

Kennebunkport Planning Board
October 6th, 2021 @ 6:00 PM
Virtual Meeting Via ZOOM

A virtual meeting of the Planning Board was held on Wednesday, October 6th, 2021 via the ZOOM format. The meeting convened at 6:00 p.m.

Members Present: Mr. Thomas Boak (Chair), Nina Pearlmutter, Ed Francis, Larry Simmons, George Lichte, John Harcourt
Mr. Lichte and Mr. Harcourt will alternate voting.

Approval of Minutes: Ms. Pearlmutter made a motion to approve the minutes from the September 15th, 2021 Planning Board meeting. Mr. Simmons seconded the motion, and the vote was unanimous.

Items:

1. **210501 Bowsprit Kennebunkport, LLC / William R. Walsh, III, PE, Authorized Agent** -- Final Subdivision Application -- **Continued Public Hearing** -- for approval to create a 4-lot residential subdivision that will use both Route 9 and Wildes District Road as frontage for the lots. (164 Wildes District Road, Assessor's Tax Map 22, Block 3, Lot 6 in the Cape Porpoise West Zone.) *John Harcourt, Case Manager*

Mr. Boak introduced the agenda item and asked for the Applicants to be promoted as panelists

Mr. Walsh shared the site plans on the screen stating since the last meeting he has met with Acorn Engineering and has addressed all the technical engineering adjustments they've requested with the stormwater management plan. Mr. Walsh added the Board members should have received Acorn's report as well as his responses.

Mr. Harcourt noted he had a conversation with Mr. Gilliam who agreed he would work with Mr. Walsh to determine what kind of changes need to be made to the plans so that permits could be issued. Mr. Harcourt added he has built that into the Findings of Fact to accommodate what was agreed to at the last meeting. Mr. Gilliam concurred with Mr. Harcourt's statement adding the adjustments suggested in the stormwater management plan were minor in nature and believes the concerns have been adequately addressed and will be provided to the purchasers of the property and the future builders.

Mr. Boak asked the Board members if they had any comments or questions for the Applicant. The Board members had no questions or comments.

Mr. Boak reopened the Public Hearing. There were no comments or questions from the viewing audience. Mr. Boak closed the Public Hearing.

Mr. Francis made a motion to approve the Application. Ms. Pearlmutter seconded the motion, and the vote was unanimous. Mr. Harcourt had voting privileges for this Application.

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

2. 210802 Sand Dollar Condominium / Sebago Technics, Authorized Agent
- Site Plan Review - **Public Hearing** - Installation of Shoreland stabilization consisting of riprap and marsh grass plantings. (5 Dyke Road, Assessor's Tax Map 34, Block 3, Lot 11 in the Goose Rocks, Shoreland, and Resource Protection Zones.)

Mr. Boak introduced the agenda item and asked Mr. Steve Doe of Sebago Technics to be promoted as panelist.

Mr. Steve Doe addressed the Board and asked Ms. Heather Motes to also be promoted as panelist. Mr. Doe shared the site plans on the screen for the Board members and viewing public and gave a brief presentation on the Application noting the purpose is to stabilize the shoreline embankment that has been eroding fairly rapidly over last 4-5 years. Mr. Doe also noted they have received a permit from the Army Corps of Engineers and anticipate approval by the Maine Department of Environmental Protection by January, 2022.

Noting the Applicant's reference is the North American Vertical Datam of 1988, Mr. Simmons asked if the Applicant could verify the boulder size needed based on the velocity of the water flow and provide some sort of basis of design on the drawings. Mr. Doe agreed to provide that information.

In looking at the flood insurance rate map, Mr. Simmons asked how this proposal would perform in the occurrence of a 100-year storm. Mr. Doe responded he will speak with their engineers; adding the whole purpose is they want that riprap to stay there and protect the soil mass supporting the adjacent building and to allow the marsh water to be able to move back/forth as its designed to do.

Mr. Francis asked for the re-vegetated area, what will you use that will survive in that marsh-like environment. Mr. Doe replied there are salt tolerant plants that have done very well and suggested the Board members visit the Main Street project that was done recently to see some examples of the riprap and vegetation used.

A brief discussion on erosion, rising water levels, and 100-year storms occurred amongst some of the Board members.

Mr. Harcourt asked if there will be any impact on the conservation land that is contiguous to this property. Mr. Doe replied there should be no impact on the adjacent land.

Mr. Boak opened the Public Hearing. There were no comments or questions from the viewing audience.

Mr. Simmons made a motion to continue the Public Hearing until the next meeting. Ms. Pearlmutter seconded the motion, and the vote was unanimous. Mr. Lichte had voting privileges for this Application.

3. **210801 Vincent & Nathan Thelin / Longview Partners Authorized Agent**
- **POSTPONED AT THE REQUEST OF THE APPLICANT.** Preliminary Subdivision Application — ~~Continued Initial Review~~ — To amend a previously approved subdivision resulting in the creation of 1 new lot (245 Arundel Road, Assessor's Tax Map 15, Block 3, Lot 4 in the Farm and Forest Zone.)
4. **210405 Ocean Woods / Sebago Technics, Authorized Agent** - Site Plan Review - **Continued Public Hearing** - **POSTPONED AT THE REQUEST OF THE APPLICANT.** For approval of a complete reconfiguration of the existing hotel/motel, by replacing the existing buildings with a new one story, 88-seat restaurant, and pool, with 30 individual one and two bedroom cottages, and a reconfiguration of the parking area to create 68 parking spaces, a new main entrance and use the existing driveway for service vehicles and employees. (71 Dyke Road, Assessor's Tax Map 37, Block 5, Lot 2 in the Goose Rocks Zone.) *Ed Francis, Case Manager*

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

Submitted By: Patricia Saunders, Planning Board Recording Secretary