

Approved 6/21/16

CITY OF ROCKLAND
PLANNING BOARD
Minutes of Meeting
June 7, 2016

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

Board Absent: A. Knickelbein

Staff Present: City Attorney K. Beal and Secretary D. Sealey

Chair Laustsen called the meeting to order at 5:31 P.M.

Public Comment: Debby Atwell, 81 Pleasant St., said that as a child she drew pictures repeatedly. She was very upset about the proposed industrial zone change at 160 Pleasant St., saying she did not want to be neighbors with an industrial park. To express her anxiety she had drawn a picture, copies of which she gave to PB members.

Communications: City Attorney Beal said there were no new communications other than the additional information on the Johanson Boatworks application and copies of the updated Ordinance Amendments #10 & #11, which he had placed on members' desks.

New Business:

1. ADZ, LLC – 6 Union Street – Application for Satellite Parking for 250 Main Hotel – Public Hearing - Tax Map #20-D-9: The applicant was represented by Mike Roy, project manager for 250 Main Hotel, and Bob Armstrong, CFO of 250 Main and ADZ, LLC. Mr. Roy said they proposed a 24-space parking area at 6 Union Street with access from Park St., through Eastern Tires' property.

The parking area would have a gravel surface and would maintain existing vegetation and trees. A line of cedar trees would be added along the train track side of the property to block headlights. Four solar-powered dark sky illumination lights (10' tall, including the bases) would be installed.

Chair Laustsen opened the public hearing at 5:42 P.M.

Amy Files, 39 Pleasant St., said she was happy to see the parking lot located here rather than at other suggested locations. She hoped the lights and noise would not be a problem and the staff would be trained to be quiet at night.

Sandra Schramm, 16 Broad St., asked if there would be lights at night at Eastern Tire as well. Mr. Roy replied that Eastern Tire already had lights at night but ADZ would not be adding any at the top of the incline. In response to Ms. Schramm's inquiry about drainage, Mr. Roy said runoff went into the stream and there would be no modifications to the site. The only change would be the removal of 15" of soil replaced by gravel that would aid drainage.

Chair Laustsen closed the public hearing at 5:46 P.M.

City Attorney Beal noted that Brick St. between Park St. and the railroad had been discontinued and he preferred that it not be labeled as a street in paperwork.

Mr. Roy confirmed for Ms. Maines that the 24 parking spaces would not be marked. There were two wider spaces on the end, however, and one could be designated for handicap parking with a sign. Chair Laustsen confirmed the Board would like that.

The PB reviewed the elements of the plan. Dimensions of the lot's perimeter needed to be added to the plan. Bridge St. should be labeled as discontinued. There were no easements on the property and no specific pedestrian access plan.

ACTION: Ms. Maines made a motion to accept the application as complete with the addition of dimensions of the lot, a formal written agreement with Eastern Tire for long-term access for the duration of the MDOT license, designation of a handicap space, and notation that Bridge St. was discontinued.
Carried 3-0-0

Chair Laustsen read aloud the titles of the Standards section, with no questions from members resulting.

ACTION: Mr. Bodine made a motion to approve the Standards.
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. Maines made a motion to approve the application with the following conditions: City Attorney Beal will review and approve the agreement between the applicant and Eastern Tire, the perimeter dimensions of the lot and designation of Brick St. as discontinued shall be added to the plan, and a handicap space provided.
Carried 3-0-0

2. MCH, Inc. - 39 Summer Street - Meals on Wheels Kitchen Project – Tax Map #22-B-9: The applicant was represented by Lee Karker, Exec. Director of MCH, Inc., architect Peter Gross, engineer Randy Scamfer, and construction manager Carmel Ouellet. Mr. Karker said MCH has existed since 1969 with the kitchen in the dining room. The facility had picked up Meals on Wheels and now needed to expand the kitchen due to the number of meals served. They wanted to double the size of the kitchen and also add some resident space and a deck. The driveway would be continued all around the building.

Mr. Gross said the addition would be a 1-story cementitious product, partly located under the existing building's cantilever. Randy explained the plan, saying they wanted to remove a wall of 70' tall spruce trees. There was no proposal to increase traffic or pedestrian access.

The property drained toward a Summer St. catch basin and to the northeast corner of the property. The heating oil tank shed would have to be moved back. The proposed resident deck might actually become a patio.

Chair Laustsen opened public comment at 6:40 P.M.

James Lattin, 38 Summer St., said the high amount of traffic concerned with food service had resulted in cable lines being clipped and power lines almost being dislodged. He said CMP was proposing a pole be put in. Mr. Lattin also said parked cars blocked or restricted traffic on the street. He was concerned about traffic coming around and hitting someone. He was also concerned about headlights hitting his house. Mr. Lattin said he wanted the smokers' patio moved because the smokers were noisy. He also mentioned there was lots of ambulance traffic.

Mr. Scamfer said screening would be possible. Mr. Gross said the meals traffic was at noon, so there were no headlights. He added there would be no increase in the number of delivery vehicles and said most came in the morning.

Chair Laustsen closed public comment at 6:55 P.M.

Chair Laustsen scheduled a site visit at 5:00 P.M. two weeks from tonight. He noted that MCH was a multi-family use and the ordinance, which he read aloud, had detailed screening regulations. The Board reviewed the elements of the plan.

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

3. Johanson Boatworks – 11 Farwell Drive – Application to Construct a 2,760 sq. ft. Building for Boat Storage – Tax Map #95-A-2-9: Applicant Peter Johanson said he wanted to erect a 46' X 60' wood frame steel building for boat storage on his heavily wooded parcel. The building would be on piers without a foundation. The drainage would not change. There would be no power or insulation since the building would be for cold storage of boats. No screening would be necessary because there were woods between his property and the abutting 17-90 Lighting parcel.

The PB reviewed the elements of the plan.

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

The Chair read aloud the titles of the Standards sections without receiving comment from members.

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

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

Adjournment:

The meeting adjourned at 7:40 P.M.

Respectfully submitted,

Deborah Sealey
Recording Secretary