

D-R-A-F-T

Town of Rockport Planning Board

Wednesday, September 12, 2012 – 5:30 P.M.

Rockport Opera House Downstairs Meeting Room

Meeting Televised on Channel 22

Board Present: Chair Kerry Leichtman, Terrie Mackenzie, Thomas Murphy, James Ostheimer, and Sarah Price

Board Absent: John Alexander

Staff Present: Planning Director Thomas Ford and Acting Recording Secretary Deborah Sealey

Chair Leichtman called the meeting to order at 5:39 P.M. He read aloud the agenda and announced that Tony Bates would be joining the Board as soon as he was sworn in.

New Business

Application of Village at Rockport, LLC, represented by Gartley & Dorsky, for a subdivision pre-application meeting 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.): Engineer Andrew Hedrich of Gartley & Dorsky Engineering & Surveying was accompanied by owners/applicants Tony Casella and John Richardson. Mr. Hedrich said the applicants had purchased a 3.32-acre parcel to the southwest of their existing 36.38-acre subdivision. Their intent was to merge the two properties (a total of 39.7 acres) and build 13 single-residence cottages in Phase IV of their development.

The five structures currently located on the new parcel would be removed, as would the driveway. An access road, off which spur driveways would run, would be constructed with a T-turnaround. The existing emergency access would be eliminated. Mr. Hedrich said DOT supported elimination of the current emergency access and would grant a permit for a second entrance with both-way access. Ted Skowronski asked about the surface of the access road and was told it would be stone, with asphalt at the entrance. The 13 cottages to be constructed would have a minimum of two septic systems and one well. Stormwater quality treatment measures for the entire project would be added to meet current standards, and a pre-application meeting for a full stormwater management permit had been held with DEP.

Mr. Ostheimer noted that landscaping was not depicted on the plan. Mr. Hedrich said they would utilize existing trees along the front of the property and scattered throughout, though it was likely that one 36" oak would have to be removed. Mr. Casella said landscaping would mimic that of Phases I - III. Ms. Mackenzie asked how the dumpster situation was working out. Mr. Casella responded by explaining the system and said it was working very well: there had been no complaints.

Chair Leichtman asked if the developers were finding more enthusiasm for individual residences. Mr. Casella responded that each of the 13 proposed cottages already had a name on it and there was a waiting list beyond that. Mr. Hedrich added that Phase IV had been driven by demand. Mr. Leichtman said the developers had a credible track record and were proposing to do more of what had been discussed extensively in the past. He said the Planning and Community Development Office had concerns that this was a complex area, most of which was in Mr. Casella's head, and they would like to see it on paper. Mr. Casella responded that he had already started that process.

Chair Leichtman said a Site Walk, which allowed enough time to tour the existing development, would be scheduled for October.

Previous Meeting Minutes: August 8, 2012

ACTION: Kerry Leichtman made a motion, seconded by Thomas Murphy, to accept the 8/8/12 minutes as presented.
Carried 4-0-1 (Ms. Price abstained)

The meeting adjourned at 6:00 P.M.

Respectfully submitted,

Deborah Sealey
Acting Recording Secretary