

**Kennebunkport Planning Board**  
**December 19th, 2018 ~ 7:00 PM**  
**Kennebunkport Village Fire Station, 32 North Street**

A regular meeting of the Planning Board was held on Wednesday, December 19th, 2018. 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, Neil Higgins, Ed Francis, George Lichte, Larry Simmons

Approval of Minutes: Ms. Pearlmutter noted a typo in Item #2 of the minutes from the December 5<sup>th</sup>, 2018 Planning Board meeting and made a motion to approve said corrected minutes. Mr. Higgins seconded the motion and the vote was unanimous.

Items:

1. **181001 Mills Road Subdivision /Attar Engineering, Authorized Agent** – Minor Revision to a previously approved Subdivision – **Findings of Fact** – for approval to revise the type of permit release subject to water testing from building permit to occupancy as noted on Sheet 1, General Note #15; and correct bearing and distance on Sheet 2 for Lots 2, 3, 7, 8, 12 and 13 lot lines. (Mills Road, identified as Assessor's Tax Map 23, Block 001, Lot 19A in the Free Enterprise and Shoreland Zones.) *George Lichte, Case Manager*

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

2. **181002 136 North Street, LLC / Shepard & Read, Authorized Agent** – Site Plan Review – **Continued Deliberations** – for approval to convert the previously existing trucking facility into a boatyard, to be used for boat repairs, storage and boat brokerage. (136 North Street, identified as Assessor's Tax Map 13, Block 1, Lot 1 in the Free Enterprise Zone.) *Nina Pearlmutter, Case Manager*

Mr. Boak introduced the Agenda item.

Mr. Bruce Read addressed the Board and gave a brief presentation on the parking area and provided information on the proper disposal of materials prior to this meeting. Mr. Read also commented his client would like to reserve some of the open area away from the septic tank as a part-time boat storage area. Regarding the entrances and exits, Mr. Read noted there will signs designating the entrance and exits and there will no changes to the curb cuts.

Mr. Boak expressed some concern regarding the entrance being so close to the auxiliary storage area and the possibility of backing up a boat into the septic area. Mr. Beauchemin responded the map is inaccurate in that there is no street entrance in that area and will correct the site plans to reflect as such.

Noting the submitted materials regarding waste water to be recycled and re-used on the premises for the season with any remainder disposed of with the Sewer Department or Clean Harbors, Mr. Boak questioned whether that was accurate as the property is not connected to town sewer and the septic system is only connected to the employee toilets. Mr. Beauchemin explained the waste will be collected and trucked to the Sewer Department for testing and proper disposal with Clean Harbors in Portland if necessary.

Mr. Simmons asked if the Applicant will be constructing a sump pump for pressure wash area. Mr. Beauchemin indicated on the enlarged site plans where the sump would be located.

Mr. Simmons then asked what is the volume of solids generated when a boat is cleaned. Mr. Beauchemin replied it is a very small portion.

Ms. Pearlmutter explained it is the Planning Board's duty to not make that intersection any more dangerous than it already is and noted her concern with storing any vehicles/boats in the grassy area so as not to impede any sight lines for traffic.

Ms. Pearlmutter also questioned whether the pipe carrying the water to the septic field could tolerate having vehicles parked over it. Mr. Beauchemin explained the pipe and septic system is designed below ground to handle vehicles on it. Mr. Read added they had their engineer to the site to test the system and confirmed it was sufficient.

In reference to a letter received from an abutter, Ms. Pearlmutter suggested planting some small shrubs as a buffer to the parking area.

Mr. Lichte suggested adding Do Not Enter signs on the exits. Mr. Read agreed.

The Board members and the Applicant had a detailed discussion regarding sight lines from North Street and Arundel Road.

Mr. Beauchemin agreed to park two vehicles with boats if possible at two designated spots on his property so that the Board members could drive by to determine whether the 25-foot setback was sufficient to preserve sight lines for safe traffic flow.

Ms. Pearlmuter made a motion to approve the Application with the condition that vehicles/boats are placed at the 25 foot setback so that the Planning Board members can drive by and look at sight distances to determine whether there is any impediment. Mr. Mahoney seconded the motion and the vote was unanimous.

- 3. 181003 Margaret Jandl / Walsh Engineering, Authorized Agent** - Site Plan Review – **Public Hearing** – for approval to stabilize the shoreline with a stone revetment. (77 Marshal Point Road, Assessor's Tax Map 31, Block 3, Lot 12 in the Goose Rocks, Shoreland and Resource Protection Zones.)

Mr. Boak introduced the Agenda item.

Mr. Bill Walsh representing Margaret Jandl addressed the Board and gave a brief summary of the Application noting the new stone revetment would consist of 3 to 6-foot diameter boulders.

Mr. Boak noted there are two other property deeds that were not included with Application.

Mr. Simmons asked if longshore currents would impact the house or have an effect on any of the other neighbors in the area. Mr. Walsh replied all of the houses in the area have been raised up and the reason for the revetment is to slow the velocity of the storm surge and to stop the cobblestones from washing through onto the road.

There were no further questions from the Board members.

Mr. Boak opened the Public Hearing. There were comments or questions from the audience in attendance. Mr. Boak closed the Public Hearing.

Mr. Higgins made a motion to approve the Application. Ms. Pearlmuter seconded the motion and the vote was unanimous.

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

- 4. 181101 Kennebunk River Club / Eco-Analysts, Inc., Authorized Agent** – Site Plan Review – **Public Hearing** – for approval to dredge the North Basin to remove approximately 3,589 cubic yards of material as well as the South Basin to remove approximately 2,779 cubic yards of material (115 Ocean Avenue, identified as Assessor's Tax Map 8, Block 1, Lots 11 & 23 in the Riverfront Zone.)

Mr. Boak introduced the Agenda item.

Mr. Bud Brown of Eco-Analysts, Inc. addressed the Board on behalf of the Kennebunk River Club stating this is a repeat maintenance dredge that was done in 2009.

Mr. Francis commented that the title deed was confusing and questioned why the property was classified as Riverfront and Resource Protection Zones. Mr. Gilliam provided a brief explanation in answer to Mr. Francis' question regarding the property zones.

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

Mr. Higgins made a motion to approve the Application pending receipt of the two property deeds to clarify the ownership and a correction on the Application regarding the property zone. Mr. Francis seconded the motion and the vote was unanimous.

- 5. 181102 Sandy Pines Campground / Sebago Technics** – Site Plan Review – **Public Hearing** -- for approval to reconfigure some glam sites and RV sites, as well as reconfigure some driveways within 3 different areas. (277 Mills Road, identified as Assessor's Tax Map 32, Block 1, Lot 3 in the Goose Rocks Zone)

Mr. Boak introduced the Agenda item noting that Mr. Francis has been assigned as Case Manager for this Application. Mr. Francis acknowledged he was not present at the last meeting when this Application was presented for an Initial Review but he did watch the meeting video.

Mr. Steve Doe, along with Attorney Sandra Guay, addressed the Board noting he submitted the requested material from the last meeting which included the new roads being added and moved.

After a brief discussion with Mr. Doe, Mr. Francis commented the impervious surface coverage in the Shoreland Zone is still at 45%, the same as before.

Mr. Francis asked if the septic system could handle the addition of two more RV sites, #17 and #18. Mr. Doe replied yes as the septic system was built to accommodate the flows from those sites.

In order to address concerns raised from a letter submitted by Mr. Casey, Mr. Francis asked Mr. Doe if he would mind going through all of the conditions listed in the Findings of Fact from the last approval back in April of 2018. Mr. Doe agreed to review each of those conditions with the Board members.

After a lengthy discussion of each of the conditions listed in the Findings of Fact from the Applicant's April approval, Mr. Doe confirmed there were three items he needed to provide further information to the Board. Those items are: (1) confirm the number of year-round RVs is no more than 76, (2) provide inspection reports for the septic systems, and (3) confirm there are signs stating "No Idling" at the entrance gate.

Mr. Francis also asked if the vegetation would change in Area 1 after it was converted from a glam tent area to a RV area. Mr. Doe responded the majority of that area is heavily landscape already.

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

Mr. Francis made a motion to conditionally approve the Application with the understanding that all conditions listed in the April approval are still being enforced and met in addition to providing the three items noted previously. Ms. Pearlmutter seconded the motion and the vote was unanimous.

The Findings of Fact will be read at the next Planning Board meeting on January 2<sup>nd</sup>, 2019.

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

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