

**Town of Rockport Planning Board
PUBLIC HEARING
Wednesday, August 11, 2010 – 7:00 p.m.
Rockport Opera House Downstairs Meeting Room
Meeting Televised on Channel 22**

Present: Kerry Leichtman, Chairman
John Alexander
Terri Mackenzie
Thomas Murphy

Also Present: Thomas M. Ford, Planning Director
Nancy Ninnis, Recording Secretary

AGENDA

NEW BUSINESS

1. **Samorock, LLC**, 1000 Market Street, Portsmouth, NH 03801
Request: Site plan review to construct three rental cottages in the vicinity of the old chapel area. Represented by Gartley & Dorsky Engineering & Surveying.
Property: Samoset Resort – Tax Map 1, Lot 170
District #909 – Resort District

OTHER BUSINESS

2. Review and Approval of Minutes

The meeting was called to order at 7:00 p.m.

I. SAMROCK, LLC

Representation: **Connie Russell**, Manager
220 Warrenton Street, Rockport, ME 04856
William B. Gartley, Gartley & Dorsky Surveying & Engineering
59B Union Street, P.O. Box 1031, Camden, ME 04843
Tel: 207-236-4365; Fax: 207-236-3055
Property: Samoset Resort – Tax Map 1, Lot 170
District #909 – Resort District

Request: Site plan review to construct three rental cottages in the vicinity of the old chapel area.

PRESENTATION:

Chairman Leichtman: The preapplication meeting was held on July 14, 2010 and we took a site walk earlier this evening.

William Gartley: I am here with Connie Russell of the Samoset for site plan review of their plan to add three cottages in the area of the existing chapel with deck and patio that will be used as overnight rentals as part of the hotel operation. I have distributed Sheet C-3 that shows an area marked in grey representing the area left for the hotel, which is a total of 140.41 acres, and the lighter area that has been separated out for other projects. This will help to show that the density requirement is more than adequate for this project. We did not count the Rockland area in the lot coverage to show that even without it there is still no lot coverage or density issue. Existing impervious lot coverage is 16.71 acres or 8.6%. The proposed increase in lot coverage is 0.08 acre or 3,428 sq. ft. and the proposed total impervious lot coverage is 16.79 acres or 8.64%, well under the 33% allowed. The three proposed buildings will be 3,090 sq. ft. The chapel and deck to be removed represent 2,000 sq. ft., resulting in a proposed new building area of 1,090 sq. ft.

Chairman Leichtman: When the Samoset first began to develop the land, what was the whole concept of density? Weren't these part of the original calculations?

William Gartley: I'm not sure, but there have also been Ordinance changes over the years that affected the land bank question, as well as clustering. The time share units have been there since the early 1980's, but the other two projects clearly have enough land. The area shown in grey is what the hotel owns independently and completely of the other projects in Rockport. The first unit for the hotel required 20,000 sq. ft. and every unit after that required 5,000 sq. ft. We need 21.2 acres for this project and we have that.

Chairman Leichtman: It is my understanding that it was mostly an undeveloped chunk of land and the land bank concept was to make sure there was always an undeveloped area so that a certain level of density was allowed.

William Gartley: Since it was under different ownership, you can't count that now.

Chairman Leichtman: We can because it was the "mother" lot, so to speak.

William Gartley: We needed to split the areas for projects off in such a way that we had enough land for the new development so that both would meet the Ordinance at the time of the split, and then each would go on independently from there. We created Sheet C-3 because we thought it would be helpful visually, and we included the Town line so it is clear what is in Rockport. On August 3, 2010 we went to the Rockland Planning Board, which voted unanimously that they had no interest in reviewing the project because it will have no impact on Rockland. We have provided a new Sheet C-2 to correct the scale, but otherwise have made no changes other than to clarify the emergency route access to the cart path. I spoke to the Fire Chief earlier today and increased the width from 10 feet to 12 feet at his request as shown on Sheet C-1. All public utilities were brought in through the pool a couple of years ago and are available for hook up. About a week ago we submitted the stormwater application to the Department of Environmental

Protection as well as the Site Location Modification application. We expect a response in another month to six weeks, which is not a problem as construction won't begin until after the season is over.

Chairman Leichtman: The site plan and written statement look fine.

MOTION – Kerry Leichtman/SECOND – Thomas Murphy: To accept as complete the application of Samorock, LLC to construct three rental cottages in the vicinity of the old chapel area as shown on Site Plan Sheet C-1 by Gartley & Dorsky Engineering & Surveying dated July 27, 2010 on property at the Samoset Resort located at Map 1, Lot 170 in District #909.

VOTE:	John Alexander	Yes
	Kerry Leichtman	Yes
	Terri Mackenzie	Yes
	Thomas Murphy	Yes

The motion was passed 4-0-0.

Chairman Leichtman: There are no issues with the Section 1305 Performance Standards, and we are happy to see that the Fire Chief's comments regarding emergency vehicle access have been incorporated. With regard to Section 1000, we asked for only a general landscaping plan and we have been provided with elevations for architectural review. The project is permitted use No. 4 under Section 909. With regard to Section 800, parking is the major issue, but the Samoset has more than adequate parking for the hotel use and this project will be accessed only by golf cart. There are no issues with any other topics.

PUBLIC COMMENT:

Frederic W. Coulon (45 Village Way): The Chairman is to be congratulated on raising the issue of the land bank, and I would encourage the Planning Board and the Planning Office to maintain a system of monitoring the land bank or reserved land within the Samoset complex, as institutional memory may dissipate. I have no objection to this project.

Chairman Leichtman: I totally agree.

MOTION – John Alexander/SECOND – Terri Mackenzie: To approve the application of Samorock, LLC to construct three rental cottages in the vicinity of the old chapel area as shown on Site Plan Sheet C-1, Proposed Utility Plan Sheet C-2 and Land Area and Density Plan Sheet C-3 by Gartley & Dorsky Engineering & Surveying dated July 27, 2010 on property at the Samoset Resort located at Map 1, Lot 170 in District #909.

VOTE:	John Alexander	Yes
	Kerry Leichtman	Yes
	Terri Mackenzie	Yes
	Thomas Murphy	Yes

The motion was passed 4-0-0 and four copies of the plan were signed.

II. REVIEW AND APPROVAL OF MINUTES

June 16, 2010: MOTION – John Alexander/SECOND – Terri Mackenzie: To approve the minutes of the Planning Board meeting of June 16, 2010 as presented. The motion was passed 3-0-1 with Thomas Murphy abstaining because he was not yet a member of the Board.

July 14, 2010: MOTION – Terri Mackenzie/SECOND – Thomas Murphy: To approve the minutes of the Planning Board meeting of July 14, 2010 as presented. The motion was passed 4-0-0.

The meeting was adjourned at 7:32 p.m.

The next meeting of the Planning Board has not yet been scheduled.

Nancy Ninnis
Recording Secretary