



Rockport, Massachusetts Planning Board

Minutes of Meeting & Hearing, July, 7, 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; 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. 7:35 p.m. Hearing - ANR – Zeman Realty, Inc., 5 Granite St. Map 18, Lots 197,

198 & 201. Applicant withdrew his application. They will re-submit a revised application in the future.

3. 12 Clark Ave. Road Improvement Plan – Set up site visit. After a short discussion the site visit was decided to be on July 18, 2016 at 9:30 a.m. with members meeting first at the Town Hall Annex.

4. Green Communities Update – Ed Hand. Mr. Hand said things are moving ahead and that the Green Communities Committee has a meeting Monday night.

5. Activities related to town-wide Master Plan – Cameron Smith. Mr. Smith said that the proposal sent to MAPC requests that they facilitate a number of meetings with residents about the key ideas that were identified in the Survey Monkey exercise. That would be important for us to eventually narrow it down to one or two major projects per year that would have to do with what is most important to Rockport.

6. Traffic at 5 Corners – Cameron Smith. Mr. Smith said that Linda Sanders, Town Administrator, and he have gone back and forth on this. Apparently there is a traffic committee that is working on this. There is a new field that is called "smart intersections" that has been set up in Lexington, MA., that has a fish eye camera that can pick up and distinguish between cars, pedestrians and bicycles approaching the intersection. Mr. Smith is waiting for Ms. Sanders to get back to him with any new updates.

7. Issues for Fall Town Meeting

a. Helipads – Ed Hand. Mr. Hand called a contact he has in Manchester, MA and has put together a memo to send off to Sam Cleaves.

b. Zoning By-Law Updates – 2 Family Subdivision - Herm Lilja. Mr. Lilja handed each member a copy of an email from John Goldrosen, Kopelman & Paige, in which Mr. Goldrosen basically said that his recommendation would be to propose the following article: "To see if the Town will vote to amend Section III.B.I.F. of the Zoning By-Laws, as follows (added text show in **boldface**): F. the conversion of **any existing dwelling into a two-family dwelling** or a multiple dwelling, with not more than four (4) dwelling units, or an inn, provided that the size of the building shall not be increased by more than ten (10%) percent of the area which was originally used for habitation." Or act on anything relative thereto." This is all that is needed to correct the error that was made in 2011, when the boldfaced text was inadvertently left out of the Table of Permitted Uses.

8. Letter to Roma III – Herm Lilja, Mr. Lilja said a letter, certified, return receipt, was sent to Mr. Roma reminding him of the conditions of the SPR and how the applicant addressed those issues, that in fact were included in the SPR. He has heard nothing as yet. It is coming closer to the point where they will be asking for an occupancy permit.

9. Sewer Overlay District – Ed Hand. Mr. Hand said he had an email from Bruce Reed who said the Town is approaching the maximum capacity in the sewer system. This could result in the requirement for a new treatment plant. Accordingly the DPW wants the Town to develop a sewer overlay district.

10. Continuing Business, Liaison Reports, and Other Updates

- **Liaison Reports**

- **Updates from Members.** Mr. Lilja said he would like to make one more point about the differences of opinion between the ZBA and the Planning Board with regard to their consideration of the SPR on the property at 45 Marmion Way. The issue was the fact that they had not discussed our report at the scheduled meeting

11. Planning Board Administration

- **Approval of Bills.** An invoice from Kirk Baker was presented for payment. Mr. Smith made a motion to pay this invoice. Mr. Duffy seconded the motion. All in favor. An invoice from W. B. Mason was presented for payment. Mr. Duffy made a motion to pay this invoice. Mr. Hand seconded the motion. All in favor.
- **Approval of Minutes.** No minutes submitted for approval.

12. Adjournment. 9:20 p.m. Mr. Duffy made a motion to adjourn. Mr. Hand seconded the motion. All in favor.

Herman S. Lilja, Chairman

Date