

Kennebunkport Planning Board
April 21th, 2021 ~ 6:00 PM
Virtual Meeting (Via Zoom)

A meeting of the Planning Board was held on Wednesday, April 7th, 2021. The virtual meeting convened at 6:00 p.m. via Zoom.

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

Approval of Minutes: Prior to this meeting Mr. Simmons had submitted one comment to be added to the minutes from the April 7th, 2021 Planning Board meeting. Mr. Francis made a motion to approve the amended minutes from the April 7th, 2021 Planning Board meeting. Mr. Simmons seconded the motion, and the vote was unanimous.

Items:

1. **210201 Kennebunkport Captains Collection, LLC (d/b/a Maine Stay Inn & Cottages) / Sebago Technics, Authorize Agent** -- Site Plan Review -- **Findings of Fact** -- for approval to modify the existing site and parking, to include new site landscaping. (34 Maine Street, Assessor's Tax Map 10, Block 6, Lot 1 in the Village Residential Zone.) *Scott Mahoney, Case Manager*

Mr. Boak read the Findings of Fact into the record.

Mr. Gilliam noted an error in the number of parking spaces mentioned in said Findings and offered to correct that error on both copies before the Board members come into the town offices to sign them.

Mr. Simmons made a motion to approve the amended Findings. Mr. Lichte seconded the motion, and the vote was unanimous.

2. **Henry Family Trust / Ambit Engineering, Inc., Authorized Agent** -- Site Plan Review -- **Initial Review** -- for approval to install a tidal docking structure consisting of a 4' x 134' bark mulch pathway, a 4' x 7' fixed stair, a 4' x 51.56' fixed pier, a 3' x 33' gangway and a 10' x 20' float located by helical moorings. Overall pier length will be 98.77'. (22 Ebs Cove Lane, identified as Assessor's Tax Map 21, Block 9, Lot 52B in the Village Residential East, Shoreland and Resource Protection Zones.

Mr. Boak introduced the Agenda item.

Mr. Geoffrey Aleva of Civil Consultants addressed the Board and requested Attorney Ralph Austin also be promoted to panelist for this Application.

Mr. Aleva gave a brief presentation of the Application noting this is a modified design of a tidal dock that was previously denied because it failed to meet the length requirement of section 5.11 of the Land Use Ordinance. Mr. Aleva explained with this new design they have reduced the pier length by 8.5 feet and changed what was to be a ramp to gain access will now be stairs which helped reduce the overall length to be less than 100 feet. Mr. Aleva also explained they have received approvals to the modifications from the Army Corps of Engineers and the Maine Department of Environmental Protection; copies of which were included in the Application along with plan details and a cross-section of the proposed dock.

Mr. Boak noted there should be a couple corrections made to the Application in that the property is within the Resource Protection Zone and where appropriate, responses of "unknown" should be changed "N/A".

Mr. Boak also questioned if the float would be level at low tide due to its shortened length. Mr. Aleva replied after speaking with a couple of different experts they believe they can accommodate a level float with an adjustable sloped rail system.

There were no further questions from the Board members.

Mr. Simmons made a motion the Application is complete. Mr. Francis seconded the motion, and the vote was unanimous. A Public Hearing will be held at the next Planning Board meeting on May 5th, 2021.

Mr. Gilliam asked the Board members to check their schedules and let Ms. Harmon in the town offices know if they are available to attend a Site Walk for a different Application on Thursday, April 29th, 2021.

Adjournment: A motion was made to adjourn. It was seconded, and the vote was unanimous.
Submitted By: Patricia Saunders, Planning Board Recording Secretary