

**Kennebunkport Planning Board  
June 20th, 2012 ~ 7:00 PM  
Village Fire Station, 32 North Street**

A regular meeting of the Planning Board was held on Wednesday, June 20th, 2012. The meeting convened at 7:00 p.m. in the North Street Fire Station.

Members Present: Mr. David Kling (Chair), Leo Famolare, Gordon Ayer, Greg Reid, Peter Fellenz, Helen Conaty

Approval of Minutes: Mr. Reid made a motion to approve the minutes from the June 6th, 2012 Planning Board meeting. Mr. Famolare seconded the motion and the vote was unanimous.

Items:

**1) 120401 Frank & Mary Strohm / Hazelwood Handyman, Authorized Agent** – Site Plan Review – **Findings of Fact** – for approval to remove 2,174 square feet of pavement and replace with 608 square feet of new stepping stones and 449.9 square feet of permeable pavers; replace an existing patio with a new one and remove 58 yards of existing fill and install 57 yards of crushed stone. [86 Ocean Avenue, identified as Assessor's Tax Map 08, Block 002, Lot 03 in the Village Residential Zone.]

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

**4) Douglas & Jeanne Butler / Lynnfield Woods Subdivision – Public Hearing** - for approval to amend a previously approved subdivision known as Lynnfield Woods, with a request for relocation of the septic and building envelope for Lot #3. [Bailey Court, Tax Assessor's Map 21, Block 004, Lot 23D in the Village Residential Zone.]

Mr. Kling introduced the Agenda item. Mr. Douglas Butler addressed the Board stating the new septic system was designed by Sebago Technics, copies of which were supplied to the Board prior to this meeting. Mr. Butler also stated he has submitted a copy of the Homeowner's Association's meeting minutes as evidence the Applicant's neighbors are aware of this proposed plan. Mr. Butler also explained his wife would be arriving shortly with copies of their deed.

Mr. Kling commented that the Homeowner's Association's minutes noted there was no objection to this proposal. Mr. Butler added he also brought Mylar site plans for the Board to sign upon approval and has had Dave Johnson, President of the Homeowner's Association sign them prior to this meeting.

Mr. Kling opened the Public Hearing. There were no comments from the public. Mr. Kling closed the Public Hearing.

Mr. Famolare made a motion to approve the Application. Mr. Ayer seconded the motion and the vote was unanimous.

Mr. Kling read the Findings of Fact into the record. Mr. Ayer suggested adding the following condition to said Findings:

"Construction be undertaken according to conditions of the HHE 200 and the notes attached to the HHE 200 in specific Note 9 which says quote "Location of septic system near a wetland may require a separate permit as such the owner prior to construction of the septic system shall hire a professional to evaluate the proximity of adjacent wetlands and prepare necessary permit applications."

Based on Mr. Ayer's suggestion, Mr. Kling amended the Findings to include the following sentence: "The Applicants must otherwise comply with all other terms of the original subdivision approval as well as the conditions in the general notes of the HHE 200."

Mr. Reid made a motion to approve said Findings as amended. Mr. Famolare seconded the motion and the vote was unanimous.

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

**Submitted by:** Patricia Saunders, Planning Board Recording Secretary