

Approved 10/1/13

CITY OF ROCKLAND
PLANNING BOARD
Minutes of Meeting
July 30, 2013

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

Board Absent: W. Bodine

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

The Chairman called the meeting to order at 5:16 P.M. and reviewed the agenda.

Public Comment: None

Communications: CEO Root stated that Department Head Comment sheets had been provided for all three items on tonight's agenda. In addition, there was an invitation for the Board to comment regarding the communications facility in relation to the National Historic Preservation Act. CEO Root said the state preservation department would sign off on the application.

Copies of Ordinance Amendment #11 (Clarifying the Procedure and Standards for Reviewing Special Classes of Uses) had also been provided to Board members since it related to Northeast Wireless Networks' application.

New Business:

A. Northeast Wireless Networks, LLC – 386 Main St. - Site Plan Application for Special Class for Installation of Antennae and Associated Equipment on the Island Institute Building - Tax Map 1-E-7: The applicant was represented by Terry Turner of Tilson Tech. Mr. Turner said the applicant wanted to attach three radio antennae and a 2' microwave dish to the corners of the Island Institute building, as well as to place radio equipment on a 4' X 6' raised platform. The hybrid antennae would be attached to the platform equipment. Mr. Turner showed the PB the location of the antennae and assured them there would be no interference with radio stations because they were on different frequencies.

The PB reviewed the elements of the plan. There were easements within the lease between Northeast Wireless Networks, LLC, and the Island Institute in order to access the platform. Existing electrical service to the building would be utilized.

ACTION: Mr. Terrien made a motion to accept the application as complete.
Carried 4-0-0

Mr. Laustsen led a review of the Standards titles, which raised no issues.

ACTION: Mr. Swan made a motion to approve the Standards.
Carried 4-0-0

Chair Laustsen opened and closed the Public Hearing at 5:39 P.M.: no one spoke. He then read aloud the 22 Findings of Fact.

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

ACTION: Mr. Terrien made a motion to approve the Site Plan.
Carried 4-0-0

B. City of Rockland – 40 Tillson Ave. – Site Plan Application to Construct 675 Sq. Ft. Public Restroom Facility – Tax Map #1-C-4: Wastewater Treatment Plant Director Terrance Pinto represented the applicant. He said the proposed building would rest on a slab: both the slab and the adjoining sidewalk would be heated with excess energy generated by the treatment facility. The building would have concrete clapboard siding and the interior of the building could be hosed down.

Mr. Pinto further explained that interior lighting would be maximum 12 watt LED and exterior lighting would be shielded downlights in the soffit. He said future City street lighting would provide more than enough illumination. All utilities would be connected to the sewage treatment plant. He stated that the design met the setbacks, that the area was well-vegetated and produced no runoff. In response to a question from Mr. Swan, Mr. Pinto said treatment plant employees would be responsible for maintenance.

The PB reviewed the Elements and Standards: no issues were raised.

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

ACTION: Mr. Terrien made a motion to approve the Standards.
Carried 4-0-0

Chair Laustsen read aloud the 20 Findings of Fact.

ACTION: Mr. Swan 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

C. First Baptist Church – 215 Limerock St. – Site Plan Application to Construct a 780 Sq. Ft. Garage - Tax Map #1-C-4: The applicant was represented by Pastor Bob Manning and church member Don Boyce. Mr. Manning explained that the church wanted to build a 26' X 30' garage in which to store its van and other items. The windowless building would have steel garage doors on both ends. Electricity would be supplied underground from the church building.

Chair Laustsen asked if the church was working on a berm to control runoff, which had been an on-going problem. Mr. Manning replied that they had a 4' berm but had also mitigated the problem further down. Abutter Cindy Norton had been apprised of the improvements.

Mr. Laustsen said the PB was reviewing this application because the building size was in excess of 600 sq. ft. The Board reviewed the Elements and asked that the submittal date of 7/30/13 be added to the plan. There would be a single exterior light over the doorway. The Chair mentioned the natural vegetation in the area and that the garage siding and roof would be similar to those of the church.

ACTION: Mr. Swan made a motion to accept the application as complete.
Carried 4-0-0

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

Chair Laustsen read aloud the 20 Findings of Fact.

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

ACTION: Mr. Terrien made a motion to approve the Site Plan.
Carried 4-0-0

Adjournment: Ms. vanVuuren made a motion to adjourn the meeting at 6:21 P.M.
Carried 4-0-0

Respectfully submitted,

Deborah Sealey
Recording Secretary