested that any effects on drainage also be shown on the final plan. The applicant must provide a financial capability statement and a statement of compliance with other laws. Condominium documents, including covenants and deed restrictions, must be provided, along with a landscape plan.

ACTION: Mr. Bodine made a motion to accept the application as complete with the condition that proposed construction and site improvements, financial capability statement, statement of compliance with other laws, covenants, and condominium documents be submitted.
Carried 4-0-0

Chair Laustsen opened and closed the public hearing at 6:10 P.M. since there were no members of the public present.

ACTION: Mr. Swan made a motion to approve the preliminary plan with the condition that before final plan approval the applicant would participate in a meeting of those parties who could contribute to resolution of the drainage issues.
Carried 4-0-0

Adjournment: Mr. Terrien made a motion to adjourn the meeting at 6:22 P.M.
Carried 4-0-0

Respectfully submitted,

Deborah Sealey
Recording Secretary