

Kennebunkport Planning Board
January 21st, 2015 ~ 7:00 PM
Village Fire Station, 32 North Street

A regular meeting of the Planning Board was held on Wednesday, January 21st, 2015. The meeting convened at 7:00 p.m. in the Kennebunkport Village Fire Station.

Members Present: Mr. Greg Reid (Vice Chair), Helen Conaty, John Hathaway, Thomas Boak, Ray Hilwig

Others Present: Werner Gilliam, Town Planner

Mr. Boak and Mr. Hilwig will have voting privileges for this meeting.

Approval of Minutes: Mr. Hilwig made a motion to approve the minutes from the January 7th, 2015 Planning Board meeting. Ms. Conaty seconded the motion and the vote was unanimous.

Items:

- 1) Oak Ridge Estates / Albert Frick Associates, Inc. – Final Plan Application – Findings of Fact** – for approval to create a six lot subdivision off Oak Ridge Road [Oak Ridge Road, identified as Assessor's Tax Map 39, Block 001, Lot 03 in the Free Enterprise Zone.] *Greg Reid, Case Manager*

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

- 2) 141202 Wilson Goodwin & Elizabeth Winn-Goodwin / Cynthia Howard, Authorized Agent – Site Plan Review – Public Hearing** – for approval to expand the existing house by building a connector to the garage with a ramp and a new elevator for handicap accessibility. Additionally, the owners would like to install a generator to the north side of the house. [26 Langsford Road, identified as Assessor's Tax Map 30, Block 001, Lot 37 in the Cape Porpoise West Zone.]

Mr. Reid introduced the Agenda item.

Ms. Cynthia Howard addressed the Board and gave a brief summary of the Application.

Mr. Reid asked the other Board members if they had any comments or questions for the Applicant.

Ms. Conaty asked if the total lot coverage would remain at 12%. Ms. Howard responded this proposal if approved brings the total lot coverage to 16.53% which is still under the 20% allowed by the Land Use Ordinance.

Ms. Howard stated she has spoken to one of the Applicant's neighbors who is concerned about noise from the new generator to be installed. Ms. Howard explained she would speak with Mr. Gilliam about possible locations of the 8.6 sq.ft. generator to minimize any disturbance to the neighbors.

Mr. Reid opened the Public Hearing.

Attorney Paul Cadigan, representing the Applicant's neighbors abutting the north side of the property addressed the Board. Mr. Cadigan explained his clients are concerned the new structure would adversely impact the site lines of the property to the north. Mr. Howard explained the owners have no desire to change what has been currently submitted.

Mr. Cadigan also expressed his client's concerns about the location of the generator to be installed and the location of the propane tank for the generator. Ms. Howard responded the propane tank would be buried in the back of the property. Mr. Gilliam explained the location of the generator depends on the model and manufacturer specifications. Ms. Howard added she felt her clients would not be averse to locating the generator closer to the street and away from their bedroom window as long as it was within the manufacturer's requirements.

There were no other comments or questions from the audience. Mr. Reid closed the Public Hearing.

Mr. Hilwig made a motion to approve the Application. Mr. Board seconded the motion and the vote was unanimous.

Mr. Hathaway was assigned as Case Manager to prepare the Findings of Fact to be read at the next Planning Board meeting on February 4th, 2015.

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary