

**Kennebunkport Planning Board
November 15, 2017 ~ 7:00 PM
Kennebunkport Village Fire Station, 6 Elm Street**

A regular meeting of the Planning Board was held on Wednesday, November 15th, 2017. The meeting convened at 7:00 p.m. in the Kennebunkport Village Fire Station.

Members Present: Mr. Russ Grady (Chair), D. Scott Mahoney, Nina Pearlmutter, Neil Higgins
Mr. Higgins will have voting privileges for this meeting.

Approval of Minutes: Ms. Pearlmutter made a motion to approve the minutes from the November 1st, 2017 Planning Board meeting. Mr. Mahoney seconded the motion and the vote was unanimous.

Items:

1. 171001 Terrilyn W. & Katrina W. Swift, Cape Arundel Woods Subdivision / Sebago Technics, Authorized Agent – Initial Review of minor subdivision change to replace the proposed cul-de-sac turn-around with a hammer head style turn-around at 2 Poet's Lane Map 7, Block 13, Lot 1F in the Cape Arundel Zone.

Mr. Grady introduced the Agenda item.

Mr. Steve Doe addressed the Board stating this project is off of End Cliff Lane which is off of Ocean Avenue. Using enlarged site plans Mr. Doe indicated where the building lot and road was located within the subdivision, and explained as they began making improvements to the road they realized a cul-de-sac may not be the best option in this instance. Due to septic setback requirements and a vernal pool on the property, the building envelope is rather small, Mr. Doe added. With the new hammerhead design, Mr. Doe continued to explain, the building area increases while still allowing adequate room for emergency vehicular access. A copy of a letter of approval from Allan Moir has been included in the Application, Mr. Doe concluded.

Ms. Pearlmutter asked how wide is the road? Mr. Doe replied the width of the road is 18 or 20 feet. Mr. Gilliam added the road is paved up to a certain point and is gravel for the remaining section.

Ms. Pearlmutter stated the easement is on the property but is not considered part of Endicott Road? Mr. Doe responded no it is not.

Mr. Grady asked if there is a setback requirement for the turnaround as it looks like one corner of the hammerhead is on the property line. Mr. Doe replied there is no setback requirement for the hammerhead and yes, it is on the property line.

Mr. Doe also noted the owner has already cleared the property and the way the hammerhead is designed it fits within the existing clearing limits so there is no additional clearing needed.

Mr. Gilliam clarified the road has 14 feet of travel area with 2-foot shoulders on either side.

In response to Ms. Pearlmutter's inquiry about the resident's access to their property, Mr. Doe stated the driveway is actually off of the hammerhead end and their house would be sited at an angle facing the hammerhead. The road will be plowed and Fire Chief Moir is fine with the house coming off the end of the hammerhead, Mr. Doe added.

Mr. Grady asked if the lot was buildable without the hammerhead? Mr. Doe replied yes, it is but the building envelope is very small.

Mr. Grady commented he did not see any further information the Board needed regarding this Application. The rest of the Board members agreed with Mr. Grady's comment.

Mr. Mahoney was assigned as Case Manager for this Application.

The Board members had no further questions for the Applicant.

Mr. Gilliam commented that this Application gets reviewed according to the Kennebunkport Subdivision Regulations and typically dead-end streets are identified as cul-de-sacs but there is verbiage in the regulations that allows this change.

Ms. Pearlmutter commented and Mr. Gilliam agreed with her statement that this constitutes a minor revision to a subdivision.

Ms. Pearlmutter made a motion the Application is complete. Mr. Higgins seconded the motion and the vote was unanimous.

Mr. Grady announced a Public Hearing will be held at the next Planning Board meeting on December 6th, 2017.

2. Continued discussion regarding Planning Board Rules & Regulations.

The Board member had no comments or discussion regarding the proposed changes to the Planning Board Rules and Regulations.

Mr. Grady made a motion to approve the amendment to the Planning Board Rules and Regulations. Ms. Pearlmuter seconded the motion and the vote was unanimous.

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary