

**Kennebunkport Planning Board  
January 18, 2011 ~ 7:00 PM  
Village Fire Station, 32 North Street**

A regular meeting of the Planning Board was held on Wednesday, January 18th, 2011. The meeting convened at 7:00 p.m. in the North Street Fire Station.

Members Present: Mr. Kendall Burford (Acting Chair), Leo Famolare, John Hathaway, Greg Reid, Peter Fellenz

Approval of Minutes: Mr. Fellenz noted a typo on page 1 under Agenda Item 2 which will be corrected to state: "Ms. Diane Doyle addressed the Board and stated she did not receive any of the abutter's letters." Mr. Fellenz made a motion to approve the amended minutes from the December 21st, 2011 Planning Board meeting. Mr. Famolare seconded the motion and the vote was unanimous.

Items:

**1) 110902 Robert T. Murphy / Lower Village Survey Co., Authorized Agent – Site Plan Review – Findings of Fact –** to add Gabions & vegetation to seaward side of existing seawall. [115 Marshall Point Road, identified as Assessor's Tax Map 31, Block 003, Lot 07 in the Goose Rocks Zone.]

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

**2) 111201 Atlantic Coast Hospitality d/b/a Kennebunkport Inn / Ralph Austin, Authorized Agent - Site Plan Review – Memo to be read regarding approval of extension request.**

Mr. Famolare read the Memorandum of Decision submitted by Attorney Ralph Austin, Authorized Agent for Atlantic Coast Hospitality into the record. Mr. Fellenz made a motion to authorize David Kling as the Chair of the Planning Board to sign said Memo. Mr. Reid seconded the motion and the vote was unanimous. Mr. Burford recused himself from this review and did not vote on this matter.

**3) 111202 Marydilys Anderson & James Nelson / LeBlanc Associates, Authorized Agent – Site Plan Review – Initial Review –** for approval to construct a pier, ramp & floating dock. [10 Church Street, identified as Assessor's Tax Map 11, Block 002, Lot 14 in the Village Residential Zone.]

Mr. Joe LeBlanc of LeBlanc Associates addressed the Board stating the Applicant is proposing to construct a 4'x6' access ramp, a 4'x26' pier, a 3'x34' ramp and a 10'x20' float in the Kennebunk River. Mr. LeBlanc stated the project has been reviewed by the River Committee and the Harbormaster and both have given their approval. Mr. LeBlanc also gave a brief summary of each of the exhibits attached to the Application which are on file at the Code Enforcement Office.

Mr. Reid asked if the dock would be made of pressure treated wood. Mr. LeBlanc replied it will be a light transmitting deck but the owner has not made a determination yet whether it will be wood or aluminum.

Mr. Famolare expressed his opinion that he has no issue with this Application in particular, but is concerned with the number of docks being put along the river and because of that he will abstain from voting on this Application.

Mr. Reid asked if a DEP permit has been granted. Mr. LeBlanc responded he has obtained a DEP permit as well as an Army Corps of Engineers permit.

Mr. Shaw reminded the Board that until the Applicant determines what kind of materials would be used and submits that to the Board, a Public Hearing cannot be scheduled.

Mr. Fellenz made a motion to find the Application complete subject to receipt of a list of the construction materials. Mr. Reid seconded the motion. Mr. Fellenz, Mr. Reid and Mr. Hathaway voted in favor of the motion. Mr. Famolare abstained from voting. Mr. Burford recused himself from this review.

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

**Submitted by:** Patricia Saunders, Planning Board Recording Secretary