

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

A regular meeting of the Planning Board was held on Wednesday, April 6th, 2016. The meeting convened at 7:00 p.m. in the Kennebunkport Village Fire Station.

Members Present: Mr. David Kling (Chair), John Hathaway, Helen Conaty, Tom Boak

Approval of Minutes: Ms. Conaty made a motion to approve the minutes from the March 16th, 2016 Planning Board meeting. Mr. Hathaway seconded the motion and the vote was unanimous.

Items:

1. **160102 Arundel Lodge #76 AF&AM** – Site Plan Review – **Findings of Fact** – for approval of relief from a parking restriction given by the Planning Board on November 10, 1993. [10 North Street, identified as Assessor's Tax Map 11, Block 002, Lot 22 in the Village Residential Zone.]

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

2. **Foxberry Woods Owners Association/ Daniel T. Rush, Esquire Authorized Agent** – Minor Subdivision Amendment, **Initial Review** – for approval to amend a previously approved subdivision by exchanging land with an abutting parcel for partial release of drainage easement. [Old Cape Road, identified as Assessor's Tax Map 22, Block 001, Lot 10A in the Free Enterprise Zone.]

Mr. Kling introduced the Agenda item.

Attorney Dan Rush representing Foxberry Woods Owners Association addressed the Board. Mr. Rush explained Mr. John Daggett purchased an abutting parcel of land to the Foxberry Woods Condominiums that is encumbered by a drainage easement that was placed inadvertently over the entire 5 acre parcel. Mr. Daggett is conveying an adjacent 2.8 acre parcel of his lot to the Foxberry Woods Owners Association in exchange for a release from the restrictions of the drainage easement on the remaining parcel, Mr. Rush added. Using an enlarged Site Map of the properties created by Lower Village Survey, Mr. Rush indicated the Applicant's property, Mr. Daggett's property and the 2.8 acre parcel to be conveyed by deed.

Mr. Kling acknowledged receipt of the engineer's report. Mr. Rush added the engineer report concluded this Application would have no impact on the development or the drainage of the properties.

Mr. Hathaway asked where the access road is to the new lot. Mr. Daggett replied he can access the new lot from his other property adjacent to the new lot.

There were no further questions from the Board members.

Mr. Kling asked Mr. Werner Gilliam if the Town had any issues with the Application. Mr. Gilliam replied that nothing physically changes with this proposal and the Code Enforcement Office has no issues at this time.

Mr. Boak made a motion to find the Application is complete as presented. Mr. Hathaway seconded the motion and the vote was unanimous.

A Public Hearing will be held at the next Planning Board meeting on April 20th, 2016.

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary