

**Town of Rockport Planning Board  
PUBLIC HEARING  
Wednesday, November 17, 2010 – 5:30 p.m.  
Rockport Opera House Downstairs Meeting Room  
Meeting Televised on Channel 22**

**Present:** Kerry Leichtman, Chairman  
John Alexander  
Thomas M. Murphy  
Sarah E. Price

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

**AGENDA**

**NEW BUSINESS**

1. **Samrock, LLC**, 1000 Market Street, Portsmouth, NH 03801  
**Request:** Revision to a previously approved site plan for a 2,664 sq. ft. patio and spa attached to the existing hotel. Represented by Gartley & Dorsky Engineering & Surveying.  
**Property:** Samoset Resort – Tax Map 1, Lot 170  
District #909 – Resort District
  
2. **Pamela and Jason Spear**,  
**Request:** Four-lot minor subdivision (Maple Grove). Represented by Landmark Corporation.  
**Property:** Park Street – Tax Map 35, Lots 71-1 and 71-2  
Districts #902 and #908

**OTHER BUSINESS**

3. Review and Approval of Minutes

The meeting was called to order at 5:30 p.m.

**Chairman Leichtman:** The Spear subdivision application has been postponed to a future meeting.

**I. SAMROCK, LLC**

**Representation:** **Connie Russell**, General Manager, Ocean Properties  
1000 Market Street – Suite 300, Portsmouth, NH 03801  
Tel: 603-559-2187; Fax: 603-559-2179  
**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:** Revision to a previously approved site plan for a 2,664 sq. ft. patio and spa attached to the existing hotel.

**PRESENTATION:**

**Chairman Leichtman:** The Board is operating under the new Land Use Ordinance Section 1304.3 – Minor Revision to Approved Site Plans, and I call the Board’s attention to the following:

- No. 1 – Even though this is a minor revision, we are reviewing this application because it impacts more than 1,000 sq. ft., which is well within the range of what the Board should be reviewing.
- No. 2 – The Board does not review the full site plan, but only reviews the items applicable to what is proposed.
- No. 3 – The Board may schedule an on-site inspection, but the Planning Director and I have decided that it is unnecessary for this application.
- No. 5 – This application is exempt from the preapplication process.

With a typical site plan, the Board votes on whether we have a complete application. Under minor revision review, instead of voting on whether an application is complete after the applicant’s presentation, depending on what the project consists of, the Board will vote on whether the materials the applicant has submitted are sufficient for the Board to make a decision on the application.

**William Gartley:** The Samoset proposes to make building improvements to the restaurant and lounge area as illustrated on Sheet C-1 showing the area in the back of the hotel below the lobby on the lower level. The improvements include the addition of a new spa area, enclosing the existing deck area and providing additional patio area. The total increase in the project footprint is 2,264 sq. ft. and will impact what is now Marcel’s Restaurant and the outdoor seating area, which will be reworked. These changes will be visible only from the golf course and the water, which is pretty far away, in basically what is the lawn area between the golf course path and the hotel. Everything represented by cross-hatching on the floor plan presented is being renovated and remodeled. On the elevation view, the deck shown will open off the lobby check-in area onto an existing roof over the new spa area. The Department of Environmental Protection has a similar review process for minor plan revisions, so we have submitted a revision to the existing Site Location of Development Permit currently held by the Samoset Resort.

**BOARD QUESTIONS:** There were no Board questions.

**MOTION – Thomas Murphy/SECOND – John Alexander:** To accept as complete the materials submitted by Samorock, LLC for a revision to a previously approved site plan for a 2,664 sq. ft. patio and spa attached to the existing hotel as shown on Site Plan Sheet C-1 by Gartley & Dorsky Engineering & Surveying dated November 3, 2010 on property at the Samoset Resort located at Map 1, Lot 170 in District #909.

<b>VOTE:</b>	John Alexander	Yes
	Kerry Leichtman	Yes
	Thomas Murphy	Yes
	Sarah Price	Yes

The motion was passed 4-0-0.

**BOARD DISCUSSION:**

**Ms. Price:** I have a question about No. 6 on the Written Statement regarding erosion control.

**William Gartley:** The silt fence line was not shown on the copy provided, but I brought revised copies showing the location.

**Mr. Murphy:** Do we still ask the Fire Chief for statements?

**Planning Director Ford:** We do, but have not received one on this project.

**William Gartley:** The area of the project will definitely be sprinklered.

**Chairman Leichtman:** We can vote to approve contingent on the Fire Chief's approval. We will continue with review per the Section 1305 Performance Standards.

**Ms. Price:** With regard to the landscaping plan, what is provided doesn't follow the Ordinance requirements regarding plant names. Can we waive that because this is a minor review?

**Chairman Leichtman:** I thought we didn't need to address that, but should we formally waive it? Most of Section 1000 has to do with front yard landscaping.

**Planning Director Ford:** You could ask the applicant for more information, but this is generally a nicely landscaped area.

**Chairman Leichtman:** We do refer to Section 1000 during modified review, but I don't think it is applicable for this project and we should waive it.

**MOTION – Sarah Price/SECOND – Thomas Murphy:** To waive review of Land Use Ordinance Section 1002 landscaping plan requirements.

<b>VOTE:</b>	John Alexander	Yes
	Kerry Leichtman	Yes

Thomas Murphy	Yes
Sarah Price	Yes

The motion was passed 4-0-0.

**Connie Russell:** The landscaping plan in this area is minimal because this is the most popular seating area in the hotel and people don't want anything blocking the view. We annually spend \$50,000 with Green Thumb and \$10,000 to \$15,000 with Seasons Downeast to keep the grounds looking good.

**Ms. Price:** I only see one exterior light.

**William Gartley:** There is one shown on either side and in fact they will be removed. There will be lights under the roof and candles on the tables.

**Mr. Alexander:** Lighting refers to Section 801.7, which has to do with neighbors and streets, so I don't think it's applicable to this project.

**Planning Director Ford:** I think the performance standards refer to Section 801. The area of this project is thousands of feet from anyone else and facing the ocean, and it behooves the Samoset to have the appropriate lighting for safety after dark.

**Chairman Leichtman:** With regard to Section 1000, Section 1002-Area Landscape Regulations has been waived as parking lot design and landscaping are not applicable to this project, and there are no issues with regard to Section 1003-Architectural Review Standards.

**PUBLIC COMMENT:**

**Frederic W. Coulon (45 Village Way):** I would like to compliment Connie Russell and his crew on putting this plan together and it is nice to see that they are taking steps to keep the resort competitive.

**Chairman Leichtman:** If Board members are satisfied with the scope of review, we can proceed with a vote on approval.

**MOTION – Thomas Murphy/SECOND – Sarah Price:** To approve the application of Samorock, LLC for a revision to a previously approved site plan for a 2,664 sq. ft. patio and spa attached to the existing hotel as shown on Site Plan Sheet C-1 by Gartley & Dorsky Engineering & Surveying dated November 3, 2010 on property at the Samoset Resort located at Map 1, Lot 170 in District #909, contingent on receipt of a written statement from the Fire Chief concurring that the project presents no emergency vehicle access problems or fire hazards.

<b>VOTE:</b>	John Alexander	Yes
	Kerry Leichtman	Yes
	Thomas Murphy	Yes
	Sarah Price	Yes

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

**II. REVIEW AND APPROVAL OF MINUTES**

**MOTION – Kerry Leichtman/SECOND – Thomas Murphy:** To approve the minutes of the Planning Board meeting of October 13, 2010 as presented. The motion was passed 4-0-0.

The meeting was adjourned at 6:10 p.m.

The next meeting of the Planning Board has been scheduled for Wednesday, December 8, 2010.

Nancy Ninnis  
Recording Secretary