

Kennebunkport Planning Board
March 4, 2015 ~ 7:00 PM
Kennebunkport Village Fire Station, 6 Elm Street

A regular meeting of the Planning Board was held on Wednesday, March 4th, 2015. The meeting convened at 7:00 p.m. in the Kennebunkport Village Fire Station.

Members Present: Mr. David Kling (Chair), Greg Reid, Helen Conaty, Thomas Boak
Mr. Boak will have voting privileges for this meeting. Mr. Kling confirmed the Board has a quorum.

Approval of Minutes: Approval of the minutes from the February 18th, 2015 Planning Board meeting was deferred until the next meeting.
Items:

- **150101 The Town of Kennebunkport / Government Wharf** – Site Plan Review – **Public Hearing** - for approval to construct a retaining wall to minimize future shoaling of the dredged area. Additionally, dredging is requested at the Applicant's property, as well as in front of Arundel Yacht Club, The Yachtsman, and Kennebunkport Marina, as Co-Applicants to this Application. (7 Josiah Curtis Lane, identified as Assessor's Tax Map 08, Block 001, Lot 08 in the Riverfront, Shoreland and Resource Protection Zones.)

Mr. Kling introduced the Agenda item.

Mr. Bud Brown addressed the Board and gave a brief summary of the projects. Mr. Brown provided copies of emails to each of the Board members addressing their questions on the Army Corps of Engineers permits, the DEP's Permit By Rule and the Cape Arundel dump site.

Mr. Kling asked Mr. Brown if he thought they would need an extension on the approval due to the time frame to begin the work is very tight. Mr. Brown replied an extension may be necessary as they won't have the DEP permit until next month.

Mr. Kling opened the Public Hearing. There were no comments or questions from the audience. Mr. Kling closed the Public Hearing.

Ms. Conaty made a motion to approve the Application with an extension of 180 days to receive all of the additional approvals. Mr. Reid seconded the motion and the vote was unanimous. Mr. Kling was assigned as the Case Manager to prepare the Findings of Fact to be read at the next Planning Board meeting.

- **150102 Edward Walsh** – Site Plan Review – **Initial Review** for approval to develop additional lots utilizing Cape Stone Drive in its existing configuration. (Cape Stone Drive identified as Assessor's Tax Map 21, Block 004, Lot 23B in the Free Enterprise Zone.)

Mr. Kling introduced the Agenda item.

Mr. Ed Walsh addressed the Board and gave a history of his property, the sale of two lots and the road configuration in comparison to the Town's requirements. Mr. Walsh explained had he known of the 50 foot Right of Way requirement he would have retained enough land in the sale of the first lot.

Mr. Reid offered a suggestion to change the Right of Way to form a straighter line to the back properties. Mr. Walsh was hesitant to that suggestion as it would involve encroaching on property he has already sold to Marguerite Sharkey.

Mr. Kling expressed his concern is more about the travel surface of the road rather than the Right of Way. Mr. Kling asked if how much a change would be required within the Right of Way to satisfy Allan Muir's concerns. Mr. Bruce Reid responded on behalf of the Applicant stating Mr. Muir requested the first turn be widened slightly where the culvert is. Mr. Kling explained if the Fire Chief is satisfied there is adequate room for emergency vehicle access, it greatly aids the Planning Board's decision.

Mr. Kling asked Mr. Walsh to provide an assessment from Fire Chief Muir that the proposed road is adequate for emergency vehicle traffic prior to the Public Hearing.

Mr. Bruce Reid asked the Board to schedule a Public Hearing for April 1st in order to give them more time to discuss the road with the Fire Chief. Mr. Kling agreed to wait to hear from the Applicant when to schedule a Public Hearing.

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary