

**Kennebunkport Planning Board**  
**June 5, 2019 ~ 7:00 PM**  
**Kennebunkport Village Fire Station, 32 North Street**

A regular meeting of the Planning Board was held on Wednesday, June 5th, 2019. The meeting convened at 7:00 p.m. in the Kennebunkport Village Fire Station.

Members Present: Mr. Tom Boak (Chair), Nina Pearlmutter, D. Scott Mahoney, Ed Francis, George Lichte, Larry Simmons  
Mr. Lichte will have voting privileges for this meeting. Mr. Simmons will have voting privileges for Agenda Items #3 and #4 at this meeting.

Approval of Minutes: The Board members deferred approval of the May 15<sup>th</sup>, 2019 minutes until the next Planning Board meeting.

Items:

1. **190402 Panama, LLC** – Site Plan Review – **Public Hearing** – for approval to create outdoor seating on a proposed wood deck and patio. (62 Mills Road, identified as Assessor's Tax Map 23, Block 2 Lot 2 in the Free Enterprise and Cape Porpoise East Zones.)

Mr. Boak introduced the Agenda item.

Mr. Lucarelli addressed the Board and passed out copies of the revised lighting plan noting the location of the fence and the change in the outdoor lighting to be 42-inch tall lights of 1,530 lumens instead of the previously proposed 20 foot tall LED lights. Mr. Lucarelli also noted a copy of an email from the Nunan's attorney was submitted to Mr. Gilliam prior to tonight's meeting.

Ms. Pearlmutter asked if there will be no parking signs installed along the path where people drive through. Mr. Lucarelli replied yes, he will put up 4 posts with No Parking signs along the side.

Mr. Boak opened the Public Hearing. There were no comments or questions from the audience in attendance. Mr. Boak closed the Public Hearing.

Ms. Pearlmutter made a motion to approve the Applicant's request for a waiver on submission requirement to provide a full set of drawings on the existing building on the property. Mr. Mahoney seconded the motion and the vote was unanimous.

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

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

2. ~~190401 Henry Family Trust / Ambit Engineering, Authorized Agent – Site Plan Review – Initial Review – for approval to install a new 4' x 150' elevated walkway, a 4' x 60' fixed pier, a 3' x 35' gangway and a 10' x 20' float located by two helical moorings. (22 Ebs Cove Lane, identified as Assessor's Tax Map 21, Block 9, Lot 52B in the Village Residential East, Shoreland and Resource Protection Zones.)~~ **Moved to June 19, 2019 agenda at the request of the Applicant.**

3. **190501 Louise Spang / Tim Spang, Authorized Agent** – Site Plan Review – **Initial Review** – for approval of 935 square feet of additional office are, add a 60 square foot shed and to build a 7,500 square foot storage building which was previously approved by the Planning Board. (10 Granite Heights Road, identified as Assessor's Tax Map 14, Block 2, Lot 39A in the Farm & Forest Zone.)

Ms. Pearlmutter was not present for the remainder of the meeting.

Mr. Boak introduced the Agenda item.

Mr. Tim Spang addressed the Board stating he is looking to expand the office building and add a 50'x150' storage building. Using enlarged site plans Mr. Spang indicated where the addition would be located and also pointed out the location of a large berm on the property to help block light and noise for the abutting neighbor. Also included in the Application, Mr. Spang noted, is a letter from Albert Frick stating the septic system is adequate for this expansion as it designed for 22 people. Mr. Spang also acknowledged receipt of a letter of concern from the Francoeurs regarding outdoor lighting. In response to the Francoeurs' concerns Mr. Spang stated there is no lighting on the back side of the building and the lighting to be used over the entry doors will be 45 watt bulbs.

Mr. Francis asked Mr. Gilliam to clarify what is being asked of the Planning Board in regards to this Application. Mr. Gilliam responded this Application is considered an expansion of a conditional use and would be classified as a warehouse according to the Land Use Ordinance.

Mr. Mahoney asked if the Applicant plans to have more employees. Mr. Spang replied he has no plans presently to hire more people; however, he can hire 3 more employees in the future if needed as his septic system is designed for 22 people and presently he is at 18 employees.

Mr. Boak asked if there are any permits required from the Maine Department of Environmental Protection. Mr. Gilliam responded No, there are no required permits from the DEP.

Mr. Francis made a motion the Application is complete. Mr. Mahoney seconded the motion and the vote was unanimous.

A Public Hearing is schedule for the next Planning Board meeting on June 19<sup>th</sup>, 2019. Mr. Simmons was assigned as Case Manager.

**4. 190501 Tim & Louise Spang** – Site Plan Review – **Initial Review** – for approval to do road improvements by widening Granite Heights Road. (10 Granite Heights Road, identified as Assessor's Tax Map 14, Block 2, Lot 39A in the Farm & Forest Zone.)

Mr. Lichte was assigned as Case Manager for this Application.

Mr. Boak introduced the Agenda item.

Mr. Tim Spang addressed the Board stating he and his wife are giving their daughter a plot of land near their house and are required to update the road. Using an enlarged site plan, Mr. Spang explained the first section of the road that is currently 15 feet wide will be increased to a 20 foot width, the second section will need to be widened by 8 feet with a 3 foot shoulder. Mr. Spang also noted the Fire Chief has been out to inspect the proposed upgrades and requested the hammerhead at the end of the road be increased to a 20'x30' hammerhead turnaround.

Mr. Francis asked if the entrance from Arundel Road was being changed. Mr. Spang replied yes it is being widened by 12 feet.

Mr. Francis asked Mr. Gilliam what section of the Land Use Ordinance is applicable for this Application. Mr. Gilliam replied this Application is subject to the requirements of Article 6.14.D. Road Construction, Filling, Grading.

Mr. Francis asked if there is any intention to change this from a private road. Mr. Spang responded No, he intends to keep the road a private road.

Mr. Francis made a motion the Application is complete. Mr. Simmons seconded the motion and the vote was unanimous. A Public Hearing will be held at the next Planning Board meeting on June 19, 2019.

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

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