

**Approved 4/2/13**

CITY OF ROCKLAND  
PLANNING BOARD  
Minutes of Meeting  
March 5, 2013

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

**Board Absent:** None

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

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

**Previous Meeting Minutes:** 2/5/13

**ACTION:** Mr. Terrien made a motion to approve the 2/5/13 minutes as corrected.  
Carried 4-0-1 (Ms. vanVuuren abstained)

**Public Comment:** None

**Communications:** CEO Root informed the PB that the Town of Waldoboro would hold a boards and commissions information session in March. He would email the information to members.

**New Business:**

**Thompson & Cosgrove, LLC – 220 Camden St. – Application to Change an Existing Single Family Dwelling into Five Residential Condominium Units – Tax Map 36-A-3 – Subdivision Review & Public Hearing:** Patrick and Jane Cosgrove represented their application before the PB. Mr. Cosgrove said he and his wife were the principals and only owners of Thompson & Cosgrove, LLC. They had purchased the property at 220 Camden St., as well as a lot behind it on Belyea Avenue, for a combined 0.98 acres.

The Cosgroves would be converting the 220 Camden St. building into 5 residential condominium units. Mr. Cosgrove said there were both lower end and high-end condos in the area, but nothing comparable to what they planned, for which he felt there was a niche market. Their units would be priced slightly higher than the lower end units but with the fit and finish, such as hardwood/ tile flooring and granite countertops, of more expensive units. There would be two units on each of the first two floors and a single unit on the third floor.

Mr. Cosgrove said Gartley & Dorsky would do a structural survey and the building would be completely gutted. A limited-use, limited-access elevator would be installed. The primary entrance would be from the rear of the building. Future garages were planned for the Belyea Ave. property, though were not part of this application. There were currently 11 parking spaces in front of the building, which met the ordinance's parking requirements. The Cosgroves expected to return to the PB at a later date to discuss the garages and a drainage plan.

Mr. Terrien asked why there were two water lines. Mr. Cosgrove replied that they wanted a dedicated water line for the sprinklers. Mr. Bodine asked about National Bag Corp., which had provided the financial capability statement. Jane Cosgrove explained that it was a holding company managed by her brother; in addition, she and her two brothers were the principals in Sherman Properties, LLC.

The PB reviewed the elements of the preliminary plan. Mr. Cosgrove said the two properties would be melded into one by deed. Chair Laustsen asked that this be done prior to approval of the final plan. CEO Root said the sewer connection should be shown on the plan. Mr. Laustsen noted that no drainage plan was shown. Mr. Cosgrove responded that he had thought this not necessary since no changes were

planned to the exterior of the building. Mr. Root said this should be shown on the plan or substantiated by an engineer's written description of how the drainage functioned.

Chair Laustsen said deed restrictions, covenants, and condominium documents must be submitted with the final plan in time for the city attorney to review them. Mr. Terrien asked if there would be any limited private areas outside the building. Mr. Cosgrove responded that all exterior areas would be held in common.

The PB reviewed the standards. CEO Root commented that, while the City had been plowing it, Belyea Ave. might become a private way. Chair Laustsen asked the CEO to check on the status of this street. Mr. Cosgrove said the owners had access from Pen Bay Avenue, so that would not be a problem.

Mr. Laustsen stated that sidewalks were required with a subdivision. Mr. Cosgrove asked if that would only be if the developer would be building streets and Mr. Laustsen replied that it would not. Mr. Cosgrove said a sidewalk would require a retaining wall, which would not be attractive. Mr. Root told him that the sidewalk did not have to be on his property. Chair Laustsen said the sidewalk was a requirement of both the Subdivision Ordinance and the Site Plan Ordinance and should be shown on the final plan. CEO Root said he could understand Mr. Cosgrove's point, because they were doing nothing to the exterior. Chair Laustsen read aloud several other requirements that he felt the board would waive, such as groundwater and traffic studies. There was a discussion of the costs of the sidewalk and why it was needed.

**ACTION:** Mr. Terrien made a motion to waive the traffic and groundwater studies, as specified in the Subdivision Ordinance.  
Carried 5-0-0

**ACTION:** Mr. Bodine made a motion to accept the preliminary plan as complete, with the condition that the two parcels would be combined, covenants and deed restrictions would be submitted, and the drainage and sewer connection would be shown.  
Carried 5-0-0

*The Chair opened the public hearing at 6:30 P.M.*

Thomas Peaco, 6 Pen Bay Ave., said people walking down his street crossed Route 1 and no one would walk to Home Depot: he thought a sidewalk seemed like a lot to ask when it would get very little use. Living across from the Cosgroves' back lot, Mr. Peaco said he was most concerned about what would happen there.

He asked if there would be a new traffic access from the garage area to Pen Bay Ave. and if there would be adequate screening. He asked that as much vegetation as possible be left. Mr. Cosgrove responded that he wanted to maintain as much green space as possible and he would personally show the plans to Mr. Peaco as soon as they were available. Mr. Cosgrove said there would be five 1-car garages, though there was no design as yet. The existing trailer and junk would be removed from the back lot. He would be happy to have conversations with Mr. Peaco regarding minimizing the impact on him.

Mr. Peaco noted that this development would put more traffic onto Pen Bay Avenue.

*The Chair closed the public hearing at 6:40 P.M.*

Mr. Terrien said he had not understood that the Cosgroves were planning another access to Pen Bay Ave. and asked if the board should look at this comprehensively. Chair Laustsen replied that the applicants were not proposing the garages at this point. Mr. Cosgrove thought the plans for the garages were a couple of months down the road; however, this would be no different than if they just came back later with a new application for the garages. Mr. Laustsen said it was not up to the PB to tell the developers the garages had to be included in this application. Mr. Terrien said part of the PB's responsibility was to address coherence. There was further discussion.

Chair Laustsen said there were some minimal requirements for buffering a parking lot and read them aloud. Mr. Root ascertained that the applicants would be retaining their front parking lot. Mr. Laustsen said a landscape plan must be submitted with the final plan.

**ACTION:** Ms. vanVuuren made a motion to approve the preliminary plan with the same conditions that applied to its acceptance as complete.  
Carried 5-0-0

**Adjournment:** Mr. Swan made a motion to adjourn the meeting at 7:03 P.M.  
Carried 5-0-0

Respectfully submitted,

Deborah Sealey  
Recording Secretary