



Rockport, Massachusetts Planning Board

Minutes of Meeting and Hearing, Thursday, May 19, 2016 Rockport Town Hall Annex, 7:30 p.m.

Present: General Meeting and Hearing, Town Hall Annex 7:30 p.m. Meeting comes to order with Herman S. Lilja, Chairman; Edward S. Hand, Jr. Vice Chairman; Cameron Smith; and Terence Duffy present. Henry T. Betts absent. Kirk W Baker, Town Planner, present. Minutes are recorded by Mary Bourguignon, Secretary.

1. 7:30 p.m. General Meeting and Discussion

2. 7:45 p.m. ANR - Seacrest Manor, LLC., 99 Marmion Way, Map 26, Lot 1. Robert Visnick, Esq., lawyer for Seacrest Manor, LLC. explained to the Board members that the inn and the land is already divided into four (4) parcels. This ANR plan was designed to re-designate those parcels such as they would all be in compliance with the zoning. After a short discussion, the Board decided to vote on this ANR application. Mr. Hand made a motion to approve this ANR. Mr. Smith seconded the motion. All in favor.

3. Planner's Update - Informal Discussion. Mr. Baker said he had a discussion with someone about Johnson's Road, (Lot 3-33) which is off Pigeon Hill St. Mr. Baker also said the individual is the property owner. What they are looking to do is build a house. The original plan for the area was for Foxberry Court. This may come up in the next few months.

4. Green Communities Update – Ed Hand. Mr. Hand said the Green Committee met several weeks ago and one of the key items was to select the appropriate consultant to help them in analyzing the existing energy situation to meet the goals of 20% energy reduction over 5 years. Right now we are trying to find out from other towns what their concerns were. Now what we have to do is to come up with a plan to select a consultant.

5. Activities related to town-wide Master Plan – Cameron Smith. Mr. Smith sent a copy of an email that will be sent to Mark Racicot, at MAPC, to each member and Linda Sanders, Town Administrator, for consideration. Ms. Sanders said she will try to get back together after other discussions so that we are all working together on the issues. Ms. Sanders asked Mr. Smith if he would be the person who would coordinate the "Planning for Metro Future Technical Assistance" plan that will be sent to MAPC, requesting help this summer on resident meetings, etc. Mr. Smith would submit a letter to MAPC, for technical assistance of two kinds. The work would not just encompass what the Planning Board has come up with from the Survey Monkey results but also other ideas from other town organizations. If everyone on the Board approves, then this letter should be sent off quickly. Mr. Smith moved to approve this request for PMTA from MAPC. Mr. Duffy seconded the motion. All in favor.

6. Zoning By-Law Updates -2 Family Subdivision. Mr. Lilja said that he has copies of different Zoning By-Laws from 2007; there was an update in 2007, 2009, 2011, 2012, 2013 and 2014. The description of permissible structures is in paragraph form in 2007. When the guidebook bylaws were revised in 2009 the paragraph commentary remained and a tabular presentation was included. When they were revised again in 2011, the paragraph commentary remained and the tabular presentation was included as well. Only in 2012 was the paragraph form removed and a tabular presentation provided alone. It is at that point (2012) when the omission or the confusion came in as to what was permitted by special permit or whether it was by rights. Mr. Lilja is looking at those tables and trying match the tabular phrasing with the paragraph phrasing to see what is either left out or re-constructed as to be confusing. He will put it all together and give it to the Board members to double check it.

7. Issues for Fall Town Meeting. Mr. Lilja gave each member a list of Possible Articles for Fall Town Meeting. The possible articles Mr. Lilja listed are: 1. Protection of coastal land. 2. Update By-Law Table for Principal Permitted Uses and Structures. 3. Helicopter Landing Sites. 4. Use of drones. 5. Medical Marijuana sites. A short discussion followed and then Mr. Lilja said that he would like each person to seriously consider taking one of these topics and work towards Fall Town meeting. Mr. Duffy said he would take drones. Mr. Minutes of Planning Board Meeting, May 19, 2016

Hand said he would take Helicopter Landing Sites. Mr. Baker said he would take Medical Marijuana Sites. Mr. Betts possibly can take the Protection of Coastal Land, Mr. Lilja will ask him. Mr. Smith is busy with his Master Plan.(Mr. Lilja is working on the By-Law Table for Principal Permitted Uses and Structures).

8. Election of Officers. Election postponed until the next meeting.

9. Continuing Business, Liaison Reports, and Other Updates

- **Liaison Reports.** No report given.
- **Updates from Members.** Mr. Hand said the CPC will be making out recommendations at their next meeting.

10. Planning Board Administration

- **Approval of Bills.** No bills submitted for payment.
- **Approval of Minutes.** No minutes submitted for approval.

11. Adjournment.9:06 p.m. Mr. Smith made a motion to adjourn. Mr. Hand seconded the motion. All in favor.

Herman S. Lilja, Chairman

Date