

Rockport Planning Board
Wednesday, October 17, 2012
5:30 p.m.
Rockport Opera House Meeting Room
Televised on Channel 22

Present: Chair Kerry Leichtman
Tom Murphy
Terri MacKenzie,
Tony Bates
Jim Ostheimer

Also Present: Tom Ford, Planning Director
Sally Leighton, Videographer
Tony Casella, Village at Rockport
John Richardson, Village at Rockport
Andrew Hedrich, Gartley & Dorsky
Scott Anderson, Verrill Dana
Andy Pearsol, Verrill Dana
Ted Skowronski
Charles Foote III, Wavesource, LLC
Jeff Kuller, Director – Camden Park & Recreation

Chairman Leichtman opened the meeting at 5:38 p.m.

AGENDA

I. OLD BUSINESS

- A. VILLAGE AT ROCKPORT, LLC, 55 Hilltop Drive, Rockport, ME 04856**
represented by Andrew Hedrich of Gartley and Dorsky, **for a subdivision preliminary plan review to add Phase IV (13 dwelling units) to the existing Village at Rockport Subdivision** on parcel identified as Map 10, Lots 50 and 55 and located at Hilltop Drive in District 907.

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

- a. The Village at Rockport, LLC purchased an abutting 3.32 acre parcel that will be merged with the existing lot creating Phase IV. Five (5) planned units be removed from the original 40 unit plan in Phases I through III and thirteen (13) individual units will be added to Phase IV. This merger of land will utilize density for the development.
- b. A DEP, full Stormwater Permit is ready for submission. Mr. Hedrich has been assured by the DEP officials the permit is ready to be sent out as soon the application received. A full Stormwater Permit is required since over 1 acre of impervious land is exceeded.
- c. MDOT entrance permits applications are also ready for submission. MDOT was receptive

to the proposed entrance/exit approach. Gartley & Dorsky requested a waiver for the entrance of the new road which would allow for a slight increase to the slope. This increase would make the transition to the rear of the property easier.

- d. David Marceau provided a letter for suitable soils after digging several test pits. Two (2) septic systems will be installed on the front of the new property. The flows will be staggered to the systems. A well building will be constructed to house the computerized pump operation system.
- e. Mr. Leichtman welcomed Dr. Bates to the Board and said John Alexander and Sarah Price are absent from this meeting.
- f. Mr. Leichtman motioned approval of the application of Village at Rockport, LLC as complete. The motion was seconded by Mr. Murphy and passed 5-0.
- g. The first 150' of roadway raises 13' in elevation. The grade increase to the site is approximately 10%. Mr. Hedrich is asking to shorten the grade increase to 3% and increasing the percentage to 4%. This grade change would allow a quicker transition to 50' undercarriages of vehicles. This change would alleviate vehicles from becoming lined up on the hill. Public Works Director Stephen Beveridge agreed with the proposed increase in grade and Ms. Mackenzie considers this change to be a 'vast improvement over what it is replacing.'

Dr. Bates motioned to grant the waiver request. The motion was seconded and passed 5-0.

- h. The proposed road site has type A soils (rare in Maine) allowing for good drainage.

Mr. Murphy motioned to waive the need for a hydrogeological survey. The motion was Seconded by Ms. MacKenzie and passed 5-0.

- h. Gorrill-Palmer completed the traffic study. The traffic density anticipated for Phases I through III was never realized. This same density will now be covered by Phases I through IV.

Mr. Leichtman motioned to accept the Gorrill-Palmer traffic study as being suitable for all four (4) phases. The motion was seconded by Mr. Murphy and passed 5-0.

- j. Mr. Leichtman questioned whether Cabana Drive should meet with Michele Lane instead of Hilltop Lane. It should not.
- k. The standard density in Section 907 table of the Land Use Ordinance does not have a density requirement for a dwelling; it only requires a lot be 40,000 s.f. This matter will be addressed by the Ordinance Review Committee.
- l. A fire suppression system along with thousands of gallons of water is stored in three (3) tanks in the basement of the largest on-site building for fire control. This water would be used until the fire department could arrive and set up the equipment. The amount of water stored is three times the amount of water the fire trucks can hold. There is an outside connection for the fire department hoses. All buildings on site are between 35' and 40'

apart for fire protection. Fire hydrants are not needed since the water source is private. The fire chief's main concern was road access for the fire fighting vehicles.

Wells were drilled to 200' and average 50 gpm. Currently three (3) wells are on-site and A fourth well will be drilled if necessary. A 2" pipe from the water house distributes water to each unit. The computer is set to feed 1 ½ gpm to each faucet in every home. Adjacent abutter's wells will not be impacted.

- m. The existing septic system on the new site will be abandoned. Two (2) new septic systems will be installed. The effluent from each unit will go to individual tanks.
- n. Mr. Casella will provide a master plan for the final subdivision review. The plan will also indicate what has been abandoned on the site
- o. All utilities, including LP gas, are under ground. Each unit has an electric fireplace.
- o. Mr. Leichtman motioned to approve the preliminary plans for Phase IV at Village at Rockport, LLC. The motion was seconded by Mr. Murphy and passed 5-0.

II. MINUTES

Mr. Leichtman motioned to accept the minutes of September 12, 2012 as presented. The motion was seconded by Mr. Murphy and passed 4-0-1 with Dr. Bates abstaining. The Chairman complimented Ms. Sealey on her minutes.

III. NEW BUSINESS

A. VERIZON WIRELESS, off Rollins Road on Ragged Mountain, Rockport, ME 04856
Represented by Scott Anderson of Verrill Dana LLP, for a **site plan pre-application meeting to construct a 195' telecommunications tower adjacent to the existing** tower on a parcel identified as Map 37, Lot 120 in District 908.

- a. Verizon Wireless seeking permission to construct a 195' tower adjacent to the existing tower on Ragged Mountain. The existing tower will not hold the additional weight of a new band of antennas necessary for holding more data and transfer ability. The existing shelter will be utilized. There will be a slight bump out in the fence to accommodate the new tower. There will not be any change in the clearing of vegetation or access road.
- b. Verizon Wireless will construct the tower. The owner of record for the property is Wavesource, LLC. Charles Foote, III is the president and owner of Wavesource, LLC. Verizon Wireless will remain a tenant on the land.
- c. An ice bridge across the ground will be installed to protect the cable equipment from the weather. Wiring will be above ground for ease of maintenance.
- d. FCC regulations and LUO Section 809 allow colocation on wireless telecommunication towers.

- e. Mr. Anderson will ascertain whether a surety bond is in place.
- f. Verizon will apply for the building permit after gaining Planning Board approval. The CEO will be provided with the name of a contact person.
- g. The Board discussed accountability of the project with Mr. Anderson. Mr. Anderson will work with Mr. Foote on each level of the project. Jeff Kuller, the manager of the Snowbowl was recommended as a liaison for the project.
- h. Equipment and building materials will be moved into place via helicopter. The timing of the construction is unknown at this time. An actual timeline will be provided by the applicant at the next Planning Board meeting.
- i. The public will not be asked to “pick up the tab” for the tower project.
- j. Planning Board training will be discussed at an upcoming meeting.

The meeting adjourned at 6:43 p.m.

Respectfully submitted,

Melody Sainio
Temporary Recording Secretary