

**D-R-A-F-T**  
**Town of Rockport Zoning Board of Appeals**  
**Wednesday, June 26, 2013 – 7:00 P.M.**  
**Rockport Opera House Downstairs Meeting Room**  
**Meeting Televised on Channel 22**

**Board Present:** Chair Mark Masterson, Stephen Bowen, Alexandra (Sani) Fogel, Emily Lusher, and John Osgood

**Board Absent:** George D. Benson II and David C. Gordon

**Staff Present:** Planner and Community Development Director Bill Najpauer, Videographer Heather Pusey, and Recording Secretary Deborah Sealey

Chair Mark Masterson, who declared a quorum, called the meeting to order at 7:00 P.M. He briefly explained the application to be reviewed, saying he had determined the ZBA correctly had jurisdiction over it. The Chair asked if any member had a conflict of interest with the application and none did.

## **I. New Business**

**Application of Alec Brainerd (Artisan Boat Works), for Section 902.3(5) special exception review to operate a boat/shipyard and to enlarge the existing building on a parcel identified as Map 35, Lot 37 and located at 416 Main St. in District 902.**

Applicant Alec Brainerd said his business had been at its current location since 2002. It had begun as a home occupation and tradesman shop with one employee in addition to himself. The business had expanded to 12-14 employees and now included the storage of boats.

Mr. Brainerd had been granted a special exception for the boat storage, but said his proposed addition strained the boundaries of that definition. The applicant said Rockport had added a boatyard definition to its ordinance in June 2013 and he was seeking approval to go forward under that new definition. Mr. Brainerd said the proposed addition would not change what his business was doing.

Ms. Fogel said the Comprehensive Plan had been changed to accommodate precisely what Mr. Brainerd wanted to do. She felt his expanded business was a big plus for the neighborhood.

Chair Masterson spoke briefly to the viewing audience to explain the different responsibilities of the Planning Board and Zoning Board of Appeals.

*The Chair opened and closed the public hearing at 7:08 P.M.: no one spoke.*

Mr. Masterson opened the review by saying the Planning Board had approved Mr. Brainerd's current request to expand his building, pursuant to ZBA approval. The Chair said there were ten special exception criteria in Section 703.3 (Special Exceptions) and Mr. Brainerd had addressed each of these. Mr. Masterson then read aloud each criterion, followed by Mr. Brainerd's response

to each from his June 6, 2013 memo to the ZBA. Chair Masterson then asked for questions or concerns from the Board: there were none.

**ACTION:** John Osgood made a motion, seconded by Sani Fogel, to approve the application of Alec Brainerd (Artisan Boat Works), for Section 902.3(5) special exception review to operate a boat/shipyard and to enlarge the existing building on a parcel identified as Map 35, Lot 37 and located at 416 Main St. in District 902.

**Carried 5-0-0**

## **II. Other Business**

Mr. Masterson asked Mr. Najpauer to include the minutes of the May 8, 2013 meeting with those of this meeting in the packets for the next meeting. Mr. Najpauer said he would advise the Board of the date of the next meeting and also clarify the week of the month in which meetings should occur.

## **III. Adjournment**

The Chair declared the meeting adjourned at 7:23 P.M.

Respectfully submitted,

Deborah Sealey  
Recording Secretary