

Kennebunkport Planning Board
May 20, 2015 ~ 7:00 PM
Kennebunkport Village Fire Station, 6 Elm Street

A regular meeting of the Planning Board was held on Wednesday, May 20th, 2015. The meeting convened at 7:00 p.m. in the Kennebunkport Village Fire Station.

Members Present: Mr. David Kling (Chair), John Hathaway, Helen Conaty, Peter Fellenz, Thomas Boak, Ray Hilwig
Mr. Boak will have voting privileges for this meeting.

On behalf of the Planning Board members, Mr. Hathaway expressed his deep condolences to Greg Reid and his family on the passing of his father, Charles Reid.

Mr. Kling mentioned that fellow Planning Board member Peter Fellenz is running for a position on the RSU 21 School Board.

Approval of Minutes: Mr. Fellenz made a motion to approve the minutes from the May 6th, 2015 Planning Board meeting. Mr. Boak seconded the motion and the vote was unanimous.

Items:

1) **Wallace Woods** – Preliminary Review – **Memo** - for approval of a proposed nine lot cluster style residential subdivision. [North Street, identified as Assessor's Tax Map 9, Block 3, Lot 1B.]

Mr. Kling read the prepared memorandum into the record approving the preliminary phase of the Proposed Wallace Woods Subdivision. Mr. Hilwig made a motion to approve said memo. Mr. Hathaway seconded the motion and the vote was unanimous.

2) **150301 Andrew Buckley / Darren Fickett, Authorized Agent** – Site Plan Review – **Continued Public Hearing** - for approval to install a 196 square foot floating dock system. [6 Oak Street, identified as Assessor's Tax Map 9, Block 001, Lot 9 in the Village Residential Zone.]

Mr. Kling introduced the Agenda item explaining this is a continued Public Hearing to make a concise determination the proposed dock does not intrude more than 1/5th across the waterway. Mr. Kling also acknowledged receipt of a memo from Werner Gilliam dated May 15th, 2015.

Mr. Darren Fickett addressed the Board and gave a brief explanation of the dock system utilizing a 9-page pictorial handout he provided to each of the Board members. Mr. Fickett concluded by stating there is a 35 ft. clearance where the proposed dock would rest as opposed to the neighbor's existing dock.

Mr. Kling and Mr. Hilwig complemented the Applicant on the thoroughness of his explanation.

Mr. Gilliam addressed the Board to provide a brief explanation of the Board's authority as described in the Land Use Ordinance regarding reasonable access to water and the length of docks. Mr. Gilliam explained in measuring the dock length at elevation 7, 1/5th of the distance across the cove is 16 ft. and the proposed dock would be 15.8 ft. Mr. Gilliam concluded this proposed dock fits within the scale of the area.

There were no further comments from the audience. Mr. Kling closed the Public Hearing.

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

3) **150402 Cheryl Ritchie / Albert Frick Associates, Inc., Authorized Agent** - Site Plan Review - **Initial Review** - for approval to install an 18' wide gravel access drive to serve future residential dwellings. [New Biddeford Road, identified as Assessor's Tax Map 41, Block 002 Lot 8D in the Goose Rocks Zone.]

Mr. Kling introduced the Agenda item.

Mr. James Logan of Albert Frick Associates addressed the Board on behalf of the Applicant stating this Application is for a 20 ft. wide access driveway. Mr. Logan shared with the Board members a future subdivision of land is intended for this property. Mr. Logan also explained they specifically proposed the location of the access drive to minimize any impact on the wetland. There are also no water bodies associated with this road and no impact on protected wildlife habitats, Mr. Logan concluded.

Mr. Gilliam noted that the town's Highway Dept. and Police Dept. have viewed the curb cut and granted their approval for adequate sight distance.

Mr. Kling asked Mr. Gilliam if he had any concerns about this Application. Mr. Gilliam responded he had no issues at this time.

Mr. Kling made a motion to find the Application is complete. Ms. Conaty seconded the motion and the vote was unanimous. A Public Hearing will be held at the next Planning Board meeting on June 3rd, 2015.

4) Claire Julian / Touchstone Subdivision – Minor Subdivision Revision – **Initial Review** - for approval to revise the designated “house site and limit of clearing” for Lot #4, as indicated on the Approved Subdivision Final Plan signed by the Planning Board on August 10, 1988. The building area proposed by the Applicant’s architect, will meet all building setback requirements. [Lot #4, Touchstone Drive, Assessor’s Tax Map 8, Block 003, Lot 01J in the Village Residential Zone.]

Ms. Claire Julian addressed the Board asking that the site designation on the plan be moved to accommodate their house design. Ms. Julian noted this request has been granted for two of the other lots in this same subdivision.

Mr. Kling noted that in granting this the proposed location of the house is actually further from the wetlands. Ms. Julian agreed with Mr. Kling’s statement adding the proposed house would also be further from the setbacks.

Mr. Gilliam offered the Code Enforcement Office views this Application as a procedural matter and has no issues at this time.

Mr. Boak disclosed he is a neighbor of this Applicant. The Board and the Applicant agreed there was no conflict of interest for Mr. Boak to review this Application.

Mr. Hathaway made a motion to find the Application complete. Ms. Conaty seconded the motion and the vote was unanimous.

Mr. Kling announced a Public Hearing would be held at the next Planning Board meeting on June 3, 2015.

5) 150403 Cape Arundel Golf Course / Pinkham & Greer, Authorized Agent – Site Plan Review – **Initial Review** - for approval to renovate an existing maintenance building, add a 4,320 square foot maintenance & storage building, add a 704 square foot covered stockpile area and a 224 square foot snack shack to the 12th hole restrooms. [19 River Road, identified as Assessor’s Tax Map 12, Block 001, Lot 13 in the Village Residential Zone.]

Mr. Kling introduced the Agenda item.

Mr. Tom Greer addressed the Board and gave a detailed summary of the Application utilizing enlarged site plans. Mr. Greer also added they will be installing new restrooms available to the golfers that are ADA compliant.

Mr. Kling asked if there would be some incremental buffering around the maintenance building. Mr. Greer replied there are some trees already and will be planting more trees along the back of it.

Mr. Kling asked if the power lines were underground. Ms. Greer responded the lines are overhead now but will be moved underground.

There were no further questions from the Board.

Mr. Fellenz made a motion to find the Application complete. Ms. Conaty seconded the motion and the vote was unanimous. A Public Hearing will be held at the next Planning Board meeting on June 3rd, 2015.

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary