

**Town of Rockport Planning Board
Wednesday July 11, 2012 - 5:30 p.m.
Rockport Opera House downstairs Meeting Room
Meeting Televised on Channel 22**

Present: Kerry Leichtman, Chairman
John Alexander
Thomas Murphy
Terri Mackenzie
Sarah Price

Also Present: Thomas M. Ford, Planning Director
Helen Zahn, Acting Recording Secretary

AGENDA

Site Walk:

Rockport Properties, LLC (Union Hall) - 24 Central St. and Glen Cove TND, LLC (Shepherd Block Parking Area) - 18 Central St. 5:05: p.m. on Wednesday July 11, 2012 - meet in front of the Opera House.

I. Old Business

- A. Application of **PAWS - Animal Adoption Center**, represented by Gartley and Dorsky, for **reaffirmation and signing of a revised site plan to add a 4,470 sq. ft. building** on a parcel identified as Map 31, Lot 5 and located at 146 Camden St. in District 907. (continued from the 5.9.12 and 6.20.12 meetings).

- B. Application of **Rockport Properties LLC**, represented by Landmark Inc. for **continued pre-application discussed for a change of use in Union Hall (educational to commercial restaurant, retail grocery)** on a parcel identified as Map 29, Lot 297 and located at 24 Central St. in District 913. (continued from the 6.20.12 meeting).

II. New Business

- A. Application of **Glen Cove TND LLC** represented by Landmark Inc., **for a minor revision to a previously approved site plan to add additional parking spaces to the Shepherd Block lot** on a parcel identified as Map 29, Lot 291 and located at 18 Central St. in District 913.]

The meeting was called to order at 5:43 p.m.

PAWS - Animal Adoption Center

Representation: Will Gartley

Gartley & Dorsky Engineering & Surveying
59B Union St. Camden, Me. 04843
Tel: 207-236-4365 Fax: 207-236-3055
Property: 146 Camden St - Tax Map 31 Lot 5
District 907

Chairman Leichtman: We had a pre-application meeting on May 9th a Site Walk on June 20th and we approved this plan on June 20th. Will tell everyone why we are here today.

Will Gartley: We have a few minor changes that were made to the building submitted with the final plans that represent the differences we made with that connector dimensions.

Chairman Leichtman: Does anyone have any questions for the applicant? I will make a **motion** that we are about to sign a plan that we approved last month and that the changes presented to us today reflect what the applicant told us they were going to do is there a second? **Seconded** by Tom Murphy. 5/0.

B. Rockport Properties, LLC

Representation: Mike Sabatini and Tom Fowler, Landmark Corporation Inc.
219 Meadow Street Rockport, Me. 04856
Tel: 207-236-6757 Fax. 207-470-7020
Property - 24 Central St. Tax Map 29 Lot 297
District 913

Chairman Leichtman: Next up is **Rockport Properties, LLC**. We began our discussion on June 20th last month. We were just on a site walk minutes ago.

Presentation:

Mike Sabatini: Good evening. We are just going to continue the discussion on the pre-application and as it says on the agenda a minor revision to add additional parking spaces to the Shepard block. I'll let Tom take it over.

Tom Fowler: I represent Rockport Properties. Regarding the site work our team from our previous discussion have under gone minor changes and we talked about them on the site walk. Those minor changes when we met with Steve Beverage and Mike Young of the Public Works Department to talk about improving the pedestrian access at the intersection of Central and Main Streets. With the four of us down there yesterday we have come up with we think is a pretty good solution. Hopefully the Town and Public Works has agreed to at least in principle to participate in the project. Making this arrangement happen will involve steps from Central Street down to a landing on Main Street then turning left roughly parallel to the building and we have created a sidewalk where there is no pedestrian access now. Also having a crossing zone coming up from the harbor and wrapping that site work around to the rear of Union Hall for access to the parking area and

vehicles. Two things we need to make that arrangement happen and to improve the sidewalk. First is to get concurrence from CMP and Fairpoint Communications on relocating their current utility guy wires and telephone poles. We are in process on that. The second part will be getting approved for the improving of the sidewalk and the construction of the new sidewalk that is in the Town right of way from the Rockport Select board because that's Town owned property and we are looking to making that a joint project. We think we've got the physical part worked out with Public Works. That's the other step necessary to make all that happen. Beside those sidewalk improvements we plan some site work on the Union Hall property all of which consists of either running the utilities into the building to support the building use or the enhancement you saw from the back. The steps that are there now are haphazard maybe hazardous. That is really the essence of what we have worked on from the site perspective since we last talked at that pre-app meeting we had last meeting we agreed to separate the Site Plan so Union Hall were one thing and the additional parking to the Shepherd Block which is separate plan and separate piece of property which is owned by separate ownership would be two applications. At that time we had planned to submit both Site Plans simultaneously but with Union Hall renovation plan still being worked through we decided it was prudent to keep going on with the parking aspect of it and then come next month do the Union Hall change of use Site Plan. With approval we could finalize the design details to put the parking out to bid so the contractors could complete that work in this calendar year. Just to add for a summary we will be coming back to you for a change of use application for Union Hall. Just to summarize the uses: Restaurant/Cafe' on the first floor. The Hall is actually not changing use. On the top floor they are asking for the possibility of two dwelling units to be for commercial offices. Likewise on the basement level it could be a commercial use as well. Since the whole sidewalk is going to be Town property we will need the support of the Selectmen. We will be on their agenda in August.

Chairman Leichtman: What we could do with the uses is simply to do the Shepherd Block is to give you certain approval and should things change down the line you would come back for a change of use. Ok you've informed us, want do you want from us?

Tom Fowler: Nothing really, I guess your support in regard to part of this as it is a Town project.

Chairman Leichtman: I will get into the park in a moment but one of the things that has always stifled downtown development is lack of parking or at least a perceived lack of parking. I think what you are doing with this sidewalk and it's going to be quite a visible sidewalk it's going to give us something that I don't know we've ever had is people will be able to see that we've got parking and a sidewalk that we can use. I think it's a tremendous thing that you've got on the board.

Mr. Murphy: One of the things that you might consider is appropriate signage. I know it will not be municipal parking but when you are coming up towards Central before you come around that curve before you go down to the harbor maybe there's a sign there that indicates that there's parking and what business's they are for of course without appropriate advertising the State wouldn't agree because it's a State law so you would have to ask the State too and then appropriate signage around back so people can understand even if there is snow there where you can park and whose what parking so that neighbors aren't upset by somebody parking in their spot kind of thing.

Tom Fowler: To your point there is municipal parking at the bottom of the hill where the boats usually are which makes this even better now you can come up the steps and have a place to land.

Ms. Price: I was just wondering when you talked with Steve Beverage did you talk about joint maintenance on landscaping places some is on Town property?

Tom Fowler: No, I don't want to speak for Ann Marie but I suspect she's going to take ownership of that and some plantings.

Ms. Price: It should be coordinated.

Tom Fowler: Maybe the Garden Club would be interested too. To the extent it makes Union Hall look nice I think the owners of Union Hall would like to see that place look nice.

Mr. Alexander: We're not talking about parking?

Chairman Leichtman: We're not no, and you're good?

Mr. Alexander: Yes and I mean it's just great that lot is being developed and bring some vitality.

Gretchen Leonie: I think it is a lovely plan but has Rockport Marine seen any of this?

Mr. Murphy: We were told about their working together during the site walk which was public as well yes.

Barbara Jackson: Owns the property that is right next to Union Hall asks where the door to the restaurant is?

Tom Fowler: The door is on Central St.

Barbara Jackson: She has one very strong recommendation and she has talked to the Town Office about it a number of times. Union Hall has a downspout, her downspout is right next to it and her downspout carries an awful lot of water from Union Hall's roof down to her downspout because she is lower than they are. It creates a very bad hazard in the wintertime because of the ice that forms there a lot. She asked the Town when they put the new sidewalks in to please put a drain from those downspouts under the sidewalk to the street. She would like that to be really considered because it's awful someone could have a terrible accident there. It doesn't cost that much because you're doing the sidewalk anyway.

Chairman Leichtman: Anybody else out there? Maria you're planning to be open breakfast, lunch and dinner is that right?

Maria: Breakfast, lunch and dinner nine months out of the year. Breakfast and lunch until 6 actually in the wintertime.

Ms. Price: Is there any mention of just putting that particular utility part underground? The pole and guy wires.

Tom Fowler: Oh my gosh. I talked to them early on about removing that pole its \$30,000 for one utility and there are three utilities to go and that's just for them to rehang the wires so, no. I'd like to see that underground someday.

Planning Director Ford: In the downtown district that was passed last year there is a provision in there to put all of the utilities underground at some future date. That certainly has been in the consciousness of Town government.

Ms. Mackenzie: At the site walk I asked about what was the indicator we are now talking about the opposite side of the building and there already is an existing drainage that spouts out there so in light of what she just brought up could you re-explain what you envision in terms of dealing with the runoff on that side of the building because I wasn't sure you were indicating in your explanation that you were indicating that although it was going to be enhanced and improved that the water was still going to be moving on top of the ground because I was really wondering about ice and what not even during the months of March and April.

Chairman Leichtman: It can melt on the roof but it is not going to melt when it gets down to the road.

Ms. Mackenzie: I just have some concerns about it and if possible be looked into giving all of that underground.

Tom Fowler: It would require catch basins getting put in and then some kind of out fall down hill presumably on town land.

Ms. Mackenzie: If for some reason it was going to be discharged above ground if whatever you do my suggestion would be that you might anticipate that in the future that it might not work out and something else might need to be and to do it in such a way or to plan all of your site so as not to entirely preclude a potential solution in the future should that be a problem. That could be a problem there and that would be terrible.

Tom Fowler: I agree with Mrs. Jackson about that spot and we can get both of those downspouts to go under the sidewalk that's not a problem. We will do something similar around the corner with the new sidewalks and have the downspouts go under the sidewalk at street grade in the gutter line you might say.

Chairman Leichtman: Well let's not do the engineering. I think you have expressed a situation.

Mr. Alexander: I think it is worth stating that the fire escape from the outside of the building is going away and removing the necessary at the moment functional eyesore.

Chairman Leichtman: To summarize what I've heard out there and up here there is a lot of endorsement for what you are up to and we hope you pull it off. It would be great for the Town and your bringing vitality to it. Ok, let's move on.

II New Business

A. Application of Glen Cove TND LLC represented by Landmark Inc. for a minor revision to a previously approved site plan to add additional parking spaces to the Shepherd Block lot on a parcel identified as Map 29, Lot 291 and located at 18 Central St. in District 913.

Representation:

Mike Sabatini and Tom Fowler, Landmark Corporation, Inc.
219 Meadow St., Rockport, Me. 04856
Tel: 207-236-6757 Fax: 207-236-4599

Presentation:

Michael Sabatini: Again I am going to ask Tom to go through the application.

Chairman Leichtman: When we did our site walk before we did the sidewalk and the parking lot so we did sidewalk this earlier. Thanks Tom.

Tom Fowler: I'm Tom Fowler from Landmark Corporation Inc. representing Glen Cove TND LLC. the owners of the property that the Shepherd building sits on and the parking area in the rear. The Site Plan application and the application requirements have been met. Regarding Performance Standards, preserving and enhancing the landscape. The biggest change to the landscape in the project is going to be utilizing some of the previous property to the east.

Chairman Leichtman: This is not a full Site Plan review we have already approved a Site Plan for the Shepherd Block and this is a revision to that Site Plan. In our **Land Use Ordinance 1304.3 Minor Revisions to Approved Site Plans: 2.** Application materials shall consist of the amended site plan as proposed and supporting documentation for all Written Statement and Standards applicable to the revision. We are only reviewing the revision not the whole site plan.

Tom Fowler: The parking proposed will utilize the applicant's property that is to the east of the Shepherd building and to the south downhill to the Mary Lea Park. Because all the proposed parking extends into the grass area we had several meetings ahead of time a perceived portion of the park down there. Representatives of the Garden Club, Opera House Committee and Parks and Rec Committee and Town staff to talk about plans and how it might successfully put parking in there on the applicants land but also merge that with the park. We came up with a plan and put together a concept plan with the installation of a granite block retaining wall on the upper side of the parking and then a set of steps that will transition from there into the park. Below that will be the parking area. In the meeting those groups concurred with our approach and in your packets you received their endorsements. The bottom line of our plan here is that the applicant is committed to the landscaping meaning the stonework associated with it to the parking down below and then recreating the area working with the representatives of the Garden Club, the stakeholders and caretakers of Mary Lea Park in developing and executing the plan for completing all the plantings there. The next plan which is a concept that addresses things in general that there should be some plantings along the edge of the wall and how the stone steps work. Regarding those retaining walls I have some images that show images of typical walls: Granite boulder wall which is more natural. Granite block wall a little more linear. These are examples of what this wall might look like. A second retaining wall that we looked at in the site walk was down below between the storage parking lot and Rockport Marine. This one would have to be quite a bit taller of precast concrete block retaining wall. There are examples of that wall in Camden between Bay view and Chestnut St. This is a precast concrete block retaining wall recently installed and it's an engineered type thing so it has more of a regular look to it but it also it's necessary to have it be a manufactured type thing because of the control that it offers and the stability. The third one is an example of a wall

