

Approved
CITY OF ROCKLAND
PLANNING BOARD
Minutes of Meeting
July 19, 2016

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

Board Absent: None

Staff Present: CEO J. Root and Secretary D. Sealey

Chair Laustsen called the meeting to order at 5:18 P.M. and reviewed the agenda.

Public Comment: None

Communications: None

New Business:

1. City of Rockland – Request for Sign-Off on CDBG Safe Neighborhoods Grant for After-School Programs: Community & Economic Development Director Audra Caler-Bell provided a brief overview of the activities that would be sponsored by the \$100,000 grant to address opiate addiction problems in Rockland. There were three after-school programs that would be run by the Pen Bay YMCA, and the Rockland Police Dept. would receive upgraded technology equipment for patrol cars. Ms. Caler-Bell fielded questions regarding the program from Ms. Maines.

ACTION: Ms. Maines made a motion that the Planning Board authorize Chair Laustsen to sign the Rockland Safe Neighborhoods Program letter of support.
Carried 4-0-0

2. Christopher Lord – 456 Old County Road – Site Plan Application to Erect a Fabric Structure for Residential Personal Gardening - Tax Map #76-A-21: Mr. Lord proposed erecting a 26' X 48' fabric structure using a grant from the USDA intended to support extending the growing season in northern latitudes. The applicant said the grant required growing in the ground or in raised beds with the ground as a base. The project must be maintained for 4 years.

CEO Root said the fact that the structure would exceed 600 sq. ft. triggered the PB review.

Mr. Lord planned to use water from his house.

The PB reviewed the elements of the Site Plan.

ACTION: Ms. Knickelbein made a motion to accept the application as complete.
Carried 4-0-0

The Chair read aloud the titles of the Standards sections and CEO Root confirmed the applicant was in compliance with all ordinances.

ACTION: Mr. Bodine made a motion to approve the Standards.
Carried 4-0-0

Chair Laustsen read aloud the proposed Findings of Fact.

ACTION: Ms. Maines made a motion to approve the Findings.
Carried 4-0-0

ACTION: Mr. Bodine made a motion to approve the Site Plan.
Carried 4-0-0

Previous Meeting Minutes: 5/3/16, 5/24/16 & 6/21/16

ACTION: Ms. Knickelbein made a motion to approve the 5/3/16 meeting minutes.
Carried 4-0-0

ACTION: Ms. Maines made a motion to approve the 5/24/16 meeting minutes as amended.
Carried 3-0-1 (Mr. Bodine abstained)

ACTION: Ms. Maines made a motion to approve the 6/21/16 meeting minutes.
Carried 3-0-1 (Ms. Knickelbein abstained)

Other Business - Review Proposed Ordinance Amendment #19 (Environmental Impact Assessment): The CEO had provided a copy of the proposed ordinance and said there were some problems with it, which he had noted in a memo. He said it applied to industrial development, which perhaps should be defined in the ordinance. Ms. Knickelbein did not like the phrase "When deemed necessary" in the beginning of the amendment. Chair Laustsen read aloud from the Site Plan Ordinance Chapter 16, Article II, which already provided for the PB to require technical advice paid for by the applicant.

There was a brief discussion and PB members Maines and Laustsen agreed they would draft a memo response to the mayor to be reviewed by the other members before being sent.

Adjournment:

ACTION: Ms. Knickelbein made a motion to adjourn at 6:19 P.M.
Carried 4-0-0

Respectfully submitted,

Deborah Sealey
Recording Secretary