

Approved 10/7/14

CITY OF ROCKLAND
PLANNING BOARD
Minutes of Meeting
September 9, 2014

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

Board Absent: A. Knickelbein

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

The Chair called the meeting to order at 5:15 P.M. and reviewed the agenda.

Public Comment: None

Communications: None

Old Business:

1.ADZ Properties, LLC – 250 Main Street – Request to Change “Bond” to “Guarantee” in the Conditions of the 610/14 Site Plan Approval - Tax Map #5-C-9: Ron DeFoe of ADZ represented the applicant. CEO Root explained that a performance guarantee was more economical than a performance bond for the developer. The City Attorney had thought the requested change was fine.

Chair Laustsen read aloud 2 new findings.

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

ACTION: Mr. Bodine made a motion to change the words “performance bond” to “performance guarantee” in the three places where it appeared in the Conditions of approval.
Carried 4-0-0

New Business:

Thompson & Cosgrove, LLC – 220 Camden Street – Site Plan Review Application to Construct 1,400 sq. ft. 5-Bay Residential Garage – Tax Map #36-A-3: Patrick and Jane Cosgrove, owners of Thompson & Cosgrove, LLC, appeared before the board. Mr. Cosgrove said their condominium conversion, approved on 5/7/13, had revealed structural problems and he detailed some of the extensive corrections that had been made.

Mr. Cosgrove said the plan had always been to try to find space for a garage and that had now been accomplished. The applicants wanted to build a 20' X 70' garage containing 5 spaces behind the condominium building. With this addition, the back entrance would become the main entrance to the building, with a “farmer’s” porch added. Parking in front of the building would then be for only the 2 units on the 1st floor, allowing for removal of some currently impervious surface in front. Now each unit would have 1 enclosed parking space in the garage, which would be accessed from Belyea Ave.; this way the entrance would not connect with PenBay Ave.

Ms. vanVuuren questioned why there would be two driveways off Belyea Ave. Mr. Cosgrove responded that this was so people could be dropped off at the rear porch entrance without headlights shining into the first floor condo bedroom. Mr. Cosgrove said Belyea was a private way, not restricted by the 150' driveway spacing regulation. CEO Root stated that Public Works claimed Belyea Ave. was a public street

because they had paved and plowed it in the past. However, the City Clerk had no records showing the street had ever been accepted as a city street; therefore, City Attorney Kevin Beal said it was not a public street. As a result of this determination, Public Works Director Greg Blackwell had said the city would no longer plow Belyea Ave. Mr. Root noted that there were two other houses on the road beyond the Cosgrove property.

Chair Laustsen asked about screening headlights from PenBay Ave. Mr. Cosgrove said there was a line of cedar along PenBay Ave., as well as a large yew bush that he planned to relocate between the cedar and a spruce not shown on the plan. He said he had assured the abutter there would be no lights shining in his windows. Ms. vanVuuren said the plan needed to reflect that there would be solid screening along PenBay Ave.

CEO Root said the proposed 6' X 22' back porch was considered an addition and he would need plans for it.

The PB reviewed the Elements. A conduit would carry electricity from the building to the garage. There would be carriage lamps on the garage, as well as recessed lighting on the back porch. The 2 driveways would result in a net increase of 1,800 sq. ft. of impervious surface.

The Chair pointed out that the plan incorrectly labeled the electric as overhead when the utilities would be underground. CEO Root asked the applicants to submit 2 copies of a corrected plan. This plan should also correct the fact that 2 previous lots were now 1. Mr. Root would check to see that the city had corrected this on its tax maps.

ACTION: Mr. Jordan made a motion to accept the application as complete with the condition that two corrected copies, showing underground utilities to the garage and house, as well as landscaping to shield lights from the neighbors, be submitted to the CEO.
Carried 4-0-0

The Chair opened and closed the Public Hearing at 5:55 P.M.; no one spoke. He then read the titles of the Standards, which elicited no questions or comments.

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

Chair Laustsen read aloud the proposed Findings.

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

ACTION: Mr. Jordan made a motion to approve the project.
Carried 4-0-0

Old Business:

2. Wai Lam – 145 Camden Street – Request for Amendment to Include an Addition Not Shown on the Approved Plan - Tax Map #29-B-2: Architect John Hansen said the applicant had deviated from the plans approved on 10/18/11. A 10' X 19' addition had been built without a permit and a stockade fence off this addition crossed the setback line. Also, a planned handicap ramp had not been built, so now a second handicap parking space must be added. Finally, Mr. Hansen said, the landscaping had been done but not all vegetation met the specified height.

Chair Laustsen read aloud 2 additional Findings concerning the parking lot reconfiguration and landscaping changes adjacent to the new handicap space.

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

ACTION: Mr. Jordan made a motion to approve the amendment to the plan.
Carried 4-0-0

Other Business:

The board discussed a drafted letter to the City Council, written by the Chair, regarding proposed amendments to the Downtown and Tillson Avenue Area Overlay zones. Changes were suggested and made by board members.

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

Adjournment: Mr. Bodine made a motion to adjourn the meeting at 7:15 P.M.
Carried 5-0-0

Respectfully submitted,

Deborah Sealey
Recording Secretary