

**- REGULAR MEETING -**  
**Town of Rockport, Maine**  
**Planning Board**

Wednesday, February 10, 2016  
5:30 p.m. @ Rockport Opera House  
6 Central Street, Rockport ME 04856

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Revised: February 5, 2016

**AGENDA**

1. Development Review – Heiwa Soy Beanery dba Tofoodio, LLC application for Final Site Plan approval for proposed light manufacturing and retail uses at 201 West Street (Map 26/Lot 7-1). The applicant Jeff Wolovitz proposes to relocate his tofu business from Belfast. Section 1303.3 of the Town’s adopted Land Use Ordinance (LUO) requires Site Plan approval for new uses of a commercial building that has been vacant for more than two (2) years. The facility was formerly known as West Street Market and served as a gasoline filling station and convenience store.
2. Development Review – Continuation. Bay Ridge Phase 4 Subdivision. Applicant David Moore proposes to further amend the final plan to remove Lots 5 and 6 with frontage on Hawthorne Drive from the approved subdivision plan and/or merge the two subdivision lots with his abutting, non-subdivision property on Chickawaukee Pond Road (Map 2 / Lots 57-5 and 57-6) and (Map 5, Lot 133). **(Via E-Mail.)**
3. Development Review – Continuation. Bay Ridge Phase 4 Subdivision. Applicant Dick Nightingale proposes to further amend the final plan to increase the width of the Clifside Drive Private Way serving lands not included in the approved Subdivision. Tabled last month due to uncertainty about the number of lots to be. This is needed in order to determine the proper application of Section 805.3 of the LUO. **(Via E-Mail.)**
4. Bylaws – Continuation. Proposed amendments to the Planning Board’s bylaws last discussed at the Board’s regular meeting of January 13, 2016.
5. Discussion – ORC Work Plan item 6 “Architectural Review” at Section 1003.
6. Minutes – from the Board’s MUBEC / MUBC workshop of November 18, 2015 and regular meetings of January 13, 2016 and October 14, 2015.

By:

James P. Francomano, Director  
Planning and Development Department  
101 Main Street Rockport ME 04856

[planner@town.rockport.me.us](mailto:planner@town.rockport.me.us)