

**D-R-A-F-T**  
**Town of Rockport Planning Board**  
**Wednesday, February 12, 2014 – 5:30 P.M.**  
**Rockport Opera House Downstairs Meeting Room**  
**Meeting Televised on Channel 22**

**Board Present:** Vice-Chair Thomas Murphy, Tony Bates, Terrie MacKenzie, James Ostheimer, Sarah Price, and John Viehman

**Board Absent:** Chair John Alexander

**Staff Present:** Planning and Community Development Director Bill Najpauer, Videographer Tom Goodwin, and Recording Secretary Deborah Sealey

Vice-Chair Thomas Murphy called the meeting to order at 5:32 P.M. and reviewed the agenda.

**I. New Business**

**Public Hearing for a Final Site Plan Review Application: Application from Central Maine Power (represented by TRC Solutions) for a site plan application to update and expand the existing Meadow Road electrical substation located near the corner of the intersection of Meadow Road and Route 17, Map 17 Lot 26 in Residential District #904.**

CMP Project Manager Jason Weymouth and permitting biologist Mark Christopher of TRC Solutions represented the applicant. Mr. Christopher said CMP wanted to add a second distribution circuit from the Meadow Road Substation to bring electricity to homes and businesses. There were four transmission lines coming into the substation, which was an important one because it served Rockport, Camden, and Rockland.

Changes to the substation would be required, including expansion of the substation yard. This would allow the control house (the brains of the station) to be moved. A new control house would be built and all electrics would be upgraded at the same time. Finally, the controls would be moved from the old to new control house.

A mobile substation (a 60' trailer) would be brought in so service could be maintained during construction. CMP wanted to build a second driveway in order to bring in this mobile substation. This driveway would also add flexibility if a mobile substation were needed again in an emergency. The new driveway would be strong enough for heavy equipment.

Mr. Christopher said a site lot permit amendment to cover these proposed changes, which met state water quality standards, had been submitted to the DEP.

James Ostheimer asked the location of the next closest substation. Mr. Christopher replied that there was a small one in Camden, two small ones in Rockland, and a larger one in Windsor. Jason Weymouth said the existing control house would be demolished before the mobile substation was brought in for the 3-4 months of construction time.

The PB identified no problems in reviewing Section 1300.

**ACTION:** Tony Bates made a motion, seconded by Terri MacKenzie, that the application from Central Maine Power (represented by TRC Solutions) was complete.  
Carried 6-0-0

Vice-Chair Thomas Murphy read aloud the titles of Sections 1305, 1000, and 800: no questions were raised. No public comment was offered.

**ACTION:** Terri MacKenzie made a motion, seconded by Sarah Price, that the application from Central Maine Power (represented by TRC Solutions) for a site plan application to update and expand the existing Meadow Road electrical substation located near the corner of the intersection of Meadow Road and Route 17, Map 17 Lot 26 in Residential District #904 is approved.  
Carried 6-0-0

## **II. Approval of Minutes**

Terri MacKenzie pointed out instances in which her name had been transposed with that of Thomas Murphy.

**ACTION:** Tony Bates made a motion, seconded by Tom Viehman, to approve the minutes of the 1/8/14 minutes as amended.  
Carried 6-0-0

## **III. Other Business:**

**A.** Bill Najpauer told the board there would be a training session for Lincoln and Knox County planning boards at this location on March 20<sup>th</sup>; he urged members to attend. Terri MacKenzie said the board had been promised a workshop on waivers and variances ever since she became a member and she still wanted to see that happen.

**B.** Tony Bates said the Board of Assessment Review met with MMA twice yearly and asked if planning boards could do the same. Bill Najpauer said MMA held planning board training in different towns and he would alert the board when he received notice of these sessions.

**C.** Sarah Price said she wanted the Ordinance Review Committee to address the fact that the Site Plan Review Ordinance did not require the submission of elevations. There was a brief discussion of the role of the ORC. Mr. Najpauer said both the PB and the ORC recommended to the Select Board, but if the PB wanted to advocate for an ordinance change it would have to write to or address the Select Board.

## **IV. Adjournment**

**ACTION:** Tony Bates made a motion, seconded by John Viehman, to adjourn the meeting at 6:17 P.M.  
Carried 7-0-0

Respectfully submitted,

Deborah Sealey  
Recording Secretary