

Approved 5/2/16
Town of Rockport Zoning Board of Appeals
Wednesday, July 15, 2015 – 5:30 P.M.
Rockport Opera House Downstairs Meeting Room

Board Present: Stephen Bowen, Alexandra (Sani) Fogel, Emily Lusher, and John Osgood

Board Absent: Chair Mark Masterson and Vice-Chair David C. Gordon

Staff Present: Planner and Community Development Director James Francomano, and
Recording Secretary Deborah Sealey

I. Roll Call: Stephen Bowen agreed to act as Chair since Chair Masterson and Vice-Chair Gordon were absent. He opened the meeting at 5:53 P.M.

II. New Business

Application by Schooner Bay Taxi of Rockland for Special Exception approval to operate a “Public Utility” at 509 Rockland Street (Map 17 / Lot 91. This is a defined use in the Rockport Land Use Ordinance and is permissible only by Special Exception in the Section 904 Residential zoning district. The applicants received approval for Final Site Plan Review from the Planning Board on July 8, 2015.

Applicants Chris and Renita Merritt were accompanied by Bill Lane of Gartley & Dorsky Engineering & Surveying. Mr. Merritt said they wanted to move their company from the Rockland Industrial Park to 509 Rockland Street in Rockport, where they would also reside. Mr. Lane said they had received PB approval last week and were awaiting only MDOT entrance permit approval. Today MDOT had said they did not expect that to be a problem.

Ms. Fogel asked if they would be altering the exterior of the property. Mr. Merritt replied that the only change would be the addition of a fence or vegetation to cut headlight glare. He added that they did not want a sign by the road, but would put one on the side of the building if allowed.

Asked by Ms. Fogel if abutters had been notified, Mr. Francomano said abutter letters had been sent for both the PB and ZBA meetings.

Mr. Lane had provided a written narrative (dated 7/2/15) addressing the 10 Special Exception criteria. He now read aloud each criterion and the written response. Among points discussed were that there would be no fuel on-site; that there would be staggered work shifts, hence no major comings and goings; that 3 drivers came to work at 3 A.M.; and that vehicles would be repaired only inside and after 8:00 A.M. Mr. Francomano noted that there were several commercial uses nearby.

Mr. Merritt said there would be 18 security cameras on the property and confirmed that the commercial vehicles would be stored inside, while there was a large gravel spot out back for employee cars.

Ms. Lusher commented that it seemed the Merritts knew their business and wanted to be good citizens. She did not want to see the property unused.

Mr. Bowen asked about expected growth over the next 10 years. Mr. Merritt responded that they were talking with the state about providing more MaineCare rides, but he saw 30 as the maximum number of cars. He noted that the previous owner had kept 54 cars in the larger building.

ACTION: Sani Fogel made a motion, seconded by John Osgood, to approve the Special Exception for Schooner Bay Taxi, under ordinance Section 703.3, as a Public Utility at 509 Rockland Street (Map 17 / Lot 91).
Carried 4-0-0

III. Consideration of Minutes from the March 25, 2015 Meeting

ACTION: Emily Lusher made a motion, seconded by John Osgood, to accept the minutes of the March 25, 2015 meeting.
Carried 4-0-0

IV. Adjournment

The meeting adjourned at 6:25 P.M.

Respectfully submitted,

Deborah Sealey
Recording Secretary