

**Kennebunkport Planning Board
October 5, 2016 ~ 7:00 PM
Kennebunkport Village Fire Station, 6 Elm Street**

A regular meeting of the Planning Board was held on Wednesday, October 5th, 2016. The meeting convened at 7:00 p.m. in the Kennebunkport Village Fire Station.

Members Present: Mr. David Kling (Chair), Ray Hilwig, D. Scott Mahoney

Approval of Minutes: Mr. Hilwig made a motion to approve the minutes from the September 21st, 2016 Planning Board meeting. Mr. Mahoney seconded the motion and the vote was unanimous.

Items:

1. **160702 Tim Harrington / Eco-Analysts, Inc., Authorized Agent** – Site Plan Review – **Finding of Facts** – for approval to construct a 4-foot x 36-foot long permanent pier with a 3-foot wide x 36-foot long seasonal ramp and 8 x 25 seasonal float. [64 Langsford Road, identified as Assessor's Tax Map 21, Block 011 Lot 1 in the Cape Porpoise East Zone.]

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

2. **160802 Oak Ridge Subdivision / Longview Partners, LLC Authorized Agent** – Minor Subdivision Amendment – **Initial Review** – for approval for release from the requirement to have utilities buried with regard to Lot #1 only on the previously approved subdivision plan, as there are existing overhead wires on Oak Ridge Road already. (Oak Ridge Road, Assessor's Tax Map 39, Block 001, Lot 03C (Lot #1 on said approved plan) in the Free Enterprise Zone.)

Mr. Kling introduce the Agenda item.

Mr. James Logan addressed the Board and indicated on an enlarged Site Plan the location of Lot #1 in relation to the other five lots in the Oak Ridge Subdivision. Mr. Logan explained that Lot #1 has frontage on Oak Ridge Road where there are overhead utilities already in place. This Application is simply to amend Note #5 on the approved Subdivision Plan to exclude Lot #1 from the requirement to have underground utilities, Mr. Logan concluded.

Mr. Kling asked what the cost would be to have underground utilities. Mr. Logan replied he did not have an exact figure and the utilities may be underground for Lot #1 if there isn't too much ledge on the property that would require blasting.

Mr. Hilwig commented that the cable used for underground utilities is two sizes larger and the difference can be phenomenal in cost as compared to overhead utilities.

Mr. Kling asked Mr. Werner Gilliam if the Code Enforcement Office had any issues with the Application. Mr. Gilliam responded the town has no issues with this request; adding that because this was specifically noted on the approved Subdivision Plan and recorded as such a waiver is required.

The Planning Board members were unanimous in their agreement that this was a minor change to the approved plan and did not require a Public Hearing.

Mr. Mahoney made a motion to approve the Application. Mr. Hilwig seconded the motion and the vote was unanimous.

Other Business:

Mr. Kling reminded the Board members there will be a joint meeting with the Board of Selectmen to discuss the proposal to amend the Land Use Ordinance regarding the renting of rooms by homeowners. Mr. Gilliam also added the Selectmen wished to discuss the Planning Board's memo on the use of funds in lieu of the open space requirement.

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary