

Approved 12/15/15

CITY OF ROCKLAND  
PLANNING BOARD  
Minutes of Meeting  
December 1, 2015

**Board Present:** Chair E. Laustsen, W. Bodine, A. Knickelbein, and P. vanVuuren

**Board Absent:** C. Jordan

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

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

**Public Comment:** None

**Communications:** None

**New Business:**

**1. William Jillson – 38 Lake View Drive – Home Occupation Level 3 for Wood Pellet Production - Tax Map 74, Block C, Lot 11:** William Jillson said he had bought a small diesel-powered pellet machine, which could process up to 800 pounds per hour. He also planned to use the garage space as a woodworking shop. His wife and father-in-law owned the property at 38 Lake View Dr. CEO Root said this operation would be classified as a tradesmen shop

The PB reviewed the Elements of the site plan. The date of submittal needed to be shown on the plan. There would be no new construction. The applicant expected 2 to 3 customers per day and one truckload of sawdust delivered per week. There would be no outdoor lighting, drainage would be unchanged, and storage would be inside. Hours of operation would be 8 A.M. to 6 P.M.

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

The Board reviewed the Standards. CEO Root said the noise of the pellet machine could not be heard in the attached house. Chair Laustsen said if the production did not meet the ordinance the garage would have to be insulated.

**ACTION:** Ms. Knickelbein made a motion to approve the Standards.  
Carried 4-0-0

Chair Laustsen read aloud the proposed Findings of Fact.

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

**ACTION:** Ms. vanVuuren made a motion to approve the application.  
Carried 4-0-0

**2. Kurt Snyder/Stonescape Masonry – 1 Farwell Drive – Site Plan Review to Construct a 2,564 Sq. Ft. Commercial Building - Map 95, Block A, Lots 4-1:** Applicant Kurt Snyder and engineers William Gartley and Jeff Senders of Gartley & Dorsky Engineering & Surveying appeared before the PB. Mr. Gartley said the applicant had owned the 5.79-acre parcel at 1 Farwell Dr. for a while and now wanted to

utilize it to a larger extent by erecting a 32' X 72' building with a projecting 10' X 26' office. The building's architect was Chuck Campbell.

The applicant would put in a well and septic and the driveway would be moved. Mr. Snyder said as yet there was no septic design, but soils had been tested. Since there would be less than 1 acre of new impervious, Mr. Gartley said, no state permitting was required. There was a 3' drop in elevation from Rte. 90 to the first floor of the proposed building. There was a ditch line on the easterly side of the property.

Mr. Snyder said he would have 3 to 5 employees and CEO Root commented that there was a large amount of space for parking. Mr. Gartley said the only delineated parking space would be the one handicap space. The applicant already had a MDOT entrance permit.

The PB reviewed the elements. There would be 5 building-mounted full cut-off LED down lights. Electric was overhead.

Mr. Gartley explained that there was a perimeter drain and as water came off Rte. 90 toward the building it flowed to the east and moved into a wooded buffer and to the west toward the back of the property. There was a landscape plan and Mr. Laustsen noted there was thick natural vegetation around the perimeter and more to dress up the entrance.

**ACTION:** Ms. Knickelbein made a motion to accept the application as complete.

Carried 4-0-0

Chair Laustsen read the Standards titles and there were no questions or comments.

**ACTION:** Mr. Bodine made a motion to approve the Standards.

Carried 4-0-0

Chair Laustsen read aloud the proposed Findings of Fact.

**ACTION:** Mr. Bodine made a motion to approve the Findings.

Carried 4-0-0

**ACTION:** Ms. vanVuuren made a motion to approve the site plan.

Carried 4-0-0

**Approve Minutes of the 11/3/15 & 11/10/15 Meetings:**

**ACTION:** Ms. vanVuuren made a motion to approve the minutes of the 11/3/15 and 11/10/15 meetings.

Carried 4-0-0

**Adjournment:**

**ACTION:** Ms. Knickelbein made a motion to adjourn the meeting at 6:10 P.M.

Carried 5-0-0

Respectfully submitted,

Deborah Sealey