

Approved 6/4/13

CITY OF ROCKLAND
PLANNING BOARD
Minutes of Meeting
May 7, 2013

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

Board Absent: None

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

The Chairman called the meeting to order at 5:21 P.M. and reviewed the agenda.

Previous Meeting Minutes: 4/23/13

The board asked for some changes and decided to vote on the corrected minutes at the next meeting.

Public Comment: None

Communications: None

Old Business:

Thompson & Cosgrove – 220 Camden Street – Subdivision Plan to Change an Existing Single-Family Dwelling Into Five Residential Condominium Units – Final Subdivision & Site Plan Review - Tax Map 36-A-3: Patrick Cosgrove represented his application before the board. Chair Laustsen said the board had received a letter, dated 5/29/13, from engineer William Lane of Gartley & Dorsky Engineering & Surveying, along with an updated site plan. A copy of the deed combining the two parcels had also been submitted. Mr. Cosgrove had also provided a post-rain photo of the driveway.

Mr. Laustsen said Mr. Lane's letter made it clear that curbing in front of the parking area was partially responsible for water being directed toward the driveway. Mr. Cosgrove said improvements to the curb would be made: he would recreate the asphalt 6" curb and install concrete wheel stops. Mr. Terrien said the contour in the southern corner of the parking lot showed water going over the corner. Mr. Laustsen said this would be mitigated by the 6" curb stop, as discussed in Mr. Lane's letter. Mr. Terrien responded that the 82' contour and arrow, on the downhill side to its south, showed water running to the corner. He said there was a discrepancy between what the photo showed and what the contour represented. Mr. Cosgrove said the contours were shown in 12-inch increments, which limited their accuracy.

ACTION: Mr. Bodine made a motion to accept the final plan application as complete.
Carried 5-0-0

Chair Laustsen led a review of the Standards under the Site Plan Ordinance.

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

CEO Root noted that the City tax maps still showed two lots, but the deed confirmed there was only one. Mr. Laustsen said City Attorney Kevin Beal had reviewed the condominium documents and determined there were a couple of minor issues that could be handled as a condition that he approve the final documents.

Chair Laustsen read aloud the 26 findings.

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

ACTION: Ms. vanVuuren made a motion to approve the Site Plan and Subdivision applications with the condition that the final condominium documents and deed restrictions be reviewed and approved by the City Attorney.
Carried 5-0-0

New Business:

Black Diamond Consultants, Inc. (Authorized Agent for Maine RSA #1 d/b/a U.S. Cellular Corp.) – 143 Rankin St. - Replace an Existing 100' Tower With One of the Same Height - Tax Map 68-A-17:

The applicant was represented by engineer Jim Hebert of Black Diamond Consultants, Inc. Property owners Bradford and Ilmi Carter were also present. Mr. Hebert said U.S. Cellular wanted to replace an existing 100' tower at 143 Rankin St. with an updated tower of the same height. The new tower would support 3 antennas at 95' and 6 broadband antennas at 85'.

Mr. Hebert said this tower was needed to offload current downtown antennas that were nearing capacity and this location was closer to the load center than a previously proposed tower at the Rockland Golf Course. Chair Laustsen read aloud an email asking if the tower would be monopole or lattice. Mr. Hebert responded that it would be lattice because using a monopole would require state and federal permits. Mr. Bodine said the lattice tower on Dodge Mountain attracted his attention more than the poles there. CEO Root remarked that the lattice towers on the mountain were 300' in height, while this proposed tower would be replacing one of the same 100' height and design. Mr. Terrien had no objection to replacement with a lattice tower even though the steel sections would likely be heavier than those in place now.

The board reviewed the elements of the plan. A 30' utility and access easement was proposed. The tower would be fenced in and the equipment room would be located in the existing adjacent building. All utilities existed and there would be no exterior lights. 20 parking spaces were available.

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

Continuing on to the Standards, Chair Laustsen said this application was before the PB because it was for the replacement of an existing tower, which was a non-conforming use and structure, though both were allowed under the ordinance. Mr. Terrien stated that the PB had determined that the other dimensional requirements and performance standards had been met to the greatest practical extent and that the proposed construction would be no more non-conforming than the existing structure. Mr. Hebert confirmed that installation of the tower would not increase impervious surface.

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

Chair Laustsen read aloud the 23 findings.

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

Chair Laustsen read aloud the condition that the final signed lease agreement between the owners and the applicant would be submitted to the Code Enforcement Office for the record.

ACTION: Mr. Bodine made a motion to approve the Site Plan application with that condition.
Carried 5-0-0

Adjournment: Ms. vanVuuren made a motion to adjourn the meeting at 6:30 P.M.
Carried 5-0-0

Respectfully submitted,

Deborah Sealey, Recording Secretary