

**Kennebunkport Planning Board  
January 20, 2016 ~ 7:00 PM  
Kennebunkport Village Fire Station, 6 Elm Street**

A regular meeting of the Planning Board was held on Wednesday, January 20<sup>th</sup>, 2016. The meeting convened at 7:00 p.m. in the Kennebunkport Village Fire Station.

Members Present: Mr. Greg Reid (Vice-Chair), John Hathaway, Peter Fellenz, Helen Conaty, Tom Boak

Approval of Minutes: Ms. Conaty made a motion to approve the minutes from the December 16<sup>th</sup>, 2015 Planning Board meeting. Mr. Boak seconded the motion and the vote was unanimous. Ms. Conaty made a motion to approve the minutes from the January 6<sup>th</sup>, 2016 Planning Board meeting. Mr. Fellenz seconded the motion and the vote was unanimous. Mr. Hathaway arrived to the meeting after the Approval of Minutes and did not vote.

Items:

1. **151101 Kennebunkport Police Department / Sebago Technics, Authorized Agent** – Site Plan Review – **Findings of Fact** – for approval to build a 1,513 square foot addition to the existing Police Department. [101 Main Street, identified as Assessor's Tax Map 22, Block 003, Lot 13 in the Cape Porpoise West Zone.] *David Kling, Case Manager*

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

2. **151201 Boughton Hotel, d/b/a The Colony Hotel** – Site Plan Review – **Public Hearing** – for approval to convert an outdoor temporary buffet area into a permanent kitchen located poolside. [140 Ocean Avenue, identified as Assessor's Tax Map 8, Block 006 Lot 04 in the Riverfront Zone.]

Mr. Reid introduced the Agenda item.

Mr. John Martin, Managing Partner of the Colony Hotel addressed the Board stating they are asking for approval to renovate an existing tent structure currently used as a buffet area into a permanent kitchen.

Mr. Reid noted the Board discussed at the last meeting that the new kitchen would have water, sewer and adequate fire suppression as required. Mr. Martin explained there is sewer service in the area now and will add water lines also.

Mr. Reid inquired as to the status of the approval from the Fire Marshall. Mr. Martin replied they are still waiting for Fire Marshall approval and are amenable to having Planning Board approval contingent on receipt of the Fire Marshall's permit.

There were no further questions from the Planning Board.

Mr. Reid opened the Public Hearing. There were no questions or comments. Mr. Reid closed the Public Hearing.

Mr. Hathaway made a motion to approve the Application. Ms. Conaty seconded the motion and the vote was unanimous. Ms. Conaty was assigned as Case Manager to prepare the Findings of Fact to be read at the next Planning Board meeting.

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

**Submitted by:** Patricia Saunders, Planning Board Recording Secretary