

Approved 9/10/14

**Town of Rockport Planning Board
Wednesday, August 13, 2014 – 5:30 P.M.
Rockport Opera House Downstairs Meeting Room**

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

Board Absent: None

Staff Present: Code Enforcement Officer Scott Bickford and Recording Secretary Deborah Sealey

I. Election of Officers

In response to a question from the Chair, Terrie MacKenzie and James Ostheimer said their terms on the PB had expired, but each had told Melody Sainio in the Code Office that they wished to continue their tenure.

ACTION: Sarah Price made a motion, seconded by James Ostheimer, to continue with the current Chair and Vice-Chair.
Carried 7-0-0

II. New Business

Application of Gary & Carol Spinney for a Private Way access to two lots, as required in the Rockport Land Use Ordinance, Section 805.3, on a parcel identified as Map 25, Lot 11, in District 902. The Private Way will serve the existing lot currently identified as Map 25, Lot 11-1, and a new lot being created (as seen on the Private Way Plan).

Chair John Alexander said he understood this was a technical issue that required changing the access from a ROW to a private way. CEO Scott Bickford said the private way, issued by previous Planner and Community Development Director Tom Ford, existed already to serve Lot 1. The applicant was now proposing that the private way also serve Lot 2. In a situation where a private way would serve more than one lot, it must go before the PB.

Mr. Bickford explained that the ROW was similar to an overlay, but remained a private way. Chair Alexander confirmed the board's understanding that the conversion from ROW to private way meant it could serve two lots. The CEO said the ROW was deeded, but that did not legitimize it for the town's purposes. The new access would be partially over the ROW.

John Viehman said it looked as though there could be a third point of egress, but the CEO explained that the area he indicated was a turnaround. Ms. MacKenzie said the submitted plan was not completely in accord with the tax map and asked if Lot 2 was the only extra lot being created. Mr. Bickford said it was and that the Spinneys owned the land over which the ROW and private way crossed to get to Lots 1 & 2.

ACTION: Sarah Price made a motion, seconded by Thomas Murphy, to accept the application of Gary & Carol Spinney for a Private Way access to two lots, as required in the Rockport Land Use Ordinance, Section 805.3, on a parcel identified as Map 25, Lot 11, in District 902. The Private Way will serve the existing lot currently identified as Map 25, Lot 11-1, and a new lot being created (as seen on the Private Way Plan).
Carried 7-0-0

III. Approval of Minutes

ACTION: Tony Bates made a motion, seconded by Thomas Murphy, to postpone approval of the 6/18/14 minutes until the next meeting.
Carried 7-0-0

IV. Adjournment

The meeting adjourned at 5:50 P.M.

Respectfully submitted,

Deborah Sealey
Recording Secretary