

Kennebunkport Planning Board
October 3rd, 2018 ~ 7:00 PM
Kennebunkport Village Fire Station, 32 North Street

A regular meeting of the Planning Board was held on Wednesday, October 3rd, 2018. The meeting convened at 7:00 p.m. in the Kennebunkport Village Fire Station.

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

Approval of Minutes: Mr. Simmons made a motion to approve the minutes from the September 19th, 2018 Planning Board meeting. Mr. Mahoney seconded the motion and the vote was unanimous.

Items:

1. **180603 Geoffrey & Andrea Bove**– Site Plan Review – **Findings of Fact** – for approval to use a portion of their driveway to serve three dwellings. (405 Mills Road, identified as Assessor’s Tax Map 42, Block 2 Lot 3D in the Goose Rocks Beach Zone.) *Ed Francis, Case Manager*

Mr. Francis read the Findings of Fact into the record. Mr. Gilliam provided the correct Book and Page for the Applicant’s property deed which was recorded in Book 12560 on Pages 222 and 223. Mr. Francis made the corrections to both copies of said Findings and the Board members signed each copy.

2. **Other Business:** Further discussion regarding Telecommunication Ordinance changes.

Mr. Boak announced there should be at least three Planning Board members in attendance at the joint Board of Selectmen meeting on Thursday, October 25th, 2018 at 6:00p.m.

As a means of providing some background information, Mr. Gilliam explained the changes to the Wireless Telecommunications Ordinance stems from the fact this ordinance was last modified in 1999 and technologies have certainly changed since then.

Mr. Simmons asked if the Town is considering aligning this Ordinance with other nearby Town’s Ordinances. Mr. Gilliam replied No as each town has their own processes.

Mr. Francis asked, as a Board, if they could review the proposed changes; specifically the definitions section. Mr. Gilliam commented the applicable definitions from the Land Use Ordinance have been incorporated into the Telecommunications Ordinance.

Mr. Francis’s focus for discussion was on the definition of Wireless Telecommunications Facility which is defined as: “*A facility that transmits, receives, distributes, provides or offers telecommunications services, radio or television signals, or any other spectrum-based transmissions/receptions, together, with the facility’s associated antennas, microwave dishes, horns, cables, wires, conduits, ducts, lightning rods, electronics and other types of equipment for the transmission, receipt, distribution or offering of such signals; wireless communication towers, antenna support structures, and other structures supporting said equipment and any attachments to those structures including guy wires and anchors, equipment buildings, generators, parking areas, utility services, driveways and roads and other accessory features.*” Mr. Gilliam noted for the Board members this is a definition of the components that go along with that particular use.

The Board members had a brief discussion with Mr. Gilliam on the definition of a Small Cell Facility.

The second item for discussion amongst the Board members is whether or not to hold a meeting as scheduled on November 21st, 2018, which is the Wednesday before Thanksgiving. The Planning Board members concluded it was best to not hold a meeting on that day and to be mindful in the next couple of meetings to not schedule any Public Hearings for that date either.

Thirdly, Mr. Gilliam distributed copies of the Board of Selectmen’s Road Acceptance Policy and asked the Board members to review it with the understanding of discussing how this could impact any future modifications to the Kennebunkport Subdivision Regulations.

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary