

Approved 7/14/15

CITY OF ROCKLAND
PLANNING BOARD
Minutes of Meeting
May 5, 2015

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

Board Absent: W. Bodine

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

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

Public Comment: None

Communications: None

New Business:

1. Ari Hecht – 43 Rankin Street – Conditional Use - Home Occupation Level 3 (Daycare Facility) – Public Hearing - Map #23-A-12: Mr. Hecht said he was from New York/New Jersey and had bought the 43 Rankin St. property in November 2014. He had since realized there was a need for holistic integrated quality childcare in the Mid-coast. Mr. Hecht said the facility would serve 6 to 8 children.

Mr. Hecht said Maria Orlova, who had extensive experience with this childcare model, would be leasing the house, living in the property, and running the daycare. Assisting Maria would be Ariel. Maria's husband would be working a farm Mr. Hecht owned in Washington, which would supply some of the food for the children in the daycare.

At this point, Maria and Ariel arrived. Ms. Orlova corrected Mr. Hecht to say she would have an office in the 43 Rankin St. building but would live on the farm with her husband; Ariel would be living at 43 Rankin. CEO Root stated that a Home Occupation had to be in the home of the proprietor of the business. Mr. Hecht confirmed that he would be living there, also.

Chair Laustsen read aloud the requirements for a Home Occupation Level 3 Conditional Use, which would be reviewed under Section 190304 (3) (B). He noted that there was a lot of natural vegetation on the site, so there would be no need for additional buffering. The PB then reviewed the Elements. Mr. Hecht said there were no easements on the property and there would be no additional outdoor lighting. Mr. Laustsen said there would be no drainage impact because no construction was proposed.

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

Chair Laustsen opened the Public Hearing at 5:37 P.M.

Rebecca Jacobs, 14 Tea St., asked if there was adequate parking on Gay St., or would Rankin St. see extra parking. Mr. Hecht replied that the daycare would use Rankin St. for access to its 4 parking spots. CEO Root stated that Mr. Hecht could provide additional parking if it was necessary. He added that Mr. Hecht would be improving the driveway and widening it to accommodate 4-6 vehicles. Mr. Root said he had never had an issue with traffic in a pickup/drop off daycare situation. The parking ordinance required 1 parking space for each 200 sq. ft. of floor space and 1 for each worker: that translated in this case to 3 spaces for the daycare, plus what was needed for the residents.

Another woman asked about hours of operation. Mr. Root said 8 A.M. to 6 P.M. was allowed for outdoor activities, but children could be dropped off earlier.

John Jeffers, 15 Tea St., asked if yoga would be offered for anyone other than the kids. Mr. Hecht replied that there would be a developmental disabilities website that would be based on the farm in Washington, but would not impact the Rankin St. property. Mr. Jeffers said Rankin was a busy street, so he assumed there would be enough places to pull off. Mr. Root said there was plenty of on-street parking.

Mr. Jeffers then asked how state changes affected city codes. The CEO replied that daycares were all regulated and inspected by the state. Ms. Orlova said the state handled accreditation and checked references; there were different regulations based on the age and number of children.

Chair Laustsen closed the Public Hearing at 5:55 P.M

The PB reviewed the titles of the Standards sections. Some minor changes to the application were requested.

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

Chair Laustsen read aloud the proposed Findings.

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

ACTION: Ms. Knickelbein made a motion to approve the plan.
Carried 4-0-0

Approve Minutes of the 4/7/15 Meeting:

ACTION: Ms. Knickelbein made a motion to accept as amended the minutes of the 4/7/15 meeting.
Carried 4-0-0

Adjournment:

ACTION: Mr. Jordan made a motion to adjourn the meeting at 6:15 P.M...
Carried 4-0-0

Respectfully submitted,

Deborah Sealey
Recording Secretary