

**D-R-A-F-T**  
**Town of Rockport Zoning Board of Appeals**  
**Wednesday, March 25, 2015 – 5:30 P.M.**  
**Rockport Opera House Downstairs Meeting Room**  
**Meeting Televised on Channel 22**

**Board Present:** Vice-Chair David C. Gordon, Alexandra (Sani) Fogel , Emily Lusher, and John Osgood

**Board Absent:** Chair Mark Masterson and Stephen Bowen

**Staff Present:** Planner and Community Development Director James Francomano, Videographer Tom Goodwin, and Recording Secretary Deborah Sealey

**I. Roll Call:** Vice-Chair David Gordon called the meeting to order at 5:42 P.M. and reviewed the agenda. He asked if any member had a conflict of interest with tonight’s application and none did.

## **II. New Business**

**A.Application for a Special Exception at 149 Old County Road (Map 2 / Lot 97). Knox County Homeless Coalition proposes to use the former single family house as a homeless shelter/rooming house with supportive programming capacity. Section 917 of the Land Use Ordinance provides that “Boarding Care” and “Rooming Houses” may be permitted by Special Exception in District 904 – Residential.**

Richard Norman, Vice-Chair of the Knox County Homeless Coalition [KCHC], said the group had withdrawn its offer on 149 Old County Road last week at a board meeting. Their research had indicated they might make an offer on the barn behind the 149 Old County Rd. building, so they had put the earlier plans on hold.

Mr. Norman said KCHC had been in existence for a few years. Two years ago Maine State Housing had asked them to pursue Hospitality House after it closed unexpectedly. The group had been running Hospitality House for 13 months and in that time 140 people had been moved into independent housing. Mr. Norman said KCHC had helped over 500 people, housing and sheltering many of them. He said KCHC was trying to understand why their clients became homeless and help them back into independent housing.

Ms. Fogel said she understood KCHC’s services were more extensive than those of Hospitality House and had been quite successful. Mr. Gordon ascertained that people stayed from two weeks to two months. There were 21 beds, which were at full capacity now, with more people in hotel rooms.

Selectman Jeff Parker said KCHC should avail itself of Mr. Francomano’s time so they would be better prepared when they returned to the ZBA. Mr. Norman said both the Planning Director and Code Officer had been extremely helpful.

Mr. Francomano thanked Mr. Norman, who had agreed to come to this meeting. He said the resident living between 149 and 169 Old County Road had come into the office and said he had no objections to the project because it had been much improved since KCHC had taken over.

*Vice-Chair Gordon called for public comment, but received none.*

**B. Application for a Special Exemption at 59 Old County Road (Map 6/Lot 53). Lisa Wilmot, who has a Purchase & Sales Agreement, proposes to establish a daycare facility on the site. Section 917 of the Land Use Ordinance provides that a “Day Care Facility” may be permitted by Special Exception in District 904 – Residential.**

Lisa Wilmot said she had run daycare facilities for 7 years in Rockland and 11 years prior to that in Owls Head. Licensed to care for 12 children, she usually had only 8. She and her family would live in the home at 59 Old County Road. A 1,000-gallon septic system was in place and DHHS and the State Fire Marshall’s Office would inspect the property once she received approval from the ZBA. DHHS would visit several times a year after that, with the Fire Marshall inspecting every 2 years.

Vice-Chair Gordon read aloud the 10 criteria for Special Exception and Ms. Wilmot responded to each item.

Ms. Fogel asked if neighbors had been notified. Mr. Francomano said the 10 neighbors within 300’ had been notified and there had been a notice in the newspaper.

*Vice-Chair Gordon opened the public hearing at 6:14 P.M. but no one spoke.*

Mr. Francomano said both CEOs had reviewed the proposal and had no objections to the plan, so a use permit was all that was required. He suggested the board read the findings to see if any needed to be included as conditions of approval. They did so and Mr. Francomano suggested conditions upon which the approval might be granted.

**ACTION:** Sani Fogel made a motion, seconded by John Osgood, to approve the Special Exception for Lisa Wilmot to open a daycare facility at 59 Old County Rd., with the condition that no more than twelve children may be served. The names of the owners would be Sonny and Lisa Wilmot of Rockland, ME, and the premises would be subject to Dept. of Health and Human Services and State Fire Marshall approval.  
Carried 4-0-0

### **III. Consideration of Minutes from the January 22, 2014 Meeting**

**ACTION:** John Osgood made a motion, seconded by Sani Fogel, to accept the minutes of the June 25, 2014 meeting.  
Carried 4-0-1 (Mr. Osgood abstained)

**IV. Other Business**

Ms. Fogel made a request to the public for another ZBA member.

**V. Adjournment**

The meeting adjourned at 6:25 P.M.

Respectfully submitted,

Deborah Sealey  
Recording Secretary