that could be placed into a slope and have a travel way up above it. That looks similar to what we've got where we are going to have the parking on the top. If you're on the Shepherd Block property looking down towards the Harbor you're not going to see the wall below you. The parking lot is going to be installed on the side of the hill and we've designed the site with soils and erosion control in mind. The existing soil is all fill from various times and events and that's documented on the Knox and Lincoln County Soils map. We hired a Geo Technical Engineer to help primarily with the designing of this retaining wall to give us the level of comfort that once we get that wall in it's going to stay where it is. Being on the side of a hill the height of the wall varies since it's not level down there from just about 2ft. all the way up to 14.5ft. The eastern end of the parking lot will have an engineered retaining wall below. As mentioned regarding parking, a lack of parking or the perceived lack of parking. One thing that prompted Town staff a few years ago to do a parking survey on what the Town actually has available down here. The results just in the immediate area of the Village on our location map shows and what the Town learned by doing that within a five to ten minute walk of the Opera House, Shepherd Block and Union Hall there is a great abundance of parking. We put in our application letter public parking was 237 spaces and private with this expanded parking behind the Shepherd Block 48 spaces for a total of 285. There is an abundance of parking and we think it could be better advertised. What the applicant is proposing is to try to use their property as much as possible as evidenced by the grade, the retaining walls all of which come at a considerable expense but they are doing their utmost to provide parking for their different facilities. Regarding lighting there will be a continuation of some of the parking lot lighting that is in the Shepherd Block parking lot now. They are all down lighting and those will be interspersed in the same fashion as what is along the Shepherd Block location. Lastly emergency vehicle access. We are creating improved access to the rear of the Opera House. The Town has an easement to access their air conditioning unit that is on the rear of the building. The plan provides a much easier access if our fire trucks to get back there. We also designed the parking lot with turnaround feasibility. The narrowest part of the entry into the parking lot is 22ft. wide which is a generous two-way traffic. That just touches on a few of the high points and I did detail the Performance Standards in all of the submitted requirements.

Mike Sabatini: The Mary Lea Park interface and as we talked with the groups early on about the parking lot the way we shifted it away from the Park it became clear to me that as we talked through this with these folks it was important to have the Park end in a graceful manner and the parking lot to start and that is what we are trying to accomplish.

Chairman Leichtman: Thank you. We will have Board questions on the presentation only and then discussion we'll start with the Board and then invite the public in. Any questions on the presentation?

Ms. Mackenzie: No.

Mr. Alexander: I do you mentioned the various groups you spoke with and could you be more specific as to whom? Your statements are in the record but I would really be interested to know who you talked with.

Tom Fowler: Sure, The Parks and Recreation, Dave Jackson, The Garden Club it was Debby Masterson. The Opera House the Chair John Priestly and of course Steve Beverage at all of these meetings as well.

Chairman Leichtman: For the record I want to mention we have a series of e-mails here of supportive statements that are part of the information package.

Mike Sabatini: John certainly mentioned this we have concurrence on the landscape and creating a grade and improving the grade at the bottom of the Park. It is our intention with this application to do that landscape as part of our work. My hope is that the planting plan some of this will get healed in and certainly it would be appropriate to put some plantings on the top of the wall some below the wall. My thought would be that subsequent to this review we would engage cooperatively with them to do a planting plan that meshes the park planting with the edge of the parking planting in that likely the Garden Club would do some of the planting. I was hoping to do that downstream with this approval if that is ok.

Chairman Leichtman: I only have one comment abundance of parking? It was interesting to hear the term. The location map was great and it really did illustrate because the plan that Tom did was more inclusive.

Mr. Murphy: This comment is not appropriate in the discussion part it is more directed toward the parking survey and one of things you might mention to the applicant in making their presentation and to the Select Board but you might think about helping the Town improve the 46 spaces down there which is currently unpaved unlined and used for boat storage in the wintertime. In the summertime it is probably underutilized because it is not paved and it is not lined so it might help your tenants to have the Town make improvements and that might be something you would consider doing.

Ms. Price: On the site walk you mentioned that it wasn't part of this presentation about the permit you have to apply for the drainage that goes eventually to the harbor. I just wonder if you could explain what you have to do and if you are likely to get it and what that insures,

Tom Fowler: The name of the permit is Natural Resources Protection Act permit by rule. That is DEP's simplest level of permitting. Whether we're likely to get it is yes. You have a whole category of things that are often done around the State of Maine that involve minor treatment of sites. An example might be crossing a small stream to get from one side to the other. The Permit by Rule has a whole list of standards that says you have to do this.

