

Town of Kennebunkport  
Board of Selectmen Meeting  
June 9, 2022  
6:00 PM

## **MINUTES**

**Selectmen attending:** Patrick Briggs, Allen Daggett, Edward Hutchins, Sheila Matthews-Bull, and D. Michael Weston.

**Others attending:** Yanina Nickless, Werner Gilliam, Christopher Simeoni.

**Others attending via Zoom:** Tracey O’Roak, Craig Sanford.

### **1. Call to Order**

Selectman Matthews-Bull called the meeting to order at 6:00 PM. She took a roll call of Selectmen present: Allen Daggett, Patrick Briggs, Michael Weston, Edward Hutchins, and Sheila Matthews-Bull.

### **2. Approve the May 26, 2022, meeting minutes.**

**Motion** by Selectman Hutchins seconded by Selectman Daggett to approve the May 26, 2022, selectmen meeting minutes. **Voted:** 5-0. **Motion passed.**

### **3. Public Forum.** (This is an opportunity for anyone who wants to address the Board of Selectmen with any issue that is not on the agenda.)

Tim Spang (a resident, voter, and business owner in the Town) addressed the Board about working with the contractors of the Town on the vehicle parking issues. He did emphasize that it was not a new ordinance, but rather an old one that was being reinforced. Tim asked the Police Chief if there were accidents or how in general this came about. Selectmen Hutchins replied that some residents were approaching him for many years and asking to enforce the parking ordinances. Overall, Selectmen can’t just change the ordinances and must comply with them since residents voted to put them in place. Selectmen Briggs also added that nobody was waiting for the first accident to happen, but rather to prevent problems – that was the reason for the ordinance in the first place. He also added that one issue was that the emergency vehicle could not get to the resident’s house because of the parking situation on the street. Selectmen Weston said that he spent a few days driving around the Town and the big concern for him was School Street: children had to go around a vehicle parked on the walkway.

Chief Sanford emphasized that ever since the Board had a conversation about the ordinance, the Police Department noticed a positive change. The Town is also willing to have a conversation and give some time for people to adjust.

A few other residents supported Tim's statement, where Selectmen Hutchins reassured the crowd that the Board is willing to work on the issue.

Michael Kelly approached the Board with a request for a consent agreement from the Board due to a ride-of-way issue on his property. 22 years ago, he got a permit to put up a barn and he did not know there was an additional setback to the ride-of-way. He was trying to sell his property and that was an issue that appeared during the process. Werner Gilliam said he would recommend the consent form if the Board would be interested in looking into the issue.

**Motion** by Selectman Hutchins, seconded by Selectman Daggett to consider a Consent agreement while imposing legal fees on the house owners. **Voted:** 5-0. Motion passed.

**4. Presentation of the Town Report.**

Sheila Matthews-Bull, the chair, read the dedication to Bob Denise in the Town Report. Bob Denise thanked the Board.

No action was necessary. No action was taken.

**5. Consider a renewal Liquor and Special Amusement Application submitted by the Seaside Hotel Associates LTD Partnership d/b/a Nonantum Resort.**

**Motion** by Selectman Daggett, seconded by Selectman Hutchins to consider a renewal Liquor and Special Amusement Application submitted by the Seaside Hotel Associates LTD Partnership d/b/a Nonantum Resort. **Voted:** 5-0.

**Motion passed.**

**6. Consider a renewal Liquor License Application and new request for extension of license privileges submitted by the Nunan's Lobster Hut, Inc.**

**Motion** by Selectman Daggett, seconded by Selectman Hutchins to consider a renewal Liquor License Application and new request for extension of license privileges submitted by the Nunan's Lobster Hut, Inc. **Voted:** 5-0.

**Motion passed.**

**7. Status update by Stephen Bourque of Vision Government Solutions regarding the sales market analysis.**

Becky Nolette, the Tax Assessor, has introduced Steve Borque, the Project Manager with Vision Government Solutions. Steve updated the Board on the status of the ongoing market adjustment. Vision appraisals conducted a full-

field review of the entire Town of Kennebunkport (all residential, commercial, and exempt properties) and completed it in the middle of May. At the end of May, the complete information was presented to the Assessor; while the final analysis is scheduled to be completed by June 18. The notices of new values will be mailed after June 20. Any resident will be able to approach the Assessor or the Vision Government Solutions if they disagree with the assessed value.

Selectmen Weston asked how the company is going to conduct the reviews. Mr. Borque replied that the reviews will be conducted via phone only, where people will be able to request a time slot for a discussion. Selectmen Weston asked to add Zoom as an option for the communication.

No action was necessary. No action was taken.

**8. Consider an amendment to Chapter 240 – 7.14 of the Land Use Ordinance regarding Residential Rental Accommodations or “Roomers” permit.**

Werner Gilliam, Planning and Development Director, asked the Board to consider this for the November warrant. This has been discussed at the Zoning Board of Appeals meetings: they are the ones who currently review applications for the residential rental accommodations. The proposed amendment is more of an administrative item and this can be handled at the Code Office level without engaging ZBA.

No action was necessary. No action was taken.

**9. Approval of the Comprehensive Plan for submission to State Review office. (The document can be found at <https://kennebunkportcp.info/>)**

Eli Rubin, Community Planner, updated everyone that the Comprehensive Plan 2030 is complete. Now we are in the process of waiting while the State Review Office does its consistency check. Eli asked for the final approval of the Plan from the Board.

**Motion** by Selectman Hutchins, seconded by Selectman Daggett to approve the Comprehensive Plan for submission to the State Review Office. **Voted:** 5-0. **Motion passed.**

**10. Request for an extension on the existing Street Opening Permit for Colony Avenue by Brex Corporation.**

John Martin from the Colony Hotel explained that there are two projects going on Ocean Ave and Colony Ave: Brex Corp and Water District projects. Due to suppliant chain backup, it is challenging to wrap up the projects by

the original deadline. They are asking for an extension so Brex can come back in the fall and continue the project.

Selectmen Weston brought up a concern about parking, where John replied that there was some parking on the side of the street as well as the space at the property owned by the Colony.

**Motion** by Selectman Hutchins, seconded by Selectman Daggett to extend the existing Street Opening Permit for Colony Avenue by Brex Corporation with an understanding that they will maintain it and take responsibility of the maintenance of the road. **Voted:** 5-0. **Motion passed.**

**11. Accept donations dedicated to the nurse's general account:**

- a. **\$30.00 from Diane Temple in memory of Carol Chamberlain**
- b. **\$250.00 from Marilyn Harris in memory of Carol Chamberlain**

**Motion** by Selectman Daggett, seconded by Selectman Hutchins to accept donations dedicated to the nurse's general account. **Voted:** 5-0.  
**Motion passed.**

**12. Other Business.**

Selectman Matthews-Bull recognized Selectman Patrick Briggs as this was his last meeting and presented a gift to him from the Board. Selectmen Briggs thanked everyone on the Board.

Laurie Smith, Town Manager, reminded everyone that the election is on Tuesday, June 14, and absentee balloting is closed at this point.

**13. Approve the June 9, 2022, Treasurer's Warrant.**

**Motion** by Selectman Hutchins seconded by Selectman Daggett to approve the June 9, 2022, Treasurer's Warrant. **Voted:** 5-0. **Motion passed.**

**14. Adjournment.**

**Motion** by Selectman Briggs seconded by Selectman Hutchins to adjourn. **Voted:** 5-0. **Motion passed.** Meeting adjourned at 7:33 PM.

Submitted by,  
Yanina Nickless,  
Assistant to the Town Manager