

Kennebunkport Planning Board
July 20th, 2022 @ 6:00 PM
Hybrid Meeting Via ZOOM and In-Person
32 North Street, Kennebunkport

A meeting of the Planning Board was held on Wednesday, July 20th, 2022 in-person and via the ZOOM format. The meeting convened at 6:00 p.m.

Members Present: Mr. Tom Boak (Chair), Nina Pearlmutter, Ed Francis, Larry Simmons, George Lichte

Mr. Lichte will have voting privileges for tonight's meeting.

Approval of Minutes: Ms. Pearlmutter made a motion to approve the minutes of the July 6th, 2022 Planning Board meeting. Mr. Simmons seconded the motion, and the vote was unanimous. Mr. Simmons made a motion to approve the minutes from the June 27th, 2022 Planning Board and Conservation Commission Workshop. Mr. Lichte seconded the motion. Mr. Francis abstained from voting. Mr. Simmons' motion passed with a vote of 4-0-1.

Items:

1. **220501 58 Langsford Road, LLC/Peterson Design Group – Erik Peterson**
– **Postponed at the Request of the Applicant** – ~~Site Plan Review Application~~
– **Public Hearing** – ~~the Applicant seeks approval to remove the existing house and construct a new house in a location that is less non-conforming (58 Langsford Road, Assessor's Tax Map 29, Lot 1, Block 22 in the Cape Porpoise West Zone). Tom Boak, Case Manager~~
2. **220601 1086 Kings Hwy/Peterson Design Group – Erik Peterson** – Site Plan Review – **Continued Initial Review** – the Applicant seeks approval to remove the existing house and cottage, and permission to construct a new house and cottage in a location less non-conforming (1086 Kings Hwy, Assessor's Tax Map 35, Block 6, Lot 7 in the Goose Rocks Zone). *Ed Francis, Case Manager*

Mr. Francis introduced the agenda item and asked Mr. Gilliam for clarification on the Board's previous question if an Applicant is allowed to construct a 30% expansion in stages. Mr. Gilliam explained to the Board if you look in the section of the Ordinance on non-conforming structures, it talks about over the lifetime of the structure which indicates one can have a circumstance where someone did a 15% expansion at one point in time and came back later with a 14% increase. Mr. Gilliam added from that perspective he does not see any issues with this Application.

Mr. Francis expressed confusion over the setback lines as indicated on the site plans and their relation to the FEMA map and not the high-water mark. Mr.

Gilliam explained due to varying interpretations in years past of what the edge of a coastal wetland is the ordinance incorporates an elevation as a start point. Mr. Gilliam offered to provide further clarification to Mr. Francis after the meeting. Mr. Gilliam also added that what the Applicant has depicted on the site plans, he has no reason to believe it is inaccurate.

Mr. Francis made a motion to declare this Application complete. Ms. Pearlmutter seconded the motion, and the vote was unanimous. A Public Hearing would be held at the next Planning Board meeting.

3. 220602 Heritage Woods – Briggs Way/Heritage Housing Trust – Larissa Crockett, Executive Director – Minor Subdivision Amendment – Public Hearing – the Applicants seeks a minor amendment to waive the sidewalk from the previously approved plan recorded at the York County Registry of Deeds on December 14, 2020 in Book 412, Page 19 (Briggs Way, Assessor's Tax Map 22, Block 9, Lot 21A3 and 21A4 in the Cape Porpoise West Zone).
Tom Boak, Case Manager

Mr. Boak introduced the agenda item and noted the Board neglected to vote this Application complete at the last meeting.

Mr. Francis made a motion the Application is complete. Ms. Pearlmutter seconded the motion, and the vote was unanimous.

Mr. Boak asked how many folks are signed on to tonight's meeting via Zoom. Mr. Powell replied there is 1 person signed on.

Ms. Larissa Crockett, Executive Director of the Heritage Housing Trust addressed the Board stating they are requesting a small revision be made to the Subdivision to waive the proposed sidewalk on Briggs Way.

Mr. Boak noted the proposed sidewalk is included in the approved drawings of the originally approved Subdivision and asked if those drawings need to be updated for this Application. Mr. Gilliam replied the drawings do not need to be updated as long as the sidewalk waiver is included within the Findings of Fact.

Mr. Boak opened the Public Hearing. There were no comments or questions from the public regarding this Application. Mr. Boak closed the Public Hearing.

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

Mr. Boak 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.

220603 Seashore Trolley Museum Car Barn/Sebago Technics – Henry Hess
– Site Plan Review - **Initial Review** – the Applicant seeks to demolish an existing +/- 3,521 sq. ft. railway car barn that is in failing condition and construct a new 7,200 sq. ft. car barn (Assessor's Tax Map 3, Block 1, Lot 1 in the Farm and Forrest Zone).

Due to the absence of the Applicant, Ms. Pearlmutter made a motion to defer this item to the next meeting. Mr. Francis seconded the motion, and the vote was unanimous.

Ms. Pearlmutter volunteered as Case Manager for this Application.

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

Submitted By: Patricia Saunders, Planning Board Recording Secretary