

**Town of Kennebunkport
Board of Selectmen's Meeting
March 14, 2013
Village Fire Station, 32 North St.—6 PM**

Minutes of the Selectmen Meeting of March 14, 2013

Selectmen attending: Stuart E. Barwise, Sheila Matthews-Bull, Allen A. Daggett

Selectman absent: D. Michael Weston

Others: Others: Grace Adams, Judy Barrett, Barbara Barwise, David Betses, Dan Beard, Brad Bohon, Mary Lou Boucouvalas, Pat Briggs, Jim Burrows, Helen Conaty, Jean Conaty, Michael Davis, Doug Dicey, April Dufoe, Susan Edwards, Connie Garber, Werner, Gilliam, Bill Guay, John Gurski, Ed Hutchins, David James, Jackie Kellett, Maureen King, Kathryn Leffler, Leo Martin, Suzanne McKechnie, Mia Millefogie, Bob Metcalf, Arlene McMurray, Larry Mead, Lou Miller, David Powell, Michelle Powell, Dennis Rogers, Ann Sanders, Howard Schultz, Roger Seavey, Robert Sullivan, Joan Sylvester, Amy Thomas, Ted Trainor, and others

1. Call to Order.

Chair Matthews-Bull called the meeting to order at 6 P.M. and Leo Martin announced the Budget Board was also in order.

Chair Matthews-Bull mentioned the passing of Michael J. Brown, a former Selectman, and Parker Dwelley, a longtime resident of Goose Rocks who was very involved in the Town. She said they would be sorely missed.

2. Approve the February 28, 2013, selectmen meeting minutes.

This item was addressed after item 3.

Motion by Selectman Barwise, seconded by Selectman Daggett, to approve the February 28, 2013, selectmen meeting minutes. **Vote:** 3-0.

Item 4 was addressed next.

3. Joint meeting with Budget Board for fiscal year 2014 municipal budget presentation and discussion.

The town committees and outside agencies presented their budget requests to the Board of Selectmen. The following representatives spoke on behalf of their agency or committee:

Howard Schultz, Senior Center Lower Village
Amy Thomas, Sexual Assault Response Services
Mia Millefogle, SMMC Visiting Nurses
Ted Trainer, Southern Maine Agency on Aging
Lou Miller, St. Martha's Food Pantry
Brad Bohon, York County Community Action
Joan Sylvester, York County Shelters
Ann Sanders, Cemetery Committee
Mary Lou Boucouvalas, Graves Library
Suzanne McKechnie, Chamber of Commerce
Connie Garber, Shoreline Trolley
Susan Edwards, Kennebunkport Historical Society.

Town Manager Larry Mead announced that the Board of Selectmen will meet to review all budget requests next Thursday, March 21. On March 28, The Budget Board will meet at 5:30 P.M. to review and consider all budget requests, and the Board of Selectmen will meet at 7 P.M.

At 7:15 P.M. the Budget Board adjourned.

Chair Matthews-Bull called for a brief recess.

The meeting resumed at 7:25 P.M. Item 2 was addressed next.

4. 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).

This item was addressed after item 2.

Town Clerk April Dufoe announced that absentee ballots for the March 26, 2013, election are available at the town clerk's office. The last day to pick up absentee ballots is March 26.

Ms. Dufoe also announced that nominations papers for Selectman positions for the June 2013 election will be available at the town clerk's office on Monday, March 18.

Maureen King invited everyone to attend a Consolidated School play *Wild, Wild, Wildest*, Friday, March 15, and Saturday, March 16, at 6:30 P.M.

5. Consider a renewal liquor license application submitted by Robert and Stephanie Fischer, d.b.a. Mabels Inc., 124 Ocean Avenue.

Motion by Selectman Daggett, seconded by Selectman Barwise, to approve the renewal liquor license application submitted by Robert and Stephanie Fischer, d.b.a. Mabels, Inc., 124 Ocean Avenue. **Vote:** 3-0.

Selectman Barwise added that this establishment was reviewed and approved by the fire inspector, police chief, and code enforcement officer.

6. Consider relocating two parking spaces on Kings Highway in front of 239 and 241 Kings Highway.

Mr. Mead explained that this item was sent back to the Beach Advisory Committee to review. The Committee supports these changes.

Robert Metcalf of Mitchell and Associates presented the revised parking spaces plan to the Board. (See Exhibit A).

Motion by Selectman Barwise, seconded by Selectman Daggett, to approve the recommendations of the Beach Advisory Committee for the relocation of two parking spaces on Kings Highway. **Vote:** 3-0.

7. Consider the following abatements and supplemental bills:

Property Owner	Location	Map	Blk	Lot(s)	Abatement Amount	Supplemental Amount
Lise Anne Boutiette	47 Maine ST, Unit 8	10	5	6A	Denied	
Sarah M. Read Trustee	Proctor Road	19	1	5		\$120.00
Sarah M. Read Trustee	Proctor Road	19	2	2		\$240.00
Total Supplementals						\$360.00

Motion by Selectman Barwise, seconded by Selectman Daggett, to deny the abatement for Map 10, Block 5, Lot 6A and approve the supplemental bills in the amount of \$120 and \$240 for Map 19, Block 1, Lot 5 and Map 19, Block 2, and Lot 2 per Assessors' Agent Donna Moore Hays' recommendation. **Vote:** 3-0.

8. Public Hearing on the March 26, 2013, Special Town Meeting ballot for the following items:

Chair Matthews-Bull opened the public hearing at 7:33 P.M.

- a. A citizen's petition to begin the withdrawal process from RSU #21 and expending \$30,000 for this purpose.**

There were no comments on this item.

b. Ratification of a new Waste Handling Agreement between the Town, Casella Waste Systems, Inc., and Pine Tree Waste, Inc. through June 30, 2025.

There were no comments on this item.

Public comment is also invited on the RSU-21 proposal to change the cost-sharing formula.

Lou Miller had questions.

Selectman Barwise recommended voting against this item.

Chair Matthews-Bull closed the public hearing at 7:35 P.M.

9. Consider proposed Warrant Articles for June 11, 2013, Town Meeting.

Planner Werner Gilliam reiterated the changes that he mentioned at the previous meeting.

a. Amendments to Kennebunk River Ordinance.

b. Supplemental Beach Use Ordinance.

c. Amendments to the Land Use Ordinance Article 8.7 Nonconforming Lots.

d. Amendments to the Growth Planning Committee Ordinance.

e. Amendments to the Solid Waste Ordinance.

10. Other business.

Mr. Mead announced that Selectman Candidates night will be rebroadcast on Friday at noon and 7 P.M., Saturday at 11 A.M. and 4 P.M. and Sunday at 4 P.M. and 9:30 P.M.

11. Consider the March 14, 2013, Treasurer's Warrant.

Motion by Selectman Barwise, seconded by Selectman Daggett, to approve the March 14, 2013, Treasurer's Warrant. **Vote:** 3-0.

12. Adjournment.

Motion by Selectman Barwise, seconded by Selectman Daggett, to approve the March 14, 2013, Treasurer's Warrant. **Vote:** 3-0.

The meeting adjourned at 7:48 P.M.

Submitted by Arlene McMurray
Administrative Assistant

**Mitchell
& Associates**
LANDSCAPE ARCHITECTS

(6)

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70 Center Street
Portland, Maine 04101
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F: 207.874.2460
www.mitchellassociates.biz

February 6, 2013

Mr. Larry Mead, Town Manager
Town of Kennebunkport
6 Elm Street, PO Box 566
Kennebunkport, Maine 04046

**Re: Forrest- Juliann
239 Kings Highway
Request to Relocate Parking**

Dear Larry,

In response to the discussions with the Board of Selectmen on January 8, 2013 we have reviewed the existing site conditions and options for addressing the concerns with the relocation of the two on-street parking spaces associated with the elimination of one curb cut and relocation of the driveway to serve 239 and 241 Kings Highway. The following documentation and enclosed plan have been prepared for discussion with the Goose Rocks Beach Advisory Committee and with the Board of Selectmen.

