

Approved 5/8/15

CITY OF ROCKLAND
PLANNING BOARD
Minutes of Meeting
April 7, 2015

Board Present: Chair E. Laustsen, W. Bodine, C. Jordan, A. Knickelbein, and P. vanVuuren

Board Absent: None

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

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

Public Comment: None

Communications: None

New Business:

1. Michael LaPosta and Cheryl Michaelsen– 73 Talbot Avenue – Site Plan Review for Conditional Use to Convert a Former Assisted Living Facility to a Bed & Breakfast – Public Hearing - Map #22-A-3:

The applicants had purchased the Talbot Home, next door to their existing B & B, at 73 Talbot Avenue. This property had been used as a home for aged women and an assisted living facility since 1962. The new owners' long-term plan was to convert the house to an 8-bedroom Bed & Breakfast.

Ms. Michaelsen said the building was still structurally sound and had beautiful finishes hidden within the interior space. It would take lots of time and money to bring it back, so the applicants wanted to receive approval for the Conditional Use before proceeding. In response to a question from Chair Laustsen, Ms. Michaelsen said the project might involve phasing. CEO Root responded that phasing would not be a concern for a Conditional Use. Ms. Michaelsen said there was a lot of existing parking space.

The PB reviewed the Elements of the plan. Drainage would remain unchanged since there would be no new construction. Outdoor lighting must be less than 2,000 lumens or must be hooded and shielded. The building was fully sprinklered.

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

Chair Laustsen opened and closed the Public Hearing at 5:32 P.M.: no one spoke.

Mr. Laustsen said the ordinance amendment allowed the applicants to live in either property. Densely planted Yews needed to be extended along the property line shared with the multi-family building next door. This buffer would run along parking spaces 9 & 10.

There were no concerns from Board members. The Standards were reviewed. There would be no additional impervious surfaces.

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

Chair Laustsen read aloud the proposed Findings.

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

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

2. ADZ Properties, LLC – 250 Main Street – Amendment to the Approved Site Plan for a Boutique Hotel to Allow Rooftop Access – Public Hearing -Tax Map #5-C-9: Mackenzie Lyman and architect Scott Teas represented the applicant. Mr. Teas stated that the applicant was seeking approval to alter the approved hotel's roofline to allow rooftop access for guests. This would require an elevator and two staircases in order to meet ADA requirements. Mr. Teas explained the roofline changes, saying the elevator shaft would be visible from the north view.

Mr. Teas said the applicant felt rooftop access would be valuable for guests, while having a negligible impact on the neighborhood. The elevator shaft would be raised by 9' in order to allow rooftop access. This extension would be visible from the sea and from a northerly land perspective. The slope to the roof would have additional glass to the right of the staircase on the north elevation. The roof railing would be set back and not visible.

Ms. Knickelbein said she was discouraged because the community had had concerns about occupation of the terrace and rooftop. The original approval had scratched that and now it had come back in piece by piece. Chair Laustsen said it had been scrapped so it would not become a problem during review, but he had always thought it was a possibility. Ms. Knickelbein said most people would see the building from the north and the continuation of the terra-cotta on the elevator made it look like that was the height of the building. Mr. Teas responded that this looked more finished and serious than just having mechanicals on the roof. Mr. Laustsen said he liked the terra-cotta tiles on the elevator shaft, which he said made it resemble a chimney. Ms. Knickelbein said the additional height of the elevator shaft was being imposed on most views of the building. Mr. Bodine said as long as it met and correctly interpreted the code that was not a problem. He asked if the white sunscreen on the 5th floor was solid and Mr. Teas said it was actually transparent.

Chair Laustsen asked if the applicant was aware of noise limits. Ms. Lyman replied that the rooftop would not be for public use. When asked the number of people expected to occupy the roof, Mr. Teas said that with two means of egress a maximum of 100 people could use it. CEO Root said the maximum assembly occupancy would be 50 people. Ms. Lyman said it had not yet been determined what hours the rooftop would be open. CEO Root said that Public Works Director Greg Blackwell had stated that furniture on the roof must be secured so it would not blow off. Additionally, there could be no shoveling of snow off the roof. Mr. Teas responded that the building could hold the snow and the rooftop would only accommodate seasonal use.

Chair Laustsen opened the Public Hearing at 6:12 P.M.

Karen Lannon, 11 Pleasant St., said she was against rooftop parties because there was such a short season to enjoy her backyard; the extra lights and noise would make it even shorter. She said people leaving would make more noise as they went to their cars. Ms. Lannon said this was an encroachment on her way of life: she no longer had water views and the rooftop noise would enter her home.

Chair Laustsen closed the Public Hearing at 6:18 P.M.

Chair Laustsen read aloud the proposed Findings.

ACTION: Mr. Jordan made a motion to approve the additional Findings.
Carried 5-0-0

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

Approve Minutes of the 12/2/14 Meeting:

ACTION: Ms. Knickelbein made a motion to approve the minutes of the 3/3/15 meeting as amended.
Carried 5-0-0

Adjournment:

ACTION: Ms. Knickelbein made a motion to adjourn the meeting at 6:32 P.M...
Carried 5-0-0

Respectfully submitted,

Deborah Sealey
Recording Secretary