

Approved 12/17/13

CITY OF ROCKLAND  
PLANNING BOARD  
Minutes of Meeting  
November 5, 2013

**Board Present:** Chairman E. Laustsen, W. Bodine, A. Knickelbein, K. Swan, G. Terrien, and P. vanVuuren

**Board Absent:** None

**Staff Present:** Code Enforcement Officer J. Root, Public Works Director G. Blackwell, and Secretary D. Sealey

The Chairman called the meeting to order at 5:17 P.M. and reviewed the agenda.

**Public Comment:** None

**Communications:** None

**Other Business:**

**1. Drainage Discussion with Greg Blackwell:** Chair Laustsen said the PB was starting to look more closely at drainage issues under Performance Standards, with the purpose of making them clearer and user-friendlier. He asked Mr. Blackwell what he was looking for in offsite drainage and improvements. Mr. Blackwell responded that when plans came up for review he looked at the area for problems. He might suggest adding catch basins; additionally, establishing curbs and sidewalks could cause drainage problems. Mr. Blackwell said the Wastewater department was taking over sewer lines, but PW continued to maintain storm sewer lines. He noted that the city was still working on its inventory of the lines.

Mr. Swan said he had wanted to know more when Mr. Blackwell had said there was no problem with the proposed take-out restaurant at 249 Maverick St. Mr. Blackwell responded that he used the applicant's engineer's recommendations when evaluating a site. He confirmed for Mr. Bodine that he did not bring in an outside engineer to review those plans. CEO Root noted that the PB had the right to require independent review at the applicant's expense.

Ms. vanVuuren asked Mr. Blackwell his vision on sidewalks in Rockland. Mr. Blackwell said he did not like new sidewalks, but rather preferred to upgrade existing ones. However, that work was falling behind due to lack of funds, since the last bond issue in the '90's had been only for roads. Mr. Blackwell said he tried to address debilitated sidewalks when the adjoining roads were paved. Mr. Root felt the city should decide where it wanted to extend sidewalks so that could be included in reviews. Ms. vanVuuren agreed that knowing the game plan would help.

Mr. Terrien asked, using 249 Maverick as an example, at what point Mr. Blackwell felt concerned about an increase in runoff. The PW director said he had no criteria, but rather judgment based on the amount of flow predicted and the history of the area. Mr. Terrien wanted to have a communications system regarding such issues.

Mr. Bodine asked the average cost of an installed catch basin, which Mr. Blackwell said was approximately \$1,000 for materials, piping, and labor. Architect John Hansen said it was \$2,000-\$2,500. Culvert costs were discussed. Mr. Bodine asked if there were a system that kept track of PW or citizen reports of water problems. Mr. Blackwell said he and his foreman kept that information in their heads.

**New Business:**

**1. Liberty Hospitality of Maine – 2 Park Drive – Site Plan Review Application to Construct a Corridor Addition to the North Side of the Trade Winds Motor Inn - Tax Map #1-H-10:**

The application was represented by Robert Liberty and architect John Hansen, who distributed a replacement plan. Mr. Hansen said the Trade Winds had been built in the 1960's. The first section ran parallel to Main St., with three levels; the top two levels had open balconies. Weather became an issue, so the Fire Marshall allowed (with the addition of a sprinkler system) the balconies to be reconfigured as an enclosed corridor.

The top floor had been added in 1989, at which time the Fire Marshall wanted a plan to correct the corridor. Most of the corridor had been replaced by 2008 and Mr. Liberty now wanted to finish the job. He proposed replacing the corridor with individual balconies. This would include a 5' extension to the north and dropping and pitching the roof so rain would go into the footing drain and thence into a catch basin. Mr. Hansen explained the plan in detail, with reference to the drawing, and answered questions from the board. He confirmed that all water falling on the new roof of the corridor extension, plus 50% of the rain from the existing roof, would flow into the existing perimeter footing drain.

The PB reviewed the Elements and waived the requirement for contours on the plan. There would be no additional outdoor lighting. An easement for the Key Bank sewer was noted.

**ACTION:** Mr. Terrien made a motion to accept the plan as complete.  
Carried 5-0-0

The PB reviewed the Standards, noting the corridor would be heated and sprinklered.

**ACTION:** M. Bodine made a motion to approve the Standards.  
Carried 5-0-0

Chair Laustsen read aloud the 21 Findings of Fact.

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

**ACTION:** Ms. vanVuuren made a motion to amend the Findings to add one stating that the Design Standards had been met.  
Carried 5-0-0

**ACTION:** Ms. vanVuuren made a motion to approve the amended Findings.  
Carried 5-0-0

**ACTION:** Mr. Swan made a motion to approve the Site Plan.  
Carried 5-0-0

**2. Review Harbor Trail Master Plan for Funding Application:** Chair Laustsen said the PB was charged with deciding if the grant application was consistent with the Comprehensive Plan.

**ACTION:** Ms. vanVuuren made a motion that the City of Rockland Planning Board finds that the grant application plan is consistent with the Comprehensive Plan.  
Carried 5-0-0

**Other Business:**

**2. Lot Infill:** Mr. Terrien asked if the PB should be concerned with infill of individual lots and suggested this be addressed as an agenda item. Chair Laustsen thought this could be addressed when City Attorney Beal gave the PB his drafted update on the ordinances.

**Adjournment:** Ms. vanVuuren made a motion to adjourn the meeting at 6:55 P.M.

Carried 5-0-0

Respectfully submitted,

Deborah Sealey  
Recording Secretary