

**Kennebunkport Planning Board
July 2nd, 2014 ~ 7:00 PM
Village Fire Station, 32 North Street**

A regular meeting of the Planning Board was held on Wednesday, July 2nd, 2014. The meeting convened at 7:00 p.m. in the North Street Fire Station.

Members Present: Mr. John Hathaway (Acting Chair), Leo Famolare, Gordon Ayer, Peter Fellenz, Helen Conaty

Approval of Minutes: Mr. Famolare made a motion to approve the minutes from the June 18th, 2014 Planning Board meeting. Ms. Conaty seconded the motion and the vote was unanimous.

Mr. Hathaway thanked Mr. Famolare & Mr. Ayer for their years of service.

Items:

1) 140502 Robert Waskiewicz – Site Plan Review – **Findings of Fact**– for approval to turn a residential/commercial use property into a residential two family property. [21 North Street, identified as Assessor's Tax Map 9, Block 003, Lot 19 in the Village Residential Zone.]
Peter Fellenz, Case Manager

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

2) 140504 Carol B. and George H. Walker, III – Site Plan Review –**Public Hearing** – for approval to replace an existing pier, wharf, ramp and float with a shorter pier, longer ramp and similar float. [91 Ocean Avenue, identified as Assessor's Tax Map 8, Block 001, Lot 14 in the Village Residential, Shoreland and Resource Protection Zones.]

Mr. Hathaway introduced the Agenda item.

Mr. Harold Brown addressed the Board stating this Application is to replace an existing dock and has received all of the necessary permits and approvals from the Kennebunkport River Committee, Maine DEP, Army Corps of Engineers and the Board of Selectmen. Mr. Brown explained the design is for a longer ramp with a short pier for easier maneuverability and provide less intrusion into the river.

Mr. Hathaway opened the Public Hearing. There were no comments from the public. Mr. Hathaway closed the Public Hearing.

Mr. Ayer made a motion to approve the Application as presented. Mr. Fellenz seconded the motion and the vote was unanimous.

3) 140505 Carol B. and George H. Walker, III - Site Plan Review –**Public Hearing**, for approval to install a 12' x 4' pier. [93 Ocean Avenue, identified as Assessor's Tax Map 8, Block 001, Lot 14A in the Village Residential, Shoreland and Resource Protection Zones.]

Mr. Hathaway again introduced the Agenda item. Mr. Harold Brown addressed the Board stating this Application has received all of the same approvals and permits as mentioned earlier.

Mr. Hathaway opened the Public Hearing. There were no comments or questions from the public. Mr. Hathaway closed the Public Hearing.

Mr. Ayer made a motion to approve the Application as presented. Mr. Famolare seconded the motion and the vote was unanimous.

Helen Conaty will prepare the Findings of Fact for both Applications (140504 and 140505) to be read at the next Planning Board meeting on July 16th, 2014.

OTHER BUSINESS:

Mr. Gilliam read a statement from David Kling thanking Mr. Famolare and Mr. Ayer for their many years of service on the Planning Board.

Mr. Gilliam also asked the Board to review the information in their folders in preparation for the next Planning Board meeting regarding the upcoming Applications.

Mr. Famolare expressed his concerns about retail businesses displaying sandwich boards, clothing and balloons in Dock Square. Mr. Gilliam explained any questions or concerns need to be addressed to the Code Enforcement Office. Mr. Hathaway asked Mr. Gilliam to email the Board members his comments. Mr. Gilliam agreed he would forward the town's sign ordinance and procedure for merchants to hold sidewalk sales in a commercial zone.

Mr. Ayer expressed his concerns about certain parking spaces on Maine Street that he believes cause traffic congestion and a potentially dangerous situation. Mr. Hathaway again asked Mr. Gilliam to provide further information on this topic as well, including the town's

current parking space ordinance. Mr. Gilliam responded the Planning Board can add either of these topics to the Agenda of any meeting for discussion.

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary