

April 25, 2024
Town of Kennebunkport Planning Board
c/o Ms. April Fortier Planning Board Administrative Assistant
PO Box 566
Kennebunkport, ME 04046

**RE: Follow up Questions
Single Family Home replacement/expansion
670 Kings Highway
Kennebunkport ME**

Dear Planning Board Members,

On behalf of 670 GRB realty Trust, (Applicants), Walsh Engineering Associates, Inc. (WEA), is pleased to submit responses to questions that were raised by the Board and staff during the course of their review.

1. The Board requested additional information to better understand the existing vs proposed building footprint, and how they relate to the property line setbacks. In response to that we have provided an updated plan sheet C2.1 indicating with measurements that the proposed footprint is more conforming than the existing footprint as it relates to the property line setbacks.
2. In a staff memo to the Board dated April 9th, 2024, Galen Weibley, Director of Planning and Development, requested the identification of the location of the existing sewer line. That information has been provided on updated plan Sheet C2.1
3. The Board requested additional information regarding lot coverage calculations. See below the table of coverages as provided on the plan set. We have corrected the calculations on the application sheet to reflect these numbers as well.

Area			
FEATURE	FEATURE COLOR	AREA	
		EXISTING	PROPOSED
House/Sheds to Overhangs		1,128 S.F.	1,050 S.F.
Driveway		60 S.F.	139 S.F.
Steps/Decks		145 S.F.	174 S.F.
Brick Walks/Pavers		172 S.F.	93 S.F.
Concrete Pad		6 S.F.	0 S.F.
Hardscape Borders		46 S.F.	0 S.F.
Total Impervious Area		1,557 S.F.	1,456 S.F.
Parcel Area		3,134 S.F.	3,134 S.F.
% of Impervious		49.7%	46.5%

4. In response to concerns regarding the potential for bird strikes, the property owner has agreed to provide a screen over the 2nd floor center picture window, similar to what will be provided for all other proposed double hung windows.
5. The existing living space has been calculated at 1,672 square feet. Proposed Living space has been calculated at 1,749 square feet.
6. Expansion calculations have been provided on the Architectural plan sheets. Expansion allowance is determined by calculating the existing square footage and volume that is non-conforming due to setback as outlined in *Article 240-8.3B Expansion of nonconforming structures*. The portion that is within the setback is limited to the 30% expansion. In many locations the actual volume in non-conforming locations is decreasing with slight volume increases in building area 1 and 2, all well below the 30% threshold. The portion of the home within the building envelope is limited by height, setback, and footprint but not by the 30% expansion rule.

We trust the appropriate information has been provided with this application. On behalf of the applicant, we look forward to working with the town to make this project successful.

Respectfully,

Werner Gilliam

Werner Gilliam CFM, Permitting Manager
Walsh Engineering Associates, Inc.

Enc. 0.2 Application Form Updated
C2.1 Site Plans and Zoning Notes