

**Kennebunkport Planning Board
November 20th, 2013 ~ 7:00 PM
Village Fire Station, 32 North Street**

A regular meeting of the Planning Board was held on Wednesday, November 20th, 2013. The meeting convened at 7:00 p.m. in the North Street Fire Station.

Members Present: Mr. David Kling (Chair), Greg Reid, Gordon Ayer, Peter Fellenz, Helen Conaty
Mr. Fellenz and Mr. Conaty will have voting privileges for this meeting.

Approval of Minutes: Mr. Reid made a motion to approve the minutes from the November 6th, 2013 Planning Board meeting. Mr. Fellenz seconded the motion and the vote was unanimous.

Items:

131001 Paul Hogan / Sebago Technics – Site Plan Review – Initial Review for approval to lift a residential building to meet floodplain requirements by installing a new pier foundation and by changing existing patio areas to raised decks. [9 New Biddeford Road, identified as Assessor's Tax Map 35, Block 006, Lot 02 in the Goose Rocks Zone.

Mr. Kling introduced the Agenda item. Mr. Paul Hogan addressed the Board stating when they were in the process of purchasing the property they found out the structure had been flooded a few years before. Mr. Hogan explained they are proposing to raise the structure in place to put it on concrete pilings with lattice-work around it. Mr. Hogan also explained they have received a Permit-By-Rule from the Maine DEP.

Mr. Steve Doe of Sebago Technics addressed the Board and illustrated on various enlarged site plans the existing building and the proposal showing the structure raised to elevation 13. Mr. Doe explained the existing patios will be converted into decks and the side wood deck would be lower than the house to allow the neighbor a better view of the brook.

Mr. Kling asked if the lot coverage was reduced slightly. Mr. Doe replied there is a slight reduction in lot coverage with this Application.

Mr. Doe also added there is a stone wall that wraps around the back patio that will be removed with a 4 foot grass walkway that will go around the back of the house.

Mr. Kling asked if the Board members had any questions for the Applicant. Mr. Reid stated he was concerned about the stone steps that are shown on the plans as extending into the setback area. Mr. Doe responded that the steps are to be removed from the front. Mr. Kling asked if the Board could be provided with a new site plan showing those steps removed.

Mr. Ayer made a motion to find the Application complete. Mr. Reid seconded the motion and the vote was unanimous. A Public Hearing will be held at the next Planning Board meeting on December 4th, 2013.

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary