

Town of Rockland Planning Board Meeting

Regular & Zoom Agenda

February 5th, 2025

1st Wednesday of every Month

Members present: Vice-chair Richard Barnhart, Ryan Edwards, Joseph Lambe, Rober Eckert, Joan Veleber.

Absent: Chairman Jennifer Grossman, Elizabeth Williams

Vice-chair Richar Barnhart opened the regular meeting of the Town of Rockland Planning Board with the Pledge of Allegiance. On a motion by Richard, seconded by Ryan, the minutes of the January 8, 2025 meeting were approved as distributed.

Jeffery Bowers – 75 Tuttle Hill Rd. SBL : 26.-1-57.4 – Subdivision

Copies of the mailings were shown to the board, and the advertisement was posted as required. A perk test was done on one side of the road. Both sides of the road do comply with zoning.

Public comments were invited and neighbors said they were in support. Kaitlen Castillo noted that Kathy McHenry, not present, was concerned with water and drain off. Bill Kocher had called on behalf of his sister Marilyn and said that they were also in support after having a couple of questions answered.

Richard went over environmental assessments and motioned to accept for a negative impact. All were in favor, and it was accepted unanimously.

Tom Ward, Ed Lundquist Subdivision

Discussed permits, driveways, and double-check that the lots are buildable. Lots 2 and 3 will have their own access. Richard asked if there were any other concerns or questions regarding conceptual approval. There were none. It was unanimously voted to approve pending next steps.

Broadacres – 26 Hoag Rd. SBL:45.-1-1.1 - Special Use

Chef Roxanne Spruance addressed the board regarding the updated plans for the project after a 2 year break, and taking into account the many issues raised at prior public meetings in regard to zoning, size, impact, and pubic impact. Roxanne stated that while they were not submitting a

formal site plan at the time, she wanted to update the board about what she felt was a much more appealing proposal regarding the 117 acres project at 4 Hoag Road. One of the issues is that the project straddles both sides of the road and involves more than one parcel, which are zoned differently. While many changes were made since the last site plan, Richard reminded her that one of the main issues still at hand was the fact that while it is all one project, the land they own is still subject to different zoning laws that must be adhered to, regardless of the multiple changes and improvements to the project. The project falls into 2 distinct zoning districts and the majority of their building plans still fall into the zone that doesn't allow it.

Roanne and another project representative appealed that they were trying to be responsive to board and public input and that in regard to the different zones they were seeking a special use permit, and lot improvements.

Richard reminded Roxanne that a year or two ago the project's designated use was as a campground. Now it is Agricultural as well as other uses. Just because the project changes does not change the zoning requirements for each lot. It all requires notifications, public hearings, etc.

Glen Gabbard, Town of Rockland Code Enforcer, suggested that Roxanne and team make a solid preliminary site plan which can then be reviewed together before forwarding it to the board and going from there.

Roxanne agreed and reiterated that the project was now much less building than agriculture, but Richard reminded her that the issue was partly that the area planned for building was on the property not zoned for it. Roxanne asserted that the project will also reduce the massive deluge that currently runs down from Hoag Street to Creamery Road and Richard addressed that fact that glacial till and a layer of hard pan will not, in fact, allow for any of the deeper rooting that would, in fact, help reduce runoff.

Richard stated that the applicant must submit a detailed plan prior to any site map and should provide adequate funds in escrow. Richard further specified that all conditions must also first be approved by the board. It was agreed by all that a preliminary plan would be submitted in the next week or two.

Rockland Solar LLC – 219 Amber Lake Rd. SBL :16.-1-29 – Special Use

Richard Barnhart asked if representatives were present. Kaitlen Castillo (Building Inspector) said that they were not present but that her office had been in communication with them and that the engineers have seen the final approval of the plan. She stated that they were on part 2 of The Environmental Impact Statement (EIS) and part 3 of the resolution. The EIS was then read and it was stated that the project will result in no significant adverse impacts on the environment. Robert Eckert motioned for a negative declaration on a full environmental assessment, Ryan Edwards seconded it, and it was carried with a vote of 5-0 in favor.

Richard noted that there would be a list of conditions and Glen Gabbard noted that access roads must comply with all fire department requirements. Glen also requested full jurisdiction on fire

access, copies of keys, and other issues. He stated that even though it is not all a build site the entire plan still needs to meet fire code, ambulance, and other emergency services.

Robert Eckert motioned in favor with the condition that approval is subject to their adherence to the December 4 draft of conditions. Ryan Edwards seconded it. A motion to accept the project “as presented” was approved and Robert Eckert asked for a motion to close, which was unanimously voted in favor of.

Correspondence/Updates:

- Continuing education credits – 4hrs required for the year