

- REGULAR MEETING -

**Town of Rockport, Maine
Planning Board**

Wednesday, April 27, 2016
5:30 p.m. @ Rockport Opera House
6 Central Street, Rockport ME 04856

Posted: April 19, 2016

NOTE: Site Walk to take place at Artisan Boatworks (address below) at 5:00 p.m.
Public hearings to begin at 5:30 p.m. or as soon as possible thereafter.

AGENDA

1. Development Review – Kangas Farm Subdivision. New owner David Dickey, represented by William B. Gartley, P.E., received pre-application review last month and now seeks final approval. The old Kangas farm property of approximately 106 acres is located on Rt. 17 between Maces Pond and Rocky Pond (Map 12 / Lot 190) in the Section 908 Rural zoning district. Existing homes are proposed to be separated by new lot boundaries, for a total of three lots.
2. Development Review – Christie Subdivision. Homeowners Andrea S. and Robert A. Lovell represented by James Dorsky, P.L.S. propose a boundary adjustment for their two adjacent parcels accessed via Harmony Lane (Map 9 / Lots 17-1 & 17-7) in the Section 908 Rural zoning district. One of the parcels is within the Christie Subdivision which was approved in October 2005 and amended in May 2006. Another amendment to the plan is required.
3. Development Review – Artisan Boatworks Site Plan. Business owner Alec E. Brainerd, represented by Michael J. Sabatini, P.E., has requested an amendment to a Site Plan approved in August 2011. He proposes to construct a new pole barn similar to other structures already on site and to expand the existing gravel boat yard and parking area at 416 Main Street (Map 35 / Lot 37) in the Section 902 Village zoning district.
4. Development Review – Private Way. Homeowners Barbara V. and Gary A. Brill, represented by Michael J. Sabatini, P.E., propose to separate their existing 9 acre parcel into two lots, each with an existing home on it at 188-190 Main Street (Map 36 / Lot 41) in the Section 904 Residential zoning district. Subdivision approval is not required for a total of two lots.
5. Planning Board Ordinance and Bylaws – Continuation. Proposed amendments to the Planning Board's bylaws last discussed at the Board's workshop meeting of March 9, 2016.
6. Minutes – from the Board's meetings of February 10, March 23 and April 6, 2016.

By:

James P. Francomano, Director
Planning and Development Department
planner@town.rockport.me.us
101 Main Street
Rockport, ME 04856
(207) 236-0989