

**- PUBLIC MEETING -**

**Town of Rockport, Maine  
Planning Board**

Wednesday, May 25, 2016  
5:30 p.m. @ Rockport Opera House  
6 Central Street, Rockport ME 04856

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Posted: May 12, 2016

NOTE: A Site Walk is scheduled for 5:00 p.m. at the proposed new location of Jeff's Vacuum 451 West Street (Route 90). Public hearings at the Opera House to begin at 5:30 p.m. or as soon as possible thereafter.

**AGENDA**

1. Development Review – Kangas Farm Subdivision. David Dickey, represented by William B. Gartley, P.E., received pre-application review in March 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 – Jeff's Vacuum. Business owner Jeffrey P. Hall proposes to relocate his vacuum sales and service operation to an existing house at 451 West Street (Map 25 / Lot 135) in the Section 907 Mixed Business Residential zoning district. This change of use and development activity requires Site Plan approval by the Planning Board. Final approval is requested. However, Section 1302 of the Land Use Ordinance is generally interpreted to require pre-application review in advance of final Site Plan approval.
3. Development Review – Ober Builders. Business owner David L. Ober proposes to construct a new commercial building at 893 West Street (Map 16 / Lot 49-1) for his own business operations and to provide additional space for a tenant who is already doing business on the property, located in the Section 907 Mixed Business Residential zoning district. Site Plan approval by the Planning Board is required. Pre-application review is requested.
4. Planning Board Ordinance and Bylaws – Continuation. Proposed amendments to the Planning Board's bylaws last discussed at the Board's meeting of April 27, 2016.
5. Minutes – from the Board's meetings of April 6 and April 27, 2016.

By:

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