

**Kennebunkport Planning Board
November 6th, 2013 ~ 7:00 PM
Village Fire Station, 32 North Street**

A regular meeting of the Planning Board was held on Wednesday, November 6th, 2013. The meeting convened at 7:00 p.m. in the North Street Fire Station.

Members Present: Mr. David Kling (Chair), Greg Reid, Leo Famolare, John Hathaway, Peter Fellenz, Hellen Conaty

Approval of Minutes: Mr. Hathaway made a motion to approve the minutes from the October 16th, 2013 Planning Board meeting. Mr. Reid seconded the motion and the vote was unanimous.

Items:

1) Lakeside 19, LLC / Ocean Sound Subdivision/ Albert Frick Associates, Inc., Authorized Agent, - Findings of Fact - Final Amendment for approval to revise a previously approved three-lot subdivision off Ocean Avenue, to create a four-lot subdivision. [Ocean Sound Lane, identified as Assessor's Tax Map 20, Block 004, Lots 1A, 1B, 1C and 1D, in the Cape Arundel Zone.]

Mr. Kling read the Findings of Fact into the record. Mr. Reid made a motion to approve said Findings. Mr. Famolare seconded the motion and the vote was unanimous. Mr. Famolare was recused from voting on this Application.

2) 130804 David & Jennifer Eaton / Peterson Design Group, Authorized Agent – Site Plan Review –Findings of Fact - for approval to revise a previously approved site plan by reducing lot coverage with an exchange of a previously approved 352 square foot stone patio with a 199.5 square foot deck. [225 Kings Highway, identified as Assessor's Tax Map 34, Block 001, Lot 09 in the Goose Rocks Zone.]

Ms. Conaty read the Findings of Fact into the record. Mr. Famolare made a motion to approve said Findings. Mr. Reid seconded the motion and the vote was unanimous.

3) John Spottiswoode – Site Plan Review – Initial Review – for approval to widen his private road to bring it up to new town private road standards. [1 Lynnsey Hollow Road, identified as Assessor's Tax Map 21, Block 001, Lot 08 in the Village Residential Zone.]

Mr. Kling introduced the Agenda item noting there is no case number assigned for this Application or for the Kennebunk River Club.

Mr. John Spottiswoode addressed the Board stating he has had discussions with the Code Enforcement office about the new town standards for private roads. Mr. Spottiswoode added he had the engineering for the road completed and received a permit from the Maine DEP.

Mr. Kling asked if the hammerhead shown on the plan has been approved by the Fire Chief. Mr. Spottiswoode replied it has and the Fire Chief has sent an email to Mr. Gilliam stating his approval.

Mr. Ayer made a motion to find the Application complete. Mr. Reid seconded the motion and the vote was unanimous. Mr. Spottiswoode requested to schedule the Public Hearing in December as he will be traveling in November. Mr. Kling directed him to speak with Mr. Gilliam to schedule the Public Hearing.

5) Kennebunk River Club – Site Plan Review – Initial Review – for approval to reconfigure the existing float system by adding timber piles, removing 6 finger slips and adding 3 longer slips to create 3 corrals. [115 Ocean Avenue, identified as Assessor's Tax Map 08, Block 001, Lot 11 in the Riverfront, Resource Protection and Shoreland Zones.]

Mr. Kling introduced the Agenda item. Mr. Ralph Austin representing the Kennebunk River Club addressed the Board along with Mr. Dan Ellis, Dockmaster of the River Club. Mr. Austin stated this Application is proposing to reconfigure and repair some slips at the River Club noting the property is in the Riverfront, Resource Protection and Shoreland Overlay zones. Mr. Austin stated they are in the process of applying for all the necessary permits required and understand the Planning Board cannot make any decisions of approval until such permits have been received. Mr. Austin explained the Applicant would like to have this project completed before the next boating season and is aware the State prohibits any piles driven into the river after April.

Mr. Kling asked the Applicant to what extent does the extension of the three piers closest to the shore impact the turn area available to boats coming to Government Wharf. Mr. Austin replied that the Harbormaster did not express any issues with the proposed design. Mr. Austin provided each Board member with a satellite map of the slips. Mr. Reid asked if it was possible to get the same map with the proposed reconfiguration superimposed on it. Mr. Austin replied he could provide that to the Board for a future meeting.

Mr. Ayer asked if it was the Applicant's intention to dock larger boats on the proposed southerly floats. Mr. Dan Ellis responded what they would like to do to the south dock is to make three large corrals that are fairly similar to how the middle dock is currently so boats can get past. Mr. Ellis continued that their agenda is mostly to provide flexibility to move boats around and accommodate skippers of different skill levels.

Mr. Ayer asked what was to be done to the northern end of the docks. Mr. Ellis responded the northern end has no changes and feel this proposal puts a safer distance between boats.

Mr. Famolare asked what the largest size boat they would have there. Mr. Ellis replied the largest boat is 38 feet but they want to be able to accommodate a range of sizes.

Mr. Reid made a motion to find the Application complete pending the Board's receipt of the remaining approvals and a map with the proposed changes superimposed. Mr. Ayer seconded the motion and the vote was unanimous.

Other Business:

Mr. Kling asked Werner Gilliam to comment on the new FEMA floodplain maps. Mr. Gilliam stated the town has received the 2013 preliminary flood plain maps which will be placed on the town website shortly. Mr. Gilliam also stated the maps will be reformatted so they will be digitally compatible with town's GIS maps and once that is completed the process for individual notification to any and all property owners affected by the new maps will begin. Mr. Gilliam explained at length the process of adopting these new maps which would begin with the town conducting their own engineering study of the changes.

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary