



To: Town of Kennebunkport, Planning Board

From: Lee Jay Feldman, Director of Planning

Date: 11/3/2023

Re: Preliminary Subdivision-Beachwood Development Fund LP, Wildes District Subdivision-lot 9-10-23 on Kennebunkport Tax Map 23-3. Located in the Village Residential Zone (VR).

I. Proposal

The applicant is proposing to develop a three-lot single-family residential subdivision on the site. The proposed lots and infrastructure will extend from Wildes District Road, along the eastern portion of the site in order to limit potential impact to the wetland located near the beginning of the road. The proposed lots are all approximately 40,000 sf in size while proposing to preserve 27,357 sf as open space. The proposed lots will be accessed off Wildes District Road, via a new 588 linear-foot road, designed to meet the town's minor street standard within a growth designated area. The Street design includes 10' paved lanes and slipform concrete curb on both sides.

The applicant is proposing to connect the lots to the public sewer system located within Wildes District Road and will be served by an extension of the Kennebunk, Kennebunkport, and Wells Water District's (KKWWD) water main in Wildes District Road. Electric and telecommunications services will be installed underground from Wildes District Road. A streetlight will be located near the proposed hammerhead, a catalog cutsheet of the proposed streetlight is provided in Attachment 11.

A hydrant is located approximately 200' to the southwest along Wildes District Road from the site entrance, combined with the road length of 588 feet for a total of 788 feet from the hydrant to the end of the road. The house within Lot 3 is expected to be constructed within 200' of the end of the proposed road, the total

length required to reach Lot 3 is less than 1,000'. An additional hydrant within the subdivision is not expected to be required.

The project was designed to meet the stormwater performance standards of the Town of Kennebunkport Subdivision Regulations. Stormwater runoff from the roadway will be managed with a closed storm drain system. Stormwater runoff from the proposed roadway, Lot 1, and Lot 2 will drain to an existing manmade pond off site. The storage in the existing pond will help attenuate peak flows from the roadway and Lot 1, and 2 developed areas so peak discharge rates will be limited to pre-development levels. Lot 3 will discharge to an existing culvert leaving the site to the south. Peak rates of stormwater runoff from the site will be limited to pre-development levels. More information on stormwater runoff is provided in the Stormwater Management Report located in Attachment 6.

The site is undeveloped woodland with pockets of freshwater wetland. The wetlands were delineated onsite by Longview Partners. An existing access drive and CMP pole line with overhead wires exist on the site as well.

Longview identified one potential vernal pool in the southwestern corner of the parcel. The pool was not studied in the official identification period as defined by MDEP (Maine Department of Environmental Protection) and, as such, is conservatively considered as a significant vernal pool until otherwise determined. More information on the vernal pool is provided in Attachment 5.

The net residential area of the parcel was calculated to be 2.81 acres. The minimum lot size within the VR district 40,000 sf, based on this calculation the site can support up to 3 lots.

II. Waivers

The project will require the following three waivers from the Design Guidelines of the Kennebunkport Subdivision Regulations in accordance with §415-14.1:

§415-12.2.B(3)(b)[4] The applicant requests that the Planning Board waive the requirement that road side slopes be no steeper than 3' horizontal to 1' vertical (3:1). The proposed design includes 2:1 roadside slopes in areas where the proposed road crosses wetland areas in order to minimize the area of impact.

§415-12.2.8(2)(j)

The applicant requests that the Planning Board waive the requirement that sidewalks be installed along the proposed road. The project site is located within a growth area, however there are no sidewalks on Wildes District Road within the vicinity of the site. Due to the minor number of lots created as a result of this project, pedestrians are expected to be able to safely walk along the side of the proposed road.

§415-7.2 (D)(10)

The applicant requests the Planning Board waive the requirement for a high intensity soil survey. The project will utilize a connection to the public sewer system and will not require subsurface disposal.

III. Additional Submission Information

The applicant has provided a Stormwater analysis as part of the submission. The document indicates that there are 5 sub-watershed catchments of the development area. Of those areas, the Post development for all of those areas under the 2, 10 & 25 year storms show either a decrease or at worst case no change in the between the Pre and Post development coming from the site.

The applicant has also provided a Trip Generation estimate using the 9th Edition of the Institute of Traffic Engineers Trip Generation Manual estimating 3 Trips during the Peak Hours.

The application also has a street lighting set from Beacon which indicates the type of lighting proposed for the development.