

**Approved 3/18/14**

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

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

**Board Absent:** None

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

The Chairman called the meeting to order at 5:20 P.M. and reviewed the agenda.

**Minutes of Previous Meeting:** 2/11/14

**ACTION:** Mr. Bodine made a motion to approve the minutes of the 2/11/14 meeting as amended.  
Carried 5-0-0

**Public Comment:** None

**Communications:** None

**New Business:**

**Rockland Harbor Park, LLC, - 12 Water Street – Site Plan Review Application to Convert Former Restaurant Space into a Fitness Center / Daycare – Tax Map #5-B-13:** Stuart Smith, co-owner of Rockland Harbor Park, LLC, and engineer William Lane represented the applicant. Mr. Lane said the applicant proposed to modify 8,000 sq. ft. (formerly occupied by Amalfi restaurant) to house a fitness center and daycare facility. With the exception of a new entrance on the east face of the building, all changes would be interior.

Chair Laustsen reviewed the elements. A sheet listing easements had been submitted. There would be no additional outside lighting. There was a brief discussion about the patio, landing, and access.

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

Chair Laustsen read aloud the titles of the Standards sections. He commented that changes in traffic would be minimal. Mr. Lane said there would be a net reduction of 12 required parking spaces, from 45 to 33.

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

Chair Laustsen read aloud the 24 Findings of Fact.

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

**ACTION:** Mr. Bodine made a motion to approve the application.  
Carried 5-0-0

**Other Business:** Mr. Laustsen said Mr. Terrien had requested that Wastewater Treatment Facility Director Terry Pinto meet with the board to talk about stormwater management. CEO Root said he would invite Mr. Pinto. Mr. Terrien also requested an update on possible incorporation of stormwater management provisions in the ordinances, including in relation to the Lindsey Brook system.

**Adjournment:** Ms. vanVuuren made a motion to adjourn the meeting at 5:52 P.M.  
Carried 5-0-0

Respectfully submitted,

Deborah Sealey  
Recording Secretary