

Kennebunkport Planning Board
February 20th, 2019 ~ 7:00 PM
Kennebunkport Village Fire Station, 32 North Street

A regular meeting of the Planning Board was held on Wednesday, February 20, 2019. The meeting convened at 7:00 p.m. in the Kennebunkport Village Fire Station.

Members Present: Mr. Tom Boak (Chair), Ed Francis, George Lichte, Larry Simmons
Mr. Lichte and Mr. Simmons will have voting privileges for this meeting.

Approval of Minutes: Mr. Francis made a motion to approve the minutes from the February 6th, 2019 Planning Board meeting. Mr. Simmons seconded the motion and the vote was unanimous.

Items:

1. **190101 Lord & Harrington, The Sanctuary / Sebago Technics, Authorized Agent** – Initial Review – **Initial Review** – for approval to do a one-time upward expansion on an existing single family dwelling. (250 Ocean Avenue, identified as Assessor's Tax Map 7, Block 13, Lot 8 in the Cape Arundel, Shoreland and Resource Protection Zones.)

Mr. Boak introduced the Agenda item.

Mr. Steve Doe of Sebago Technics, along with Attorney Ralph Austin and Kevin Lord, addressed the Board and gave a brief summary noting this Application is for an allowable 30% expansion. Mr. Doe stated the lot is located off of Ocean Avenue and was in a state of disrepair when first purchased last summer. The Applicant is looking to remove the existing house and replace it with a new structure on the same footprint as the existing house, Mr. Doe added. Mr. Doe also noted they are replacing the existing septic system with a new larger system designed for a 4 bedroom household. The current lot coverage of 11.8% will be maintained, Mr. Doe noted, adding any areas disturbed with the construction will be restored back to their native vegetation.

Referring to his letter containing supplemental information such as the correct calculations for the upward expansion, Mr. Doe indicated on an enlarged Site Plan the existing footprint, the new footprint, and the allowable 250 square foot increase.

Mr. Francis asked for clarification on the property's classification as a Resource Protection area. Mr. Doe responded the property is located in Lake of the Woods which is a protective resource.

Mr. Francis also asked the Applicant to provide an updated Application sheet containing the corrected calculations submitted in a supplemental memo.

Mr. Francis also noted a typo in the Application in that the abbreviation for Cape Arundel is CA not CP.

Mr. Boak commented there is reference in the Application to Lake of the Clouds which should be Lake of the Woods.

Mr. Boak asked for confirmation this property was using well water and not connecting to the public water line. Mr. Doe replied this property is on a well and there were discussions about tying into the public water line but that option was deemed to be cost prohibitive.

Noting the horizontal distance from the drain field to the water well was no greater than 100-120 feet Mr. Simmons asked what the likelihood of having salt water break through at some point and if the Applicant has identified the hydraulic barrier to make sure that doesn't happen. Mr. Doe responded this is an existing well that has been functioning for 76 years. Mr. Simmons suggested the Applicant do some more testing on the well to ensure the well water is sufficient. Mr. Doe agreed more testing on the well would be good.

Citing the updates previously mentioned in this meeting, Mr. Francis made a motion the Application is complete. Mr. Simmons seconded the motion and the vote was unanimous.

Mr. Boak announced a Public Hearing would be held at the next Planning Board meeting on March 6th, 2019.

Mr. Francis was assigned as Case Manager for this Application.

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary