

**Approved**  
**CITY OF ROCKLAND**  
**PLANNING BOARD**  
**Minutes of Meeting**  
**August 16, 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 5:29 P.M. and reviewed the agenda.

**Public Comment:** None

**Communications:** CEO Root said the requested changes to the parking lot for 250 Main had been made and City Attorney Kevin Beal had approved the agreement.

**New Business:**

**City of Rockland – 400 Limerock Street – Site Plan Review and Public Hearing for 7,200 sq. ft. Municipal Sand and Salt Shed – Tax Map 82-B-1:** Engineer Andrew Hedrich of Gartley & Dorsky Engineering & Surveying, Public Services Director David St. Laurent, and engineer Jamie Bshara of Rubb Building Systems represented the application before the PB.

Mr. Hedrich said the new 60' X 120' building would be located 600' to the south of the existing Transfer Station building. The tensioned-fabric, steel-framed building would be paved internally with concrete. The yard outside would be gravel or asphalt. There would be doors, which would remain open, on both ends of the shed. Catch basins in front would send water to a vegetated border in back. Erosion control measures would be in place on the back side.

The City planned to finish the project this year. No state permits were needed, though an update to the Solid Waste Facility Permit would be made. There were no animal habitats in the vicinity and no plantings were planned. Fill would be brought in to level the back corner of the site.

Mr. Bshara said the fabric covering of the shed had a 20-year warranty: Rubb had erected one in 1981 that was still in service.

Mr. Hedrich said there would be two exterior lights on the front of the building and possibly two on the back. There would be interior lights.

Mr. Root and Ms. Maines posed questions on how the shed would be used. Mr. Hedrich answered these and added that 21,600 sq. ft. of impervious surface would result from the installation.

The PB reviewed the Elements of the plan. There would be no sewer or water connections. There was a sliver of an easement near the shed.

**ACTION:** Mr. Bodine made a motion to accept the application as complete.  
Carried 3-0-0

*Chair Laustsen opened and closed the public hearing at 6:12 P.M. with no comments received.*

The PB reviewed the Standards. Ms. Maines asked if there would be increased traffic on Limerock Street and Mr. St. Laurent said it would be shifted farther down on Park Street. He said plow trucks would still be stored at the Public Works garage. There was a lengthy discussion of the use of sand and salt.

**ACTION:** Ms. Maines 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 Site Plan.  
Carried 3-0-0

**Previous Meeting Minutes: 7/19/16**

**ACTION:** Ms. Maines made a motion to approve the 7/19/16 meeting minutes as corrected.  
Carried 3-0-0

**Adjournment:**

**ACTION:** Mr. Bodine made a motion to adjourn at 6:40 P.M.  
Carried 3-0-0

Respectfully submitted,

Deborah Sealey  
Recording Secretary