

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

Present: George Benson,
Mark Masterson,
Alexandra Fogel,
Emily Lusher
Tom Ford

Also Present: Roy Bennett
Sally Leighton

Mr. Benson opened the meeting at 7:00 p.m.

ELECTION OF OFFICERS

- a. Mr. Benson motioned to appoint Mr. Masterson as chairman of the Zoning Board of Appeals for the ensuing year. The motion was seconded by Ms. Fogel and passed 3-0-1 with Mr. Masterson abstaining.
- b. Mr. Masterson introduced Sani Fogel and George Benson as the newest members of the Zoning Board of Appeals. He added the Board currently has a vacancy and invited interested parties to contact the Town Office.
- c. Mr. Master motioned to appoint Mr. Benson as vice-chairman of the Zoning Board of Appeals for the ensuing year. The motion was seconded by Ms. Fogel and passed 3-0-1 with Mr. Benson abstaining.

NEW BUSINESS

- A. Application of the **Rockport Community Chapel Association** represented by LeRoy Bennett, for **review and approval for the installation of a new steeple on the Rockville Community Chapel as required by Section 300** on a parcel identified as Map 8, Lot 3 and located at 87 Old Rockland St. in District 902.

The Rockville Community Chapel Association consisted of four (4) ladies who had worked tirelessly to raise funds to repair the belfry and the roofing by have baking and quilting. The chapel roof and belfry were repaired by the Association. Mr. Bennett became involved when funds for the Rockville Community Chapel became depleted. He joined with the Association and provided the necessary funds to repair the metal ceiling, interior and exterior painting, and to replace flooring and windows.

Work was completed on the Rockport Community Chapel in June of this year. Over 100 visitors attended the open house. Replacement of the steeple is the only item remaining to be completed. The original steeple was removed in 1906 due to disrepair.

A native of Camden, Mr. Bennett currently resides in San Diego. He explained his family's history (his mother was born in Rockville) in Rockport along with the history of the chapel.

The Rockville Community Chapel Association intends to use the chapel for gatherings, weddings, funerals, etc. The Association is in hopes the income from chapel rental will help maintain the building going forward.

Mr. Bennett photograph of the original chapel with the steeple was provided for the Board's review. A 19' reinforced fiberglass steeple will be constructed to withstand 120 mph winds. The 250# steeple will be (painted a semi-white to match the chapel) lifted in to place by a crane. Four (4) long bolts will attach the steeple to the chapel. Access to the uninhabitable belfry will be through an inside ladder to a 2' opening over the bell. A representative from the manufacturer will periodically inspect the steeple.

Mr. Bennett graciously offered to fund construction and installation of the steeple. Construction of the new steeple will begin in March and will be shipped by the end of May. The steeple will be added to the chapel in June and an open house celebration held in July.

The Zoning Board of Appeals was in agreement that Section 300, Height of Building, Items 1 and 2 of the Rockport Land use Ordinance has been fulfilled.

Mr. Benson motioned to approve the application of the Rockport Community Chapel Association, represented by LeRoy Bennett, for the installation of the new steeple on the Rockville Community Chapel as required by Section 300 on a parcel identified as Map 8 Lot 3 and located at 87 Old Rockland Street in Section 902. The motion was seconded by Ms. Fogel and passed 4-0.

Mr. Bennett said he "greatly appreciates" the support he has received from Rockport Town Office and the vote taken by the Select Board to waive permit fees for construction of the steeple.

OTHER BUSINESS

- A. Mr. Benson attended the MMA Training Session for Zoning Boards of Appeal. He found the workshop to be "refreshing" and said it reminded him of the importance of thoroughly doing the best job possible.
- B. Mr. Ford recommended holding an orientation session early in the winter which would allow members to interface with each other. Ms. Fogel and Mr. Masterson both offered their homes as a place to meet.

Ms. Fogel motioned to adjourn at 7:26 p.m. The motion was seconded by Mr. Benson and passed 4-0.

Respectfully submitted,

Melody Sainio
Recording Secretary, Pro Tem