Kennebunkport Planning Board

**June 1, 2016 ~ 7:00 PM**

# Kennebunkport Village Fire Station, 6 Elm Street

A regular meeting of the Planning Board was held on Wednesday, June 1st, 2016. The meeting convened at 7:00 p.m. in the Kennebunkport Village Fire Station.

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

Approval of Minutes: Mr. Hathaway made a motion to approve the minutes from the May 18th, 2016 Planning Board meeting. Ms. Conaty seconded the motion and the vote was unanimous.

On behalf of his fellow Planning Board members, Mr. Kling welcomed Mr. Russ Grady as the newest member of the Kennebunkport Planning Board.

Items:

1. **Cape Arundel Woods**, Terralyn Walters Swift, Trustee of The Chicadee Trust / Sebago Technics, Authorized Agent – **Findings of Fact** – 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.] *David Kling, Case Manager*

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

1. **Robert H. Brown** / Longview Partners, LLC, Authorized Agent – **Sketch Plan** - to review potential lot division plan. [Oakwood Drive, Assessor’s Tax Map 24, Block 004, Lot 04L in the Cape Arundel Zone.]

Mr. Kling introduced the Agenda item and explained this review is to provide feedback to the Applicant so any comments or suggestions can be incorporated in their formal Application.

Mr. James Logan of Longview Partners, LLC addressed the Board on behalf of his client Robert Brown to present a sketch plan on what may be called Cleves Wood Phase II as part of a previously approved subdivision. Mr. Logan added that Attorney Ralph Austin will provide a chronology of the properties and the subdivision as part of the formal Site Plan Application. Mr. Logan also presented the following items regarding the proposed Subdivision:

* 4 of the proposed 8 lots have been surveyed by Bill Pierce
* Leon Blood of Lower Village Survey will prepare the new surveys
* 4 of the lots have already been vetted and are compliant with the current Land Use Ordinance
* The road infrastructure is completed
* All lots have frontage on Oakwood Drive
* All net residential acreage calculations will be performed and included in the formal Application
* A hydrogeological analysis and a nitrate analysis will be performed and submitted as part of the formal Application
* Each lot will have private septic and private well water.

Utilizing an enlarged Site Plan of the property, Mr. Logan indicated in green the previously existing lots, one of which is owned by Laura Ross who would like her lot included as part of the Application and will be listed as a co-applicant with Mr. Brown. Mr. Logan also indicated in yellow on the Site Plan where the 4 newly created lots would be located.

Ms. Conaty asked how big the lots were. Mr. Logan replied the smallest lot is approximately 43,000 sq. ft.

Mr. Logan also stated the road is a private road and although it will never be offered to town it will conform to all town standards.

Mr. Fellenz asked if the road was a gravel surface. Mr. Logan responded the road is paved and there will be a road association to govern the maintenance and plowing.

Mr. Logan indicated the Applicant may potentially ask for submission waivers on the topographical study and a tree waiver.

Mr. Boak asked if the road at the end of The Ledges development is part of this subdivision. Mr. Logan responded that road is a 25 foot Right of Way on parcel C and is specifically for fire and safety purposes.

Mr. Kling suggested the Applicant receive confirmation from the Fire Chief on the adequacy of the fire ponds on the property.

Mr. Kling also reminded Mr. Logan he will need to identify the designated open space area as part of the subdivision and document the financial and technical capabilities of the developer.

The Board members agreed a formal site walk of the property was not necessary at this time.

Mr. Kling asked Mr. Gilliam if the Code Enforcement Office had any issues at this time. Mr. Gilliam replied the Board had done a good job of identifying the key elements needed to proceed to a formal Site Plan Review.

Mr. Fellenz asked if there was any consideration having the subdivision tie into the public water system. Mr. Logan stated he personally would not recommend adding a public water line since the road is already constructed and the disruptive nature and the need for blasting in order to install the line; not to mention the considerable expense of such a project. Each of the existing houses in the area already have their own wells and there is indication of several viable well drilling sites for each of the lots, Mr. Logan added.

There were no further questions from the Board. Mr. Logan thanked the Board for their input and stated he would meet with his client and begin the process for submitting a formal Application.

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

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