

Town of Rockland Planning Board  
November 5, 2025

Members Present: Chairperson Jennifer Grossman, Vice-chair Richard Barnhart, Ryan Edwards, Elizabeth Williams and Joseph Lambe. Absent: John Veleber, Alissa Shipp. Also present was the Code Enforcement Officer, Glenn Gabbard and several members of the public.

Chairperson Grossman opened the meeting with the pledge to the flag and then the public hearing for the Brkal Subdivision.

**Brkal Subdivision – 2182 Old Rt 17, Roscoe**

The applicant submitted their 2-lot subdivision proposal at the last meeting. Both lots include a house, utilities and driveway. The map didn't show the driveway to the second lot. The applicant has submitted an updated map showing the requested second driveway. They also submitted proof of mailing to neighboring property owners and publication in the town newspaper for this public hearing. One neighbor was present and asked for clarification of the action before the board. Chairperson Grossman explained the subdivision and he was satisfied. There being no further comments or concerns Richard made a motion to close the public hearing, Ryan seconded and all were in favor.

Chairperson Grossman re-opened the regular meeting of the planning board.

Ryan made a motion to approve the minutes from the October meeting, Elizabeth seconded and carried. Joseph abstained.

**Old Business**

- Brkal Subdivision – Richard made a motion to approve the Brkal Subdivision as presented, Elizabeth seconded and all were in favor. The applicant will bring in additional maps for the Chair to sign.

**New Business**

- Pierce & Bivins Lot Improvement – Park Drive, Parksville

The applicants submitted an application, check and maps showing the lot line improvement. There are currently two non-conforming lots. With the lot improvement both lots will become conforming. There was discussion. The Chair asked that additional information be put on the maps – show surrounding parcels, show access to the second lot, and note the zoning district. The board would also need copies of deep test pit and perk test results for the files.

Richard made a motion to approve this lot line improvement application with conditions, Joseph seconded and all were in favor. The applicant will bring in the updated maps for the Chair to sign.

**Correspondence & Updates**

No correspondence.

Chairperson Grossman reminded the board members to get their continuing credit hours in before the end of the year. She also stated that the Town Board would be presenting proposals for zoning changes at their meeting the next day. These changes would be posted on the Town web site for viewing. A public hearing would be held on these proposals at their second meeting this month (Nov. 20th). There being no further business before the board, Ryan made a motion to adjourn, Elizabeth seconded and all were in favor.

Respectively Submitted  
Rose Mary Hankins