

Approved 11/17/15

CITY OF ROCKLAND
PLANNING BOARD
Minutes of Meeting
July 14, 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 5:15 P.M. and reviewed the agenda.

Public Comment: None

Communications: CEO Root noted City Attorney Kevin Beal's 7/14/15 memo to the Board, suggesting possible updates to the Site Plan Standards. The CEO suggested a special meeting for checking off non-controversial suggestions. Chair Laustsen commented that Mr. Beal had done a very good job of addressing the issues.

New Business:

1.Edmund LaFlamme (Swift Storage) – 35 Farwell Drive - Site Plan Review Application for the Construction of an 8,000 Sq. Ft. Building for Container, Boat, and RV Storage - Map 95, Block A, Lots 2-3 & 2-5: Edmund LaFlamme said he wanted to add a 80' X 100' X 28' high building to his Swift Storage site, which already included ten (10) buildings. He had built one like it for his neighbor, Leisure Maine Services ten years ago. Mr. LaFlamme said his business now encompassed containerized storage, for which this new building would be utilized.

The two adjoining lots totaled nearly 7 acres; the building would not be visible from the street; the building would be climate-controlled; and there would be very few exterior lights. Mr. LaFlamme had submitted a letter of agreement and approval from abutter Rene Hebert, owner of Leisure Maine Services. Mr. LaFlamme said he was not sure if he would build the structure himself or hire a contractor.

CEO Root said the building as proposed would span the two adjoining parcels, ignoring the setbacks. He said the two parcels should be joined into one before the building was constructed. He added that under permitted uses in a "C3" zone, storage buildings were compartmentalized; he suggested this building be approved as a warehouse

The PB reviewed the Elements of the Site Plan. There were no easements on the property; there was no pedestrian access on Route 90 and none was planned; there would be underground electric service; and the building would connect with existing drainage ways. Two motion-sensor and full cut-off lights would be located on the exterior of the building, which would be well screened from the road and abutters.

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

The PB reviewed the Standards. There would be low-impact traffic, using the existing entrance. The Fire Chief had made no comment regarding fire hazard on the Sign-Off Sheet. Chair Laustsen said Landmarks Corporation had done an excellent job covering the Standards in engineer Joel Lufkin's 6/29/15 letter.

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

Chair Laustsen read aloud the proposed 24 Findings of Fact.

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

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

2. Winter Street, LLC – 12 Winter Street – Pre-Application Review for the Construction of a 40,000 Sq. Ft. 5-Story Art Management / Gallery Space – Tax Map 1, Block D, Lots 9 & 10:

Erik Allyn and Joe Rosillo of A & R Architects represented the applicant and introduced their design team to the Board. Will Gartley of Gartley & Dorsky Engineering & Surveying said the new building would be located behind the Dowling & Walsh Gallery (fronting on Main St.) on two lots accessed from Winter St. The first floor would be 6,845 sq. ft., with increased footprints on the upper floors. There would be 4 parking spaces on site and the designers were coordinating with the City on landscaping. The building would be tight to the property line, as required by the zone.

Erik Allyn displayed 3-D renderings and explained each. The exterior of the first floor would have columns and storefront windows. 2' would be added to the sidewalk width and planters and granite benches would be located in front of the gallery. A large granite column would separate the store front from the entrance to the upper floors.

The first floor gallery would be 2,200 sq. ft. The back half of this floor would be access for deliveries. Floors 2, 3, 4, and part of 5 would be utilized for art preservation and storage. The rest of the 5th floor would contain offices, a lounge, and meeting rooms. Budget allowing, the rooftop would be developed.

Mr. Allyn said Winter Street, LLC was trying to create an important storage facility, so a presentation-quality environment and high-performance materials were necessary. The exterior would be a frameless untinted glass curtain wall system, with glass panels butted seam-to-seam, reflecting the surrounding environment.

Ms. vanVuuren asked the designer how the project would meet the Design Standards. Mr. Allyn replied that they would submit supporting evidence in the next week. Ms. vanVuuren advised that the development would need to meet three sets of Standards. Chair Laustsen said he had told Mr. Allyn the PB would need a list explaining how the project met each set of Standards. Ms. vanVuuren strongly suggested this presentation take the form of a spreadsheet. Chair Laustsen told the designers they had presented an attractive, modern building, but it would be tough to make it meet the Standards.

Mr. Allyn said they were looking forward to delivering a package showing how they would meet the Standards. Mr. Laustsen said it would be their task to convince the PB. Mr. Allyn said they planned to return in August with an application.

Approve Minutes of the 5/5/15 Meeting:

ACTION: Ms. Knickelbein made a motion to accept as amended the minutes of the 5/5/15 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 by Deborah Sealey