

Town of Rockland
Planning Board
Regular & Zoom Meeting
November 6, 2024

Members Present: Chairperson Jennifer Grossman, Vice Chair Richard Barnhart, John Veleber, Robert Eckert and Ryan Edwards. Absent: Elizabeth Williams and Joseph Lambe

Chairperson Jennifer Grossman opened the regular meeting at 7:00 pm. with the Pledge of Allegiance to the flag. On a motion by Richard, seconded by Ryan and all being in favor, the minutes of the September meeting were approved as distributed (Robert Eckert abstained).

On a motion by Richard, seconded by Robert the regular meeting was closed and the public hearing on the Vallone Subdivision was opened.

Vallone Subdivision (SBL #37.-1-53.1) Hazel Road Spur

Bruce Fulton presented an overview of the proposed subdivision to the board. He submitted proof of mailing and letter to all neighboring property owners. The subdivision application and required fee had previously been submitted. Deep test and perk tests have been done on the new 90 acre lot. No comments have been submitted and no questions or comments were made from the public present.

Richard made a motion to close the public hearing, seconded by Robert and carried. Robert made a motion to re-open the regular meeting, John seconded and carried.

John made a motion to approve the Vallone Subdivision, Richard seconded and carried.

Dominguez Subdivision (SBL#50.-1-3) Beaver Lake Road/ Service Road

Bruce Fulton presented information on the proposed two lot subdivision to the board. There are two driveways coming off Service Rd (Old Rt 17) that access the property. Deep test and perk tests have been done on the new parcel. The subdivision is to divide off the cell tower piece from the house piece. There is a shipping container on the property that houses the electric utility to the house. There was discussion. Mr. Fulton had addressed his concerns with the Code Enforcement Officer and he suggested that the container be tarped to camouflage it from view. The application and fee have previously been submitted. Notification of the hearing was sent to neighboring property owners and proof of mailings submitted to the clerk.

Robert made a motion to close the regular meeting and open the public hearing on the Dominguez Subdivision, Richard seconded and carried. There were no comments submitted. Sheila Shultz asked how far up the driveway the container was situated. Mr. Fulton stated that it was approximately 120'. Robert suggested that a notation be made on the maps or in the file that the container must be removed when it is no longer used for the electric utility servicing the house. The chairman advised that this is a matter for the Code Enforcement Office not the Planning Board to decide.

Robert made a motion to close the public hearing and re-open the regular meeting, Richard seconded and carried. Richard made a motion to approve the Dominguez Subdivision, John seconded and the motion carried.

Thomas/Batista Lot Improvement (SBL#51.-1-1) Old Rt 17

Bruce Fulton presented the board with information concerning this lot improvement request. The property owners wish to ‘clean up’ the lot line by moving it around the fence and concrete slab. There is a water district easement on the Thomas property. The new lot line does not infringe on this easement. Richard made a motion to approve the Thomas/Batista Lot Line Improvement, Ryan seconded and motion carried.

St. Paul Church of Christ Subdivision (SBL#9A.-1-6) Mud Pond Road

At a previous meeting the question had been raised as to whether the subdivision and the sale of some of the property were two separate issues. The purpose of the sale of part of the property is to raise funds for improvements to be made on the remaining parcel. Chairperson Grossman stated that deep pit and perk tests must be done on the new parcel. She will clarify the issue with the town attorney then get back to the applicant so they can proceed.

Rockland Solar LLC Special Use (SBL#16.-1-29) Amber Lake Rd

A representative from the town engineer (Delaware Engineering) was present and reviewed this project with the board. Helen has worked with other planning boards to develop land use projects. She has just been brought in to work on this one and will submit a formal memo and tech review to the applicant and planning board in the near future. A County 239 review was sent and comments were received back suggesting a PILOT Program, emergency training and bonding for decommissioning the project.

7 Pleasant St LM LLC Lot Improvement & Special Use (SBL#48.-1-4.6 & 10)

After recent planning board meetings the applicant has addressed some of the concerns raised. They have numbered the property into lots for better clarification:

- Need for a flood plain permit – minimal work will be done in the flood plain, mostly parking, no new structures.
- Parking on Main St (county restrictions) and Pleasant St. Lot #4 & 5 show parking, some or all of it for public use.
- Questions of 2 principal permitted uses per lot (restaurant and community center) and a third use (light manufacturing) as the special use.
- Affordable housing – they plan to work within the existing structures and to convert them to residential housing isn’t cost effective.
- The board asked to have the water and sewer lines/connections shown on the plans (which buildings now or in the future will be connected).
- The board would like to see more detail information on the retail sales spaces.
- There was discussion on the board doing a ‘walk through’ of the property. A date will be set for members to see the site. The board also suggested a public hearing during this conceptual stage to get public feed back before the project progresses too far.

A reminder to the board members to complete their required training. A zoning review meeting on land use will be held on November 13th.

On a motion by Richard, seconded by Ryan and carried this meeting adjourned at 9pm.

Respectively submitted Rose Mary Hankins, Deputy Clerk