

**Kennebunkport Planning Board
September 3rd, 2014 ~ 7:00 PM
Village Fire Station, 32 North Street**

A regular meeting of the Planning Board was held on Wednesday, September 3rd, 2014. The meeting convened at 7:00 p.m. in the Kennebunkport Village Fire Station.

Members Present: Mr. David Kling (Chair), Greg Reid, John Hathaway, Peter Fellenz, Ray Hilwig
Mr. Hilwig will have voting privileges for this meeting.

Approval of Minutes: Mr. Fellenz made a motion to approve the minutes from the August 20th, 2014 Planning Board meeting. Mr. Reid seconded the motion and the vote was unanimous.

Items:

1. **140701 St. Ann's Episcopal Church / Pinkham & Greer, Authorized Agent** – Site Plan Review – **Public Hearing** - for approval to construct a storm drain and make repairs to the seawall. [167 Ocean Avenue, identified as Assessor's Tax Map 7, Block 001 Lots 9 & 9A in the Cape Arundel Zone.]

Mr. Kling introduced the Agenda item noting this Application was voted complete at the last meeting.

Mr. Tom Greer, representing the Applicant, along with Gavin Hadden of St. Ann's Church, addressed the Board stating this project is to help control some erosion of the seawall. During high current events the seawall along the property traps some of the water that goes over the wall Mr. Greer stated. This Application is to install some catch basins to allow the water to drain back into the ocean, Mr. Greer explained. The Applicant stated they have put the job out to bid and are hoping to have all of the work completed by the end of May next year.

Mr. Greer addressed a concern raised about the Applicant's lawn care program stating they use no special fertilizers, herbicides or pesticides.

Mr. Kling asked Mr. Greer to demonstrate where the catch basins would be located. Mr. Greer pointed out each basin along the seawall on an enlarged Site Plan map.

Mr. Kling opened the Public Hearing.

Ms. Barbara Barwise suggested to the Board they make it a condition upon approval that there will be no use of pesticides/herbicides on the property to prevent any of those substances from leaching into the ocean. Mr. Hadden responded the only thing they put on the lawn is when they have some erosion they have to reseed but there is no pesticide or herbicide contained in the reseeding material.mn

Mr. Kling closed the Public Hearing.

Mr. Fellenz made a motion to approve the Application as presented with the condition that no herbicides, pesticides or fertilizers will be used on the premises. Mr. Hilwig seconded the motion and the vote was unanimous. Mr. Fellenz was assigned as Case Manager to prepare the Findings of Fact to be read at the next Planning Board meeting.

Other Business: Presentation by Werner Gilliam of overview of FEMA flood maps and their current status. Growth Planning Committee has been invited to attend this meeting.

Mr. Kling introduced Mr. Werner Gilliam, Director of Planning & Development for the Town of Kennebunkport. Mr. Dan Saunders and Ms. Barbara Barwise, members of the Growth Planning Committee were also in attendance.

Mr. Gilliam gave a brief PowerPoint presentation outlining the changes in the flood plain maps which now contain GIS (Geographic Information System) maps often referred to as DFIRM or Digital Flood Insurance Rate Maps that can now be found on the town website.

Mr. Gilliam also provided the Board members with a draft copy of proposed changes to the Town's Land Use Ordinance regarding Residential/Commercial Mixed Use Housing and asked them to review the proposed changes and provide any comments. Mr. Saunders emphasized this was an early draft and asked for the Planning Board's feedback on possible real-life scenarios of Applications that could come before the Board regarding mixed use housing.

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary