

Approved  
CITY OF ROCKLAND  
PLANNING BOARD  
Minutes of Meeting  
June 21, 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 5:40 P.M.

**Public Comment:** None

**Communications:** None

**Old Business:**

**1. 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. Gross referred to his letter of 6/14/16 to point out changes made to the plan.

The direction of traffic had been reversed to a more natural flow that would shield the neighbors from headlights. A row of 7'-8' arborvitae was shown on the eastern property line. The smoking area had been relocated and provided with a screening fence on two sides and a roof. The deck had been changed to a patio, with two wall-mounted down lights. There would be entrance and exit signs by the street, as well as painted arrows showing the direction of traffic. A 6' X 6' landing had been added at the side exterior door to the kitchen. Finally, additional bollards were planned.

The PB reviewed the Standards. Mr. Laustsen said traffic would be improved by the change in direction. CEO Root said the setback was 5' in the rear and 15' on the side.

**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

**2. Johanson Boatworks – 11 Farwell Drive – Amendment to Add 4' to the Length of Approved Building – Tax Map #95-A-2-9:** Applicant Peter Johanson had requested that the building size be enlarged to 46' X 64'. The PB checked to be sure the new measurements were reflected on the plan.

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

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

**ACTION:** Mr. Bodine made a motion to approve the revised dimensions of the building.  
Carried 3-0-0

**Previous Meeting Minutes:**

**ACTION:** Ms. Maines made a motion to approve the 6/7/16 meeting minutes.  
Carried 3-0-0

**Adjournment:**

**ACTION:** Ms. Maines made a motion to adjourn at 6:30 P.M.  
Carried 3-0-0

Respectfully submitted,

Deborah Sealey  
Recording Secretary