

# **Rockport Planning Board**

Wednesday, June 19, 2013 - 5:30 p.m.  
Rockport Opera House Meeting Room  
Televised on Channel 22

**Board Present:** Chair Kerry Leichtman, John Alexander, Tom Murphy, Terri MacKenzie, Sarah Price and Jim Ostheimer

**Board Absent:** Tony Bates

**Staff Present:** Planner Bill Najpauer

**Also Present:** Nicholas Brown, Will Dennett, Jen Iott, Alec Brainerd, Kristen Smith  
Members of the Public

Chairman Leichtman opened the meeting at 5:43 p.m.

- a. A site walk was held today at 4:30 p.m. at the Village at Rockport. The pre-application meeting was held on September 12, 2012.
- b. Mr. Leichtman thanked John and Lori Alexander for hosting the annual Planning Board summer “get together.”
- c. Chairman Leichtman welcomed Bill Najpauer as the new Planning Director for the Town of Rockport.

## **AGENDA**

### **1. OLD BUSINESS**

No Old Business

### **2. NEW BUSINESS**

- A. Pre Application from Nicholas Brown to construct a new building at 321 Commercial Street, Map 020 Lot 101. A new business, “Stone Coast Cross Fit,” would occupy the site. The location is in District 907M.**

#### **John Alexander acted as Chair.**

The applicant proposes to demolish and remove the existing workshop and barn. New construction on the back portion of the lot would consist of a 90’ x 40’ x 32’ health club. The health club is classroom based on eight to ten persons using the facilities at a time. A duplex on the site will remain.

The plan indicated two entrances – one for the duplex and one for the business. MDOT may only allow one entrance to the property. 18 perpendicular parking spaces are proposed for the site which currently has eight parking spaces. The correct size of parking spaces was reviewed. An 8’ sidewalk is also proposed.

**ACTION:** Kerry Leichtman made a motion, seconded by Tom Murphy, to accept as complete the pre-application from Nicholas Brown.  
Carried 6-0-0.

**Kerry Leichtman returned as Chair.**

**B. Site Review Application from Will Dennett and Jen Iott, to operate a tradesmen's shop for Aurora Sails and Canvas on a parcel identified as Map 35, Lot 71-4 and located on Park St. in District 902.**

A 32' x 72' tradesman shop and 24' x 30' attached garage is proposed for the site. The pre-application for a tradesmen's shop for Aurora Sales and Canvas was held on May 8, 2013. A site walk was held before tonight's meeting.

The written statement is acceptable. The following items are needed for the plan: a signature block; soils, the map and lot numbers; acreage; abutters within 500', utility lines (CMP must install a pole); a landscape plan; and underground power.

**ACTION:** Kerry Leichtman made a motion, seconded by Tom Murphy, to accept the application as complete with contingencies.  
Carried 6-0-0.

Sections 1305 and 1000 – Performance Standards were reviewed.

There was no public comment.

**ACTION:** John Alexander made a motion, seconded by Mr. Murphy, to approve the application of Will Dennett and Jen Iott to operate a tradesmen's shop for Aurora Sails and Canvas on a parcel identified as Map 35, Lot 71-4 and located on Park St. in District 902 with the following contingencies: the site plan needs a signature block; abutters; lot area; underground power line; internal light control; no adverse impact on water quality; a roof pitch not less than 5 ½ x 12; and the soils included in the notes.  
Carried 6-0-0.

Planning Board members will sign the corrected plan at the Town Office.

**(A five minute break was taken from 6:45 p.m. until 6:50 p.m.)**

**C. Site Review Application from Northeast Wireless Networks to install new antennae and associated equipment on the existing wireless communication tower located at 8 Rockport Park Centre, Map 14 Lot 041. The site is located in a 907 District.**

Kristen Smith, representing Northeast Wireless Networks, explained the need to collocate onto an existing tower in Rockport Park Centre. Existing facilities are utilized whenever possible. A 9 ½' center pole would be added to the top of the 100' tower on property owned by Charles Foote and leased to AT & T. Three panel antennas and three remote radio heads will be flush mounted to the pole. Electrical equipment would be located on a 6' x 12' steel platform with an outdoor equipment cabinet supported by sono tubes.

Ms. Smith previously met with former Planner Ford and CEO Bickford and was told a pre-application meeting was not needed. Mr. Leichtman noted that Planner Ford did not have the authority to waive a pre-application meeting.

Tabloid size copies of the plans were submitted. Full size plans indicating a correct scale are required for Board review. Contours for the project were waived. Planning Board approval, necessary permits and applicability to Town ordinances should be noted on the plans.

**ACTION:** Kerry Leichtman made a motion, seconded by Terri Mackenzie, to accept the plan as complete.

Carried 6-0-0.

**ACTION:** Tom Murphy made a motion, seconded by Terri Mackenzie, to approve the plan as presented.

Carried 6-0-0.

**D. Site Review Application from Alec Brainerd (Artisan Boat Works) to construct an addition to an existing building located at 410 Main Street, Map 35 Lot 37, in District 902.**

A 50' x 70' addition to the current shop is proposed. The addition would allow for 2,100 sq. ft. of boat storage, a paint/varnish bay, two offices and two bathrooms.

A site walk was held previously.

**ACTION:** Kerry Leichtman made a motion, seconded by Tom Murphy, to accept the plan as complete.

Carried 6-0-0.

**Written Statement**

- 1) The proposal would decrease the total lot coverage from 32.78 sq. ft. to 32.2 sq. ft.
- 2) Permits will be in place before construction begins.

**Section 1000**

No new landscaping

**Section 800**

Parking is adequate and a "clever use of the site."

A copy of the original septic design will be available at future meetings

Mr. Brainerd is on the agenda for Special Exception at the Zoning Board Meeting next week.

**Public Comment**

There was no public comment

Chairman Leichtman noted he was present for Mr. Brainerd's first meeting with the Planning Board and was "glad to have seen it at every step."

John Alexander made a motion, seconded by Tom Murphy, to approve the application for Alec Brainerd (Artisan Boat Works).

Carried 6-0-0.

**II. MINUTES**

**ACTION:** Tom Murphy made a motion, seconded by Terri MacKenzie, to accept the minutes of May 8, 2013 with the revisions as noted. On page 2 paragraph five, Section 8900 will be changed to Section 800. On page 2 under Action, the word “on” will be changed to “out.” Carried 6-0-0.

Mr. Leichtman thanked several persons for their support while he was on the Board. He also expressed his appreciation to Scott Bickford and Melody Sainio from the Planning Office.

John Alexander thanked Kerry Leichtman for his 12 years of service and time to the Town. He added the Town is “fortunate to have someone as knowledgeable on codes.” Tom Murphy expressed his appreciation to Kerry Leichtman for the training he has given to the boards, for always replying to e-mails, taking care of business in a professional manner, and not discussing information out of a site walk or meeting.

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Melody Sainio  
Recording Secretary Pro Tem