

Kennebunkport Planning Board
February 6th, 2019 ~ 7:00 PM
Kennebunkport Village Fire Station, 32 North Street

A regular meeting of the Planning Board was held on Wednesday, February 6, 2019. The meeting convened at 7:00 p.m. in the Kennebunkport Village Fire Station.

Members Present: Mr. Tom Boak (Chair), Nina Pearlmutter, Ed Francis, George Lichte, Larry Simmons
Mr. Lichte and Mr. Simmons will have voting privileges for this meeting.

Approval of Minutes: Ms. Pearlmutter made a motion to approve the minutes from the January 16th, 2019 Planning Board meeting. Mr. Simmons seconded the motion and the vote was unanimous.

Items:

1. **181201 Aaron & Emily Cooper / Walsh Engineering, Authorized Agent** – Site Plan Review – **Continued Public Hearing** – for approval to remove an existing stone seawall and replace with a new stone revetment. (165 Kings Highway, identified as Assessor's Tax Map 33, Block 1, Lot 3 in the Goose Rocks, Shoreland and Resource Protection Zones.)

Mr. Boak introduced the Agenda item noting the issues discussed at the last meeting have been resolved.

Mr. Bill Walsh of Walsh Engineering addressed the Board stating yes, at the last meeting there were some questions about whether the Applicants were signers of the Beach Use Agreement and have determined they signed the Agreement last spring. Both neighbors on either side of the Applicant's property are also signers of the Beach Use Agreement, Mr. Walsh added. Mr. Walsh concluded by stating he has received correspondence from the Town Attorney Amy Tchao agreeing with the Applicant's approach regarding this project.

Mr. Boak announced the Public Hearing was still open and asked if anyone had any comments or questions. There were no comments from the audience in attendance. Mr. Boak closed the Public Hearing.

Ms. Pearlmutter made a motion to approve the Application. Mr. Simmons seconded the motion and the vote was unanimous.

Mr. Boak read the Findings of Fact into the record. Ms. Pearlmutter made a motion to approve said Findings. Mr. Simmons seconded the motion and the vote was unanimous.

Other Business :

Noting Ms. Pearlmutter and Mr. Higgins would not be able to attend the next Planning Board meeting on February 20, 2019, Mr. Boak asked the remaining Board members to confirm their availability in order to ensure there will be a quorum. All other members present confirmed they are able to attend the next meeting on the 20th.

After a few informal meetings with Mr. Francis, Mr. Boak revealed he has submitted a draft of changes to the Subdivision Regulations with regards to the Town's new Road Acceptance policy. Mr. Gilliam acknowledged that draft has been forwarded to the Highway Superintendent Mike Claus. Mr. Gilliam also noted the town is working on a table that would include a cross section to show developers what the town would consider acceptable for a public road in terms width, etc. Once that table is completed, Mr. Gilliam added he would submit it to the Planning Board for their review.

The Board members and Mr. Gilliam had a brief discussion on the town's process of accepting a private road to become a public road. Mr. Gilliam explained by providing a framework now it is the hope that we become more consistent in the future.

As a result of a lengthy discussion at a previous Planning Board meeting regarding language of a Findings of Fact, Mr. Boak revealed he met with Mr. Gilliam and the Town Manager Laurie Smith who confirmed with the Town Attorney Amy Tchao that it is best to simply reference a previous Findings of Fact rather than restate all previous conditions imposed. The reference can simply be to include the Book and Page of the recorded Findings of Fact, Mr. Boak explained.

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary