

Approved
CITY OF ROCKLAND
PLANNING BOARD
Minutes of Meeting
May 3, 2016

Board Present: Chairman E. Laustsen, A. Knickelbein, and C. Maines

Board Absent: W. Bodine

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

The Chair called the meeting to order at 5:06 P.M. and reviewed the agenda.

Public Comment: None

Communications: None

Old Business:

Berry Manor Inn – 73 Talbot Avenue – Request for Waiver and Temporary Certificate of Occupancy for New Bed & Breakfast: Applicant Michael LaPosta said he and his wife needed a Certificate of Occupancy in order to open 4 rooms in their new B & B by June 1. CEO Root reminded the Board that it had authorized him to issue a COU for Phase 1 of the approved plan. However, in order to do so, the PB would have to waive the parking and landscaping requirements since the applicants wanted to wait to implement those until after Phase 2 was complete. There was enough parking existing for 4-6 cars.

Ms. Maines asked what the process would be for the owners to receive a lodging license from the City Council at its June meeting. Mr. Root responded that they would first need a waiver so a temporary COU could be issued. Ms. Maines asked Mr. LaPosta if he was aware he would not get the license until the council meeting on June 13 and he said he was. Chair Laustsen noted that the handicap ramp was scheduled to be relocated, though there was an existing one in place now.

The Chair read aloud the two additional proposed Findings of Fact.

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

ACTION: Ms. Knickelbein made a motion to authorize the CEO to issue a temporary Certificate of Occupancy when Phase 1 was complete.
Carried 3-0-0

Approve Minutes of the 4/19/16 Meeting:

ACTION: Ms. Maines made a motion to approve the minutes of the 4/19/16 meeting.
Carried 3-0-0

Other Business: Chair Laustsen said Councilor Larry Pritchett wanted the PB to write a memo to the City Council explaining that the PB had asked REAC to recommend the engineers who worked with the committee on the energy ordinance. Ms. Maines suggested the council refer to the minutes of the first meeting of that group on 2/16/16. The Chair said he would write a memo to that effect.

There was brief discussion of up-coming projects.

Adjournment:

ACTION: Ms. Maines made a motion to adjourn at 5:28 P.M.
Carried 3-0-0

Respectfully submitted,

Deborah Sealey
Recording Secretary