

**Kennebunkport Planning Board**  
**May 18, 2016 ~ 7:00 PM**  
**Kennebunkport Village Fire Station, 6 Elm Street**

A regular meeting of the Planning Board was held on Wednesday, May 18<sup>th</sup>, 2016. The meeting convened at 7:00 p.m. in the Kennebunkport Village Fire Station.

Members Present: Mr. David Kling (Chair), John Hathaway, Peter Fellenz, Helen Conaty, Ray Hilwig, Tom Boak

Approval of Minutes: Mr. Hathaway made a motion to approve the minutes from the May 4th, 2016 Planning Board meeting. Ms. Conaty seconded the motion and the vote was unanimous.

**Items:**

1. Cape Arundel Woods, Terralyn Walters Swift, Trustee of The Chicadee Trust / Sebago Technics, Authorized Agent – **Initial Review** – for approval to eliminate the requirement for extension of public water to serve Lot 1D. [2 Poet's Lane, Assessor's Map 07, Block 013, Lot 1D in the Village Residential zone.]

Mr. Kling introduced the Agenda item.

Mr. Steve Doe of Sebago Technics addressed the Board stating when this Application was first approved the owner was hoping to tie into the public water system. To help share the costs of extending the public water service, Mr. Doe explained, the Applicant approached some of the abutters to also connect into the extension but was unsuccessful. The cost noted in the Application for one lot to connect to the public water service would be approximately \$275,000 Mr. Doe added, which is a large monetary burden for one homeowner. Mr. Doe also noted that there is no change to the approved Subdivision Plan.

Mr. Hathaway asked what the major objection was of the abutters to tying into the public water service. Mr. Doe responded the cost was the main reason but added all of the abutters have well water which they are happy with.

Mr. Kling commented that the Board cannot force an Applicant to spend such a large amount of money to connect to public water. Mr. Gilliam confirmed Mr. Kling's assumption.

Mr. Doe added that the Applicant is limited to 2 possible locations to dig the well on the property because of the location of the septic system and the building footprint.

Mr. Kling asked if the Board members had any questions for the Applicant.

Mr. Hilwig asked if this house would be a year-round residence. Mr. Doe replied yes.

Mr. Kling asked Mr. Gilliam if the Code Enforcement Office had any objections to this Application. Mr. Gilliam responded the Town had no issues with request.

Mr. Fellenz asked if the Applicant had difficulty in digging a well would the Planning Board be informed of that. Mr. Doe responded if they were unsuccessful in finding a viable well, they would have to amend the Subdivision Plan to move some lot lines in order to tap into one of the 2 existing wells on the Applicant's adjacent properties; and for that they would need Planning Board approval.

Due to the nature of the Application, Mr. Kling suggested there was no need to hold a Public Hearing. The Board members agreed unanimously that a Public Hearing was unnecessary in this instance.

Mr. Fellenz made a motion to approve the Application. Mr. Hilwig seconded the motion and the vote was unanimous.

Mr. Kling commented that not having a Public Hearing is a very rare occurrence except in circumstances such as this.

Mr. Kling will prepare a memorandum of approval for the Town records.

**Other Business:**

Mr. Kling announced the Public Hearing for the Ebs Cove Application will be held at the next Planning Board meeting on June 1<sup>st</sup>, 2016. Mr. Gilliam noted they are still awaiting the results of the Peer Review and was not certain those results would be submitted within the required 7 days prior to the next Board meeting. After a brief discussion, the Board members agreed it would be best to schedule the Public Hearing for the following Planning Board meeting on June 15<sup>th</sup>, 2016. Mr. Gilliam agreed and stated notice would be sent of the Public Hearing to be held at the June 15<sup>th</sup>, 2016 Planning Board meeting.

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

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