

1305.3 Vehicular Access

Because the property has existing access onto Main Street, a new Access Permit is not required from the Town of Rockport or the Maine DOT.

1305.4 Parking and Circulation

This standard pertains to layout and design of vehicular and pedestrian circulation. We believe the proposed sidewalk improvements on the Union Hall property and on the town's right-of-way represent a significant improvement to the existing conditions, which currently lack a clear walking path. The current conditions provide no defined access to Central Street, Main Street, Union Hall, the parking lot known as "Sandy's Way" or the recently constructed steps to the Harbor Path. The proposed improvements connect all of these and do so with separation from street traffic.

Because this is a change of use Site Plan review on a grandfathered non-conforming lot with no room for private parking, we believe the parking standard cannot be applied to this specific lot. However, the reality is that if new uses are to succeed, parking is needed. As a result, additional parking for Union Hall and the applicant's other properties along Central Street has been provided in a previously approved Site Plan Amendment for the Shepherd Block.

Of the uses that are changing within Union Hall, the expected parking needs are as follows:

Restaurant (50 seats @ 1 sp/3 seats)	17 spaces
Third Floor (two dwelling units or office)	4 - 8 spaces
Basement Floor (office 1200 sf)	<u>6 spaces</u>
Total	27-31 spaces

These parking needs will almost entirely be satisfied within the parking lot expansion mentioned above, which will provide an additional 25 spaces. Municipal parking along the street and at the harbor will satisfy the excess parking demand.

The second floor space, "Union Hall" is a grandfathered use and parking will be taken care of on a "per event" basis, similar to the Opera House. Based on above and especially due to the creation of badly needed pedestrian-friendly access to the building, we believe this standard is easily met or exceeded by the plan.

1305.5 Surface Water Drainage

No changes to existing stormwater drainage patterns are proposed in this project, however we do propose improvement to existing stormwater conveyance. This proposed improvement consists of directing gutter downspouts beneath sidewalks directly to curb lines, including the existing downspouts on Central Street that serve