- The dimension of the existing four spaces to the west of the driveway serving 239 Kings HWY is 83 FT by 8 FT. There is a 5 FT safe zone at either end of the parking and the existing driveways for 237 and 239 Kings HWY.
- The town requirement for the length of a parking space is 20 FT. The relocation of the new driveway reduces the length of the area for parking to 52 FT, not including the 5 FT safe zone to the new driveway. There is insufficient space to provide three 20 foot spaces as discussed with the Selectmen.
- Regarding the length of the parking space to the east of the crosswalk, we confirmed that the space is 30 FT long. Reducing the length of the space to 20 FT would improve sight distance conditions of the crosswalk for vehicles traveling west. The space between the parking and the crosswalk would be increased from 9 FT +/- to 19 FT +/-.

GENERAL NOTES

- TOTAL SITE AREA: LOT 2, 231 KINGS HIGHWAY 6,305 SF
LOT 1, 241 KINGS HIGHWAY 4,667 SF
- ZONING DISTRICT: GOOSE ROCKS BEACH - OR
SHORELAND OVERLAY
- RECORD OWNER: WILLIAM D. FORREST AND NANCIE M. JULIAN
1 FLOOER LAND
GROUNDS OF 06831
- MAP & LOT: TAX MAP 34, BLOCK 1, LOTS 1 & 2
- BOOK & PAGE: LOT 2: BOOK 14018 - PAGE 0111-0112
LOT 1: BOOK 14855 - PAGE 315-316
- EXISTING CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN
ENTITLED: BOUNDARY/EXISTING CONDITIONS PLAN PREPARED FOR NANCIE
M. JULIAN REVISED DATE SEPTEMBER 7, 2010 PREPARED BY NORTHEAST
CIVIL SOLUTIONS, 153 US ROUTE 1 SCARBOROUGH, ME 04074
- BULK STANDARDS:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	40,000 SF	6,305 SF	6,305 SF
MINIMUM FRONTAGE	100 FEET	55 FEET	55 FEET
MINIMUM LOT COVERAGE	30%	33%	33%
MINIMUM FRONT SETBACK	20 FEET	49 FEET	33 FEET
MINIMUM SIDE AND REAR SETBACK	15 FEET	15 FEET	15 FEET
SHORELAND SETBACK	75 FEET	68 FEET	85 FEET
- LOT COVERAGE CALCULATIONS:

EXISTING	PROPOSED
STRUCTURE INCLUDING OVERHANG DECK & STAIRS	STRUCTURE FROM EXTERIOR FACE (SIDING)
IMPERVIOUS AREA	FORZL STAIRS, IMPERVIOUS AREA
TOTAL 2,277.36 SF OR 35%	TOTAL 2,084.55 SF OR 33%
- PROPOSED IRRIGATION SYSTEM SHALL BE INSTALLED WITH ALL REQUIRED
COMPONENTS LOCATED WITHIN THE LIMITS OF THE PROPERTY AND SHALL
NOT EXTEND INTO THE PUBLIC RIGHT OF WAY. SEE PLAN SHEET 103
- CONDITION OF PLANNING BOARD APPROVAL: NO FURTHER CHANGE OF
OWNERSHIP OF THE PROPERTY CONVERTED TO CONDOMINIUM FORMERLY
IDENTIFIED AS LOTS 1 & 2 SHALL OCCUR WITHOUT PRIOR PLANNING
BOARD APPROVAL.

SURVEY NOTES

- THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC NORTH 2006.
- DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTY REGISTRY OF DEEDS.
- RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN THE FOLLOWING DEEDS:
A. DEED S. GIERMAN TO WILLIAM D. FORREST AND NANCIE M. JULIAN DATED MAY 19, 2004. RECORDED IN
DEED BOOK 14018/PAGE 315, 1241 KINGS HIGHWAY
B. SUZANNE M. WILSON, TRUSTEE OF THE S.M. WILSON TRUST TO NANCIE M. JULIAN DATED MAY 24, 2006.
RECORDED IN DEED BOOK 14855, 111 231 KINGS HIGHWAY
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
A. MORTGAGE INSPECTION PLAN BY NORTHEAST CIVIL SOLUTIONS, NO. DATED 5-22-2006.
B. TOWN OF KENNEBUNKPORT ASSESSORS MAP 34, PARCEL 1.
- THE PARCELS SURVEYED ARE IDENTIFIED ON THE TOWN OF KENNEBUNKPORT ASSESSORS MAP 34, PARCEL 1 AND
PARCEL 2.
- THE WIDTH AND LAYOUT OF BOTH KING'S HIGHWAY AND BARTLETT AVENUE ARE BASED ON MONUMENTATION FOUND IN
THE FIELD. NO RECORDS WERE FOUND. THE WIDTH OF KING'S HIGHWAY APPEARS TO BE 40 FEET. THE WIDTH OF
BARTLETT AVENUE APPEARS TO BE 30 FEET.
- ELEVATIONS AND CONTOURS ARE BASED ON NOV 24 DATUM. SEE PLAN FOR TM DESCRIPTION.
- SAD PREMISES ARE CONVEYED TOGETHER WITH ANY AND ALL RIGHT, TITLE, AND INTEREST WHICH I MAY HAVE IN AND
TO LAND LYING BETWEEN SAD SEA WALL AND THE ATLANTIC OCEAN AND BETWEEN THE EASTERLY AND WESTERLY
SECTIONS OF THE ABOVE DESCRIBED PREMISES TO SAD OCEAN.
- REPARATION RIGHTS BETWEEN HIGH WATER AND LOW WATER WERE NOT DETERMINED DURING THIS SURVEY.

LEGEND

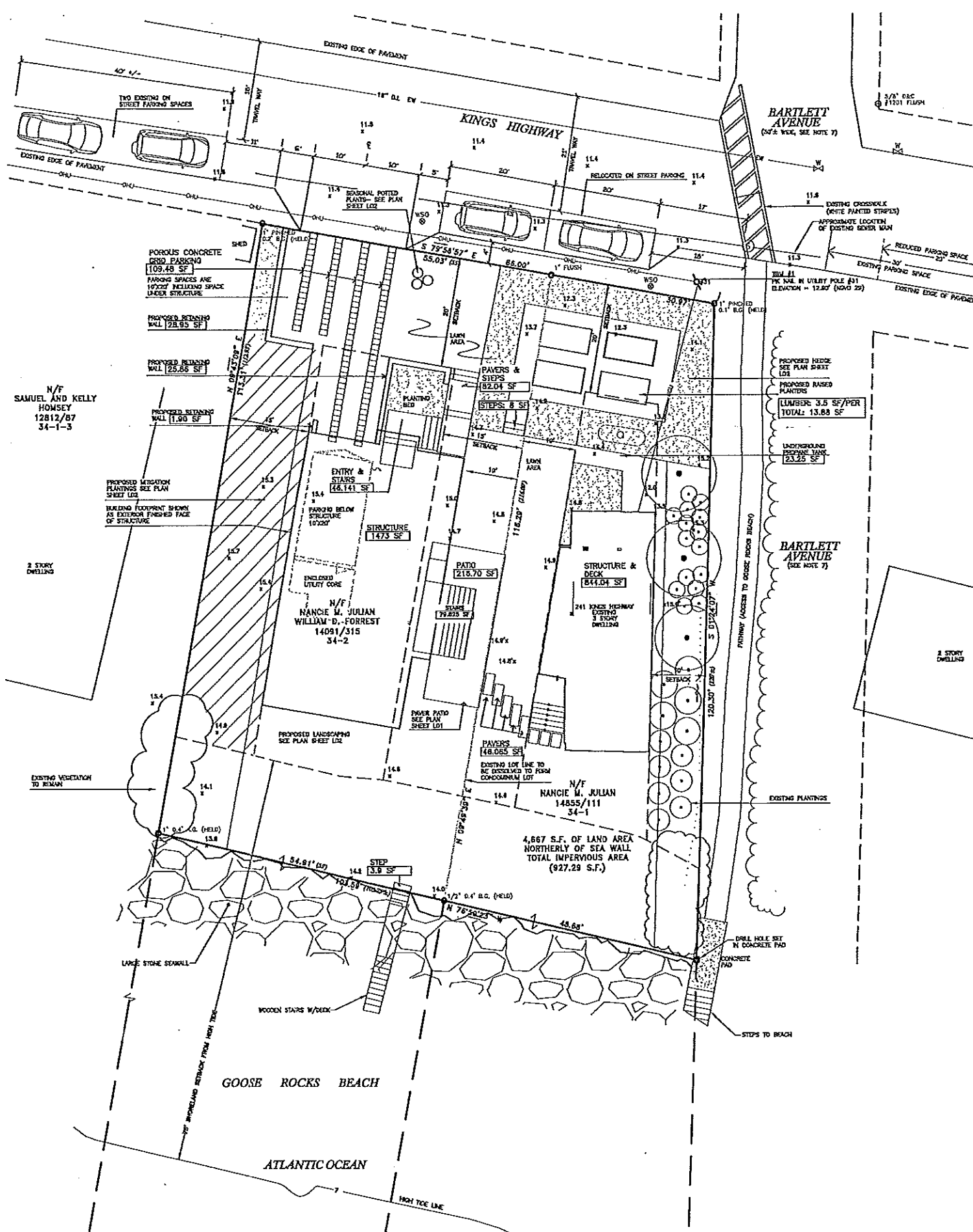
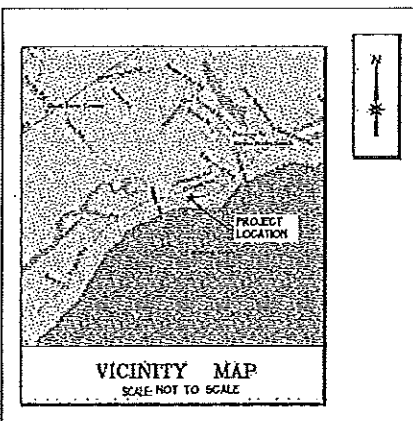
	EXISTING
PROPERTY LINE	---
IRON ROD FOUND	O
OVERHEAD ELECTRIC, CABLE & TEL.	CHU
UNDERGROUND UTILITIES	UCU
UTILITY POLE	OP
LIMIT OF VEGETATION	---
EVERGREEN TREE	+
SETBACK LINE	---
WATER SHUT OFF VALVE	WSO
WATER LINE	EW
SEWER LINE	ES
SEWER MAN	S

Approved: Kennebunkport Planning Board

Date:

Chairman,

Board Members,



Prepared For:
Owner:
WILLIAM D. FORREST &
NANCIE M. JULIAN
8 Flower Lane
GROUNDS OF 06831
GROUNDS OF 06831
Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
70 Center Street
Portland, Maine 04101
Tel: (207) 774-4127
In Collaboration with:
CAROL WILSON
ARCHITECTS
&
MICHAEL BOUCHER
LANDSCAPE ARCHITECTS

BEACH HOUSE
239 Kings Highway
Kennebunkport, Maine

Date:
AUGUST 15, 2012

Issued For:
PLANNING BOARD

Revisions:
Rev. 10/30/12
- MDEP review comments
Rev. 11/14/12
Rev. 12/6/12
Planning Board Submission -
sq. ft. calcs
Rev. 12/21/12: per planning
board condition of approval
Rev. 1/10/13: Parking Layout
Rev. 2/4/13: Parking Layout

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Title:
SITE PLAN

Scale: 1"=10'
0 5 10 20 ft.

North
Sheet No:
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