

Approved 11/18/14

CITY OF ROCKLAND
PLANNING BOARD
Minutes of Meeting
November 4, 2014

Board Present: Chairman E. Laustsen, W. Bodine, C. Jordan, A. Knickelbein, and P. vanVuuren

Board Absent: None

Staff Present: Code Enforcement 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

Old Business:

ADZ, LLC – 250 Main Street – Request for Minor Revisions of the Façade of Approved Boutique Hotel - Tax Map #5-CA-9: Architect Scott Teas of Scattergood Design and Ron DeFoe of ADZ represented the applicant. Mr. Teas said the building's design had not been completely finalized at the time of its approval on 6/16/14. Since then there had been minor changes to each elevation, as follows:

- 1) East Elevation: Dimensions remain the same, with a refinement of spacing. ADZ has received City Council approval for canopies over the sidewalk.
- 2) South Elevation: Dimensions remain unchanged, with some varied spacing between mullions on the upper part where the building was cut back. There are now two doorways onto to the 4th floor terrace. The entrance door on Pleasant St. has moved two bays west.
- 3) West Elevation: There are now more and larger windows (3' high X 2' wide) with regular spacing. The standing seam roof is enlarged to 17' wide and aligned with the bump-out base. This roof will now be grey, rather than terra cotta color, to help break the scale of this elevation.
- 4) North Elevation: More and larger windows with aluminum frames have been added where permissible. The westerly slot is now 2-1/2' shorter and there is 30% more glazing.

There was a brief discussion to clarify the details of some proposed revisions.

Chair Laustsen read aloud the proposed additional Findings.

ACTION: Mr. Bodine made a motion to approve the additional Findings.
Carried 5-0-0

ACTION: Ms. Knickelbein made a motion to approve the revisions.
Carried 5-0-0

New Business:

Stephen & Leling Carroll – 526 Old Country Road – Site Plan Review Application for Conditional Use to Operate an Agricultural Market – Tax Map #76-A-12: The applicants appeared before the PB.

CEO Root explained that Ordinance Amendment #27, which allowed this use, would not take effect until 11/15/14, so approval would be conditional until that date.

Mr. Carroll said that since they started this project, Terra Optima had opened what he considered an agricultural market on Main St. and another was planned for the downtown former location of The Store. He said lots of people in the area were producing good food products and he and his wife planned a marketplace to present good quality items. The Carrolls planned to grow some of the products themselves.

The PB reviewed the elements of the plan. There would be overhead power but no water in the farm stand. There would be two outdoor 600-lumen lights.

ACTION: Ms. vanVuuren made a motion to accept the application as complete.
Carried 5-0-0

Chair Laustsen read the titles of the Standards. Drainage patterns would be maintained. Five parking spaces were provided, while one was required for each business on the property (Mrs. Carroll has an existing sewing business). One additional parking space was available in the garage for the owners.

ACTION: Mr. Jordan made a motion to approve the Standards.
Carried 5-0-0

Chair Laustsen read aloud the proposed Findings.

ACTION: Ms. Knickelbein made a motion to approve the Findings.
Carried 5-0-0

ACTION: Mr. Bodine made a motion to approve the Site Plan, with the following conditions: 1) if it is deemed by the CEO that additional parking is needed, the applicants will return to the PB for review and approval of a revised parking plan, and 2) the applicants cannot begin business until Ordinance Amendment #27 becomes effective on November 15, 2014
Carried 5-0-0

Previous Meeting Minutes: 10/7/14

ACTION: Ms. vanVuuren made a motion to accept the minutes of the 10/7/14 meeting.
Carried 4-0-1 (Mr. Bodine abstained)

Adjournment:

ACTION: Ms. Knickelbein made a motion to adjourn at 6:17 P.M.
Carried 5-0-0

Respectfully submitted,

Deborah Sealey
Recording Secretary