

Kennebunkport Planning Board
September 2, 2015 ~ 7:00 PM
Kennebunkport Village Fire Station, 6 Elm Street

A regular meeting of the Planning Board was held on Wednesday, September 2nd, 2015. 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, Ray Hilwig, Thomas Boak
Mr. Hilwig will have voting privileges for this meeting.

Approval of Minutes: Ms. Hilwig made a motion to approve the minutes from the August 19th, 2015 Planning Board meeting.
Mr. Fellenz seconded the motion and the vote was unanimous.

Items:

1. **150701 Lora McGrath / Walsh Engineering, Authorized Agent** – Site Plan Review – **Findings of Fact** - for approval to construct a riprap revetment to stabilize the shoreline of the property in two areas of erosion. [2 Oak Street, identified as Assessor's Tax Map 9, Block 001 Lot 8 in the Village Residential Zone.] *Helen Conaty, Case Manager*

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

2. **150702 Andrew & Ellen Leinoff / Graham Architects, Authorized Agent** – Site Plan Review - **Findings of Fact** – for approval to remove and relocate a portion of the existing driveway located within 50' of the coastal wetland and to add 420 square feet of driveway between the 50' and 75' setback to the coastal wetland. [8 Skipper Joes Point Road, identified as Assessor's Tax Map 31, Block 003 Lot 18 in the Goose Rocks Zone.] *John Hathaway, Case Manager*

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

3. **150703 Seaside Hotel Associates, d/b/a The Nonantum Resort** – Site Plan Review – **Public Hearing** – for approval to remove an existing staircase and replace with a new elevator and staircase that meets current ADA requirements. [95 Ocean Avenue, identified as Assessor's Tax Map 8, Block 001 Lot 13 in the Riverfront Zone.]

Mr. Reid introduced the Agenda item.

Ms. Tina Hewitt-Gordon, General Manager of The Nonantum Resort addressed the Board and provided a brief summary of the Application noting the hotel would be losing 3 parking spaces to accommodate the new elevator and staircase. With the reduction in parking spaces, Ms. Hewitt-Gordon stated, they will remove some seating in their dining room in order to remain in compliance with the Ordinance.

Mr. Fellenz asked if there was any encroachment into the Shoreland or Resource Protection areas. Ms. Hewitt-Gordon replied there is no encroachment into those zones.

There were no further questions from the Board members.

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

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

4. **15801 21 Lands End Lane LLC / Sandra Guay, Esq., Authorized Agent -- Site Plan Review -- Initial Review** - for approval to construct a 4'x12' long permanent pier with a 3' wide x 26' long ramp and a 10'x20' seasonal float. [21 Shore Farm Lane, identified as Assessor's Tax Map 21, Block 10, Lot 15 in the Village Residential Zone.]

Mr. Reid introduced the Agenda item.

Attorney Sandra Guay representing Mr. David Tegler owner of the property, addressed the Board and gave a brief presentation explaining the construction of the dock, ramp and pier. Ms. Guay summarized the contents of the Application noting one minor correction of an incorrect property line on the tax map contained in Tab 4 of the submitted materials. Ms. Guay concluded her presentation by stating the Application has received permits from the Maine DEP and the Army Corps of Engineers as well as approval from the Kennebunkport Board of Selectmen.

Mr. Reid asked the Board members if they had any questions for the Applicant.

Mr. Hilwig asked Ms. Guay to explain the relationship between the Applicant and the Cape Porpoise Lands End Association. Ms. Guay responded the lot is owned by her client's company 21 Lands End Lane LLC but Vaughn Island Boulevard has been deeded over to the Cape Porpoise Lands End Association who has no interest or ownership in the proposed pier.

Mr. Hilwig made a motion to accept the Application as complete. Mr. Fellenz seconded the motion and the vote was unanimous.

A Public Hearing will be held at the next Planning Board meeting on September 16th, 2015.

~~5. 150401 Kennebunkport Conservation Trust / Sebago Technics, Authorized Agent Site Plan Review Deliberations for approval to construct a Community/Museum/Education Center Building (Mill) with associated site improvements consisting of refining parking lot, walkways, landscaping and site lighting. [8 Mill Lane, identified as Assessor's Tax Map 09, Block 01, Lot 12 in the Village Residential Zone.]~~ **Continued to September 16 2015.**

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary