

**Kennebunkport Planning Board**  
**November 2nd, 2016 ~ 7:00 PM**  
**Kennebunkport Village Fire Station, 6 Elm Street**

A regular meeting of the Planning Board was held on Wednesday, November 2nd, 2016. The meeting convened at 7:00 p.m. in the Kennebunkport Village Fire Station.

Members Present: Mr. David Kling (Chair), Tom Boak, Ray Hilwig, D. Scott Mahoney

Approval of Minutes: Mr. Hilwig made a motion to approve the minutes from the October 19th, 2016 Planning Board meeting. Mr. Mahoney seconded the motion and the vote was unanimous.

Items:

1. **160901 Robert H. Brow Jr. and Laura J. Ross, (cleaves Wood Phase II Subdivision) / Longview Partners, LLC, Authorized Agent** – Final Subdivision Review – **Public Hearing** – for approval to create an eight (8) lot subdivision. [Oakwood Drive, Assessor's Tax Map 20, Block 004 Lot 4L in the Cape Arundel Zone.]

Mr. Kling introduced the Agenda item noting this is a Public Hearing for a Final Subdivision Review.

Mr. James Logan of Longview Partners addressed the Board stating there have been no changes to the Site Plan since the last meeting.

In reference to the last Planning Board meeting, Mr. Kling listed the following items that were discussed;

- Residents of the Cleaves Wood Subdivision shall be responsible for maintaining the entrance road is open and cleared of snow in the winter.
- The Ledges Subdivision is responsible for keeping the emergency access road adjacent to the Applicant's property open.

Mr. Kling also acknowledged receipt of a revised letter from Allan Moir regarding changes to the covenants and restrictions of the Homeowner's documents.

Mr. Kling opened the Public Hearing. There were no comments or questions. Mr. Kling closed the Public Hearing.

Mr. Hilwig made a motion to approve the Application. Mr. Boak seconded the motion and the vote was unanimous. Mr. Boak was assigned as Case Manager to prepare the Findings of Fact to be read at the next meeting. Mr. Logan informed the Board he would bring mylar copies of the Site Plan for the Board's signature at the next meeting.

2. **161001 Melissa Winstanley / Sandra Guay, Authorized Agent** – Site Plan Review – **Initial Review** – for re-approval to do a maintenance dredge to remove approximately 310 cubic yards of silt and sand to restore adequate mooring and access depths at an existing recreational pier. [85 Ocean Avenue, identified as Assessor's Tax Map 08, Block 001, Lot 18 in the Village Residential, Shoreland and Resource Protection Zones.]

Mr. Kling introduced the Agenda item.

Attorney Ralph Austin, representing Melissa Winstanley addressed the board stating this Application was first approved on December 2, 2015 by the Planning Board. Mr. Austin explained the reason for the delay in beginning the work was due to some equipment issues of a subcontractor. In speaking with Mr. Gilliam in the Code Enforcement Office, Mr. Austin stated there were some questions about what would be done with the removed material. The 310 cubic yards of silt and sand to be removed would be de-watered, taken by barge up to Portland and transferred to a lined truck where it would be shipped to a wastewater facility in New Hampshire, Mr. Austin explained.

Mr. Kling asked if there were any issues with permits expiring either from the Maine DEP or the Army Corps of Engineers. Mr. Austin responded the DEP permit is valid for 5 years and they are in the process of applying for re-authorization of the Army Corps of Engineers approval.

Mr. Kling asked Mr. Gilliam if the Code Enforcement Office had any issues with this Application. Mr. Gilliam replied he had no issue at this time with the Application.

Mr. Mahoney made a motion the Application is complete pending receipt of the Army Corps of Engineers approval. Mr. Boak seconded the motion and the vote was unanimous. A Public Hearing will be held at the next Planning Board meeting on November 16<sup>th</sup>, 2016.

Other Business:

In preparation for the Planning Board's December 7<sup>th</sup> meeting, Mr. Kling asked each Board member to compose their suggestions regarding the Subdivision Regulation and its current provision allowing a fee or payment in lieu of meeting the Open Space requirement.

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

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