

Kennebunkport Planning Board
October 19, 2016 ~ 7:00 PM
Kennebunkport Village Fire Station, 6 Elm Street

A regular meeting of the Planning Board was held on Wednesday, October 19th, 2016. The meeting convened at 7:00 p.m. in the Kennebunkport Village Fire Station.

Members Present: Mr. David Kling (Chair), Peter Fellenz, Ray Hilwig, Russ Grady, D. Scott Mahoney

Approval of Minutes: Mr. Grady made a motion to approve the minutes from the October 5th, 2016 Planning Board meeting. Mr. Fellenz seconded the motion and the vote was unanimous.

Items:

1. **160901 Robert H. Brown Jr. and Laura J. Ross, (Cleaves Wood Phase II Subdivision) / Longview Partners, LLC, Authorized Agent** – Final Subdivision Review – **Initial Review** – for approval to create an eight (8) lot subdivision. [Oakwood Drive, Assessor's Tax Map 20, Block 004 Lot 4L in the Cape Arundel Zone.]

Mr. Kling introduced the Agenda item noting the Planning Board's duty tonight is to determine if the Application is complete.

Mr. James Logan of Longview Partners addressed the Board stating there are only some minor changes in this Application from the Preliminary Plan.

Mr. Kling asked if there are any differences between this Final Subdivision Review and the Preliminary Plan that was submitted. Mr. Logan replied the lot lines are the same and they have submitted documentation regarding the pond maintenance and the road association.

Mr. Kling asked who was responsible for maintaining the road, especially in the winter. Attorney Ralph Austin responded stating all of the lot owners have been working towards creating a more formal road association but right now they are currently working under the Maine Statutory Road Provision under Maine Law to take care of maintenance items such as plowing.

Mr. Kling asked who was responsible for keeping the emergency access road open. Mr. Austin replied he thought that responsibility fell on to the Ledges Subdivision owners. Mr. Gilliam confirmed Mr. Austin's reply that responsibility for the maintenance of the emergency access road falls on the owners of the Ledges Subdivision.

Mr. Fellenz asked if any of the lots have homes on them now. Mr. Logan replied none of the 8 proposed lots have homes and any existing houses on that property are part of the Cleaves Wood Phase I Subdivision.

Mr. Fellenz made a motion the Application is complete and to move onto a Public Hearing at the next meeting. Mr. Grady seconded the motion and the vote was unanimous.

2. **Cripple Creek, LLC / Attar Engineering, Inc. Authorized Agent – Sketch Plan** – for review of a 14-lot cluster subdivision. (98 Mills Road, Assessor's Tax Map 23, Block 001, Lot 19A in the Free Enterprise Zone.)

Mr. Kling introduced the Agenda item noting this is a sketch plan where the Board's responsibility to provide feedback for the Applicant.

Mr. Ken Wood of Attar Engineering addressed the Board stating this proposal is for a 14-lot cluster subdivision on Mills Road. Mr. Wood noted they will design the lots with individual wells and waste water systems if they cannot connect to the town's water and sewer lines.

Mr. Kling asked where the closest connection is for public sewer and water. Mr. Wood replied it is about 800 feet away. Mr. Kling asked if they were still evaluating the cost benefits between having town water and sewer and private well water and septic systems. Mr. Wood responded that right now they are looking at having just a public sewer connection for each lot. Mr. Kling added if the Applicant did decide it was too cost prohibitive to connect to public sewer and water the Board would need to review the technical specifications of each lot's test pits.

Mr. Kling asked the Applicant to provide some background on the developers for this project. Mr. Wood began by stating Attar Engineering has been in business since 1997 and has done a lot of work in Kennebunk, York, and Wells.

Mr. Walter Smith added he grew up in Kennebunkport and now lives in Biddeford and along with Paul Flaherty, has a couple of subdivisions currently under development.

Mr. Paul Flaherty stated he is a resident of West Kennebunk and has completed several small subdivisions over the last 15 years.

Referring to the sight distances on Mills Road, Mr. Kling suggested allowing sufficient shoulder room on the road apron for mailboxes; keeping in mind the shoulder is wide enough for cars to pull over even in the winter when the road is plowed.

Mr. Kling also suggested building a connecting pathway to the Conservation Trust property that is adjacent to the proposed subdivision.

Mr. Grady asked how the open space area was calculated? Mr. Brock responded he believed it was done by AutoCad. Mr. Gilliam commented it isn't entirely clear on the sketch plan which of the open space is wetland and which is upland; noting that is something that will need to be clearly defined in order to verify the calculation on useable open space. Mr. Gilliam cautioned the Applicant needs to be sure in their calculations there is a direct offset that is defined by the open space acreage.

Mr. Hilwig noted there is 348-foot line of sight on the road and asked if there was any requirement regarding vegetation height. Mr. Gilliam replied vegetation needs to be trimmed back 10 feet at the edge of the pavement; keeping in mind Mills Road is a Maine DOT road.

The Applicant thanked the Board members for their informative feedback.

Other Business:

Mr. Gilliam asked the Board members to each sign the Mylar Site Plans for the approved Oak Ridge Subdivision.

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary