

Kennebunkport Planning Board
March 5th, 2014 ~ 7:00 PM
Village Fire Station, 32 North Street

A regular meeting of the Planning Board was held on Wednesday, March 5th, 2014. The meeting convened at 7:00 p.m. in the North Street Fire Station.

Members Present: Mr. Greg Reid (Vice Chair), Leo Famolare, Gordon Ayer, Peter Fellenz, Helen Conaty
Mr. Fellenz and Ms. Conaty will have voting privileges for this meeting.

Approval of Minutes: Mr. Ayer made a motion to approve the minutes from the February 19th, 2014 Planning Board meeting. Mr. Famolare seconded the motion and the vote was unanimous.

Items:

1 131202 Joseph Barnett / Harvey Wells, Authorized Agent – Site Plan – **Findings of Fact** - for approval to remove the existing residential use buildings and replace with a new commercial gallery and garage/workshop. [8 Mills Road, identified as Assessor's Tax Map 22 Block 009, Lot 45 in the Cape Porpoise Square Zone.] **Leo Famolare, Case Manager**

Mr. Famolare read the Findings of Fact into the record. Mr. Ayer made a motion to approve said Findings. Mr. Fellenz seconded the motion and the vote was unanimous.

2) 131002 Kennebunk River Club – Site Plan Review – **Findings of Fact** – for approval to reconfigure the existing float system by adding timber piles, removing 6 finger slips and adding 3 longer slips to create 3 corrals. [115 Ocean Avenue, identified as Assessor's Tax Map 08, Block 001, Lot 11 in the Riverfront, Resource Protection and Shoreland Zones.] **Gordon Ayer, Case Manager**

Mr. Ayer read the Findings of Fact into the record. Mr. Famolare made a motion to approve said Findings. Ms. Conaty seconded the motion and the vote was unanimous.

~~**3) 131201 MB Holdings LLC d/b/a Pier 77** – Site Plan – **Continued Public Hearing** – for approval to install a string of 30 socket lights across the existing entrance of the parking lot. [77 Pier Road, identified as Assessor's Tax Map 29 Block 002, Lot 05B in the Cape Porpoise Square Zone.]~~ **WITHDRAWN BY APPLICANT.**

4) 131101 Brian Berube & Susan Wolff / Sandra Guay, Esq. – Site Plan Review – **Public Hearing** – for approval to construct a 4'x6' pier, 3'x33' seasonal ramp and a 10'x20' float. [23 Land's End Road, identified as Assessor's Tax Map 21, Block 010, Lot 14 in the Cape Porpoise West Zone.]

Mr. Reid introduced the Agenda item. Ms. Sandra Guay representing the Applicant addressed the Board and gave a brief summary of the proposal. Ms. Guay noted this Application has received approvals from the Maine DEP, the Army Corps of Engineers and the Board of Selectmen. Ms. Guay introduced Mr. Zach Taylor of Riverside & Pickering Marine Contractors who designed the proposed dock.

Mr. Reid noted receipt of the following correspondence:

- Letter from Henry Mobley in support of the Application dated February 28, 2014
- Letter from Zach Taylor of Riverside & Pickering dated February 27, 2014 providing supplemental information as requested from the Planning Board at the last meeting.

Mr. Reid opened the Public Hearing.

Mr. Hugh Davis addressed the Board stating he is in favor of the Application.

There were no further comments or questions. Mr. Reid closed the Public Hearing.

Mr. Famolare made a motion to approve the Application as presented. Mr. Ayer seconded the motion and the vote was unanimous. Mr. Reid was assigned as Case Manager to prepare the Findings of Fact to be read at the next Planning Board meeting on March 19, 2014.

Other business:

Mr. Fellenz brought to the Board's attention a matter before the Town about a possible zoning change in the Village Residential and Dock Square Zones. Mr. Reid suggested the Board postpone any discussion of the matter until the next meeting when Mr. Gilliam can provide more information.

Adjournment: A motion was made to adjourn, it was seconded and the vote was unanimous.

Submitted by: Patricia Saunders, Planning Board Recording Secretary