Ms. Price: The flushing you mentioned that impacted Rockport Marine severely how would that fall under this situation?

Tom Fowler: The water would go down the same but relative to storm water flow it would be relatively small. What happened in this particular case was water just flowed down over the bank and went right in front of the garage. All it is, there is no drainage or anything and it just washed out their driveway.

Chairman Leichtman: Let's go through the application. We have some public waiting to comment and we could learn from them and inform us before going through the Site Plan Review.

A question was asked when talking about signage and parking. The hope is the Board is subtle about signage and not go overboard about signage

Chairman Leichtman: I doubt they will be neon. Mike mentioned last month subtle signage and I took a little bit of issue with that it be so subtle that no one sees it. We have to find some common ground there no doubt.

Vice President of the Garden Club: I would just like to confirm that the Garden Club is very happy with what is going on with the plan.

Chairman Leichtman: Thank you. Is there anybody else? That doesn't mean that we are cutting off public comment if anyone has something to say raise your hand and we will accommodate you.

Performance Standards: I will read the headings if I have a comment to make I will. If anybody on the Board does jump in.

Preserve and enhance the landscape:

Ms. Price: My concern is invasive species. Euonymus it's a burning bush it takes over. This is something that concerns me and I don't know how or whether to bring it to the Ordinance Review Committee or the Conservation Committee.

Chairman Leichtman: We should go into Landscaping Section 1000 that's a good idea. Sarah is suggesting that Section 1000 Landscaping should be modified that invasive species are omitted from the landscaping plans.

Ms. Price: There are some very specific requirements in there that say you need a professional landscape architect all these things and as Tom pointed out the time and if we didn't waive that requirement they would be forced to clear -----

Chairman Leichtman: That's a real good point because that has come up before.

Ms. Price: I just thought the Board should address that so we can accommodate the different types of landscaping. I don't think we even insist that you have an architect but we insist you do landscaping.

Chairman Leichtman: Section 1000 has always been the trouble spot. These are very good ideas and a good point.

Mr. Alexander: I've got to say this I love this whole plan and would hate to put anything in the way and in my heart of hearts I can't say putting in a parking lot preserves and enhances the landscape. To me they are diametrically opposed. Also Mike has drawn a pretty picture of these boulders and we looked at finished architecturally finished drawings. The other thing we are dealing with is the difference between perception and reality. People think that whole area belongs to the Town and it's the applicant's property. I was wishing we do with ten less parking spaces and let it be. I can't see how the car part enhances the landscape.

Chairman Leichtman: I think if you look at it in the context of what you said talk about the transition between the two.

Garden Club Vice-President: Someone standing at the top and would look down on 10 parked cars and that is all they would see without this plan. That's why it absolutely enhances the landscape.

Ms. Mackenzie: It's just an improvement John that whole area where the garage is it's underutilized and the other thing I might encourage you to think about is that you've got these large buildings there is one side up on the street side with some parking areas it serves but in order to fully utilize that whole building and to totally achieve its maximum utility all of these create a whole new utility factor and access factor to that back side and now the back side will become just as important as the front side that is on the main street. Whereas right now it's just the back side.

Mr. Alexander: I'm expressing something that I think will be expressed by many people as this comes to life if it were.

Mr. Murphy: The other thing that I think could help is when it comes to preserving and enhancing the landscape. It is all flowing toward the harbor right now and if all those things weren't there it would be eroding towards the harbor and filling in so preserving the landscape and enhancing it there is going to be a retaining wall that is going to keep things from going down the hill it's full of weeds and trashed trees and -----

Mr. Alexander: I'm not thinking about that side I am only thinking about the park side. It effectively has been cut in half and that's what people will perceive. I'm not trying to be difficult and stand in your way I'm just airing something that needs to be aired.

Tom Fowler: I 100% agree with what you said about perception vs. reality and that is exactly spurs us on to say we should talk to some people about this. We don't want to sit down with you guys right now and be talking about it the first time and instead having the Garden Club come and say what and you're going to do what to that?
We definitely want to meet you there.

Mr. Murphy: So the fact that they have done what they've done means that we don't have a packed house saying what are they going to do with our park?

Mr. Alexander: I'm realistic I think this is a great plan and I like the idea I won't discuss it anymore I've stated it.

Ms. Price: I won't go so far as to say that we advocate native plantings right now the feel of that park or sort of part manicured. When you talked about making this a graceful transition you're going to be cutting down this old apple trees and putting in lower hydrangea bushes there. It's going to be an extremely different feel and it is less of a vegetative transition in my humble opinion than what's pictured here. It's hard for some of us to accept such drastic changes.

Mike Sabatini: Someone from the Garden Club actually mentioned they would be glad to see those trees gone. There's a maintenance issue with all the falling apples also it would enhance the views to the harbor.

Planning Director Ford: Going back a year and a half of these meetings that were attended by many people a close examination of those crab apple trees would indicate they are at the final part of their lives. They are not healthy and are tending towards life end.

Ms. Price: My point is not to save those trees my point is that the effect of those trees is different than from hydrangea bushes. That's all I'm saying. It also makes me wonder where it is a public park and this half of it is not the Town property and that's why we are here and yet I'm not sure why a landscape plan I don't know like what's the process for changing the landscaping on public property?

Chairman Leichtman: We have a Garden Club that's maintaining it.

Mr. Murphy: Parks and Recreation Department works with them.

Ms. Price: Just because I'm a stickler for procedure and stuff we have an Ordinance about landscaping for commercial properties and public properties are not necessarily commercial properties. Or are they? When the Ordinance was created the Garden Club doesn't have to abide by those necessarily.

Planning Director Ford: I just want to make a point what we saw in the site walk that the lower portion of that property and certainly the area where the crab apple trees is not public property it's private property.

Ms. Price: I just said that.

Mr. Murphy: No you said half but it's not half. People keep saying the lower half but it's not.

Ms. Price: The part adjacent to the parking.

Ms. Mackenzie: I'm not seeing any changes to the public part of it at all. There is a coordinated open to public input kind of way developing where they feel is sympathetic to it's just a contiguous part of private property.

Ms. Price: I'm just curious. We're going through this process but this park is treated as kind of Opera House property I guess.

Chairman Leichtman: I understand what you are asking but I don't agree with you. The Town makes arrangements for the care of parks and in this case the Garden Club is responsible. I just never thought of it as any of our business that they are doing their thing and nobody has asked for our two cents. This is part of a commercial presentation and the portion of what we think is Mary Lea Park where the property line goes that is a commercial property and it is our business and responsibility. If the applicant and the Town and the Garden Club are all happy let's keep going.

Mr. Murphy: From the perspective when I was a kid in the seventies we were told repeatedly that at the bottom of the Mary Lea Park that was private property and not to cut through there. If they wanted to they could put up a fence right there and say that's it. The park is essentially another map and lot number and not on this application.

Chairman Leichtman: Let's move on.
Soils and Erosion Control, Vehicular Access, Parking and Circulation.

Mr. Murphy: Because the parking is challenging from some peoples perspectives I hope that it's

just not snow plowing but snow removal you're not just going to push everything back to the back and pile it in front of and they also can't push it into the street right because you can't do that. While we are talking about that end of the trash and recycling area is there going to be a screen there for the trash and recycling or dumpsters?

Tom Fowler: We plan on doing screening like that.

Chairman Leichtman: Surface water drainage, Existing Utilities, Special Features of the Development, Exterior Lighting, Emergency Vehicle Access, Municipal Services, Water Quality, Air Quality, Water Supply.

I think we should touch on 800. Does anybody have any issues under any of the topics of Section 800? Not hearing any we move right along. Anything else we haven't talked about that people want to talk about?

Can I have a motion? Whoever makes the motion I think you should include the point about invasive species not being on the landscape plan.

Motion made by Sara Price to approve the application of Glen Cove TND LLC for a minor revision to a previously approved site plan to add additional parking spaces to the Shepherd Block lot on a parcel identified as Map 29, Lot 291 and located at 18 Central St. in District 913 provided they alter the Landscaping plan so that no invasive species are included.

Seconded by Tom Murphy. 5/0

MOTION: Kerry Leichtman/Second - Tom Murphy: To approve the minutes as corrected of the regular Planning Board meeting of June 20, 2012.

VOTE:	Kerry Leichtman	Yes
	John Alexander	Yes
	Thomas Murphy	Yes
	Sara Price	Yes
	Terri MacKenzie	Yes

Chairman Leichtman: We want to thank John and Laurie for having us over it was a really good time.

The meeting was adjourned at 7:12 p.m.

The next meeting of the Planning Board has been scheduled for Wednesday, August 8, 2012.

Helen Zahn
Acting Recording Secretary

DRAFT MINUTES UNTIL APPROVED BY PB