

**Kennebunkport Planning Board
January 2nd, 2013 ~ 7:00 PM
Village Fire Station, 32 North Street**

A regular meeting of the Planning Board was held on Wednesday, January 2, 2013. The meeting convened at 7:00 p.m. in the North Street Fire Station.

Members Present: Mr. David Kling (Chair), Greg Reid, Gordon Ayer, Peter Fellenz, Helen Conaty

Approval of Minutes: Mr. Reid made a motion to approve the minutes from the December 19th, 2012 Planning Board meeting. Mr. Ayer seconded the motion and the vote was unanimous.

Items:

1) 121101 Seaside Hotel Associates, d/b/a Nonantum Resort – Site Plan Review – Findings of Fact – for approval to convert a seasonal awning enclosure into a more permanent structure with the same use intended, by upgrading the walls, windows and floor, as well as conversion of an existing bathroom into a handicap accessible bathroom. [95 Ocean Avenue, Assessor's Tax Map 08, Block 001, Lot 13 in the Riverfront Zone.]

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

2) Estate of Armentrout (PBM Subdivision) c/o Richard Barnes / James Logan of Albert Frick & Associates, Authorized Agent – Findings of Fact – for approval to review new, proposed drainage structures related to future amended grading plans for Lots 3 & 4. [54 River Road, Assessor's Tax Map 01, Block 001, Lots 3 & 4 in the Village Residential Zone.]

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

3) 120802 William Forrest and Nancie Julian / Mitchell & Associates, Authorized Agent – Site Plan Review – Findings of Fact - for approval to remove the existing 2 ½ story home and create a new two ½ story home in a different location to make it more conforming to setbacks and reduce lot coverage. [239 Kings Highway, identified as Assessor's Tax Map 34, Block 001, Lot 02 in the Goose Rocks Beach Zone.]

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

Mr. Kling asked to note in the minutes that while the Planning Board has approved this Application, it does so reluctantly as the Board was unanimous in the opinion that the proposed architecture is inconsistent with the historic area of Goose Rocks Beach. Mr. Kling acknowledged the Planning Board has no authority at this time with respect to architectural design.

~~**4) 121104 Christopher B. Asplundh, Jr. / Sandra Guay, Authorized Agent – Site Plan Review – Public Hearing for approval to construct a 4' x 48' fixed pier, a 3' x 25' ramp and a 200 square foot float. [25 Kings Lane, Assessor Tax Map 41, Block 002, Lot 40 in the Goose Rocks Zone.]**~~ **Continued Public Hearing to January 16th at the request of the Applicant's Agent.**

5) 121103 Christopher Finneral and Meghan Mahoney – Site Plan Review – Continued Initial Review -- for approval to add a 200 square foot deck and realign the existing driveway. [203 Kings Highway, Assessor's Tax Map 34, Block 001, Lot 21 in the Goose Rocks Zone.]

Mr. Kling introduced the Agenda item. Mr. Bill Walsh of Walsh Engineering addressed the Board stating he met with the Applicants and discussed the Board's concerns from the last meeting and have revised the plan accordingly. Mr. Walsh stated the turnaround on the main drive has been adjusted to bring it within the 15 ft. setback and the easterly drive the owners wanted to maintain for overflow purposes has been redesigned to contain two wheel paths to reduce the impervious surface area. Mr. Walsh added the reduction of impervious surface is approximately 160 sq. ft. Another concern expressed at the last meeting was a safety concern backing out of the driveway. Mr. Walsh noted there is 400 feet in one direction and 500 feet in the other direction for backing out which exceeds the 250 foot Ordinance requirement.

Mr. Reid asked about the fire pit proposed in the corner of the property. Mr. Walsh stated it is just a 2 ½ sq. ft. stone circle with soil in the middle of it for making a small fire.

Ms. Conaty asked what the length is of the wheel paths. Mr. Walsh replied it is about 40 feet, long enough to put 2 cards end-to-end.

Mr. Ayer made a motion to find the Application complete. Ms. Conaty seconded the motion and the vote was unanimous. Mr. Kling informed the Applicant a Public Hearing will be scheduled for the next Planning Board meeting on January 16th, 2013.

6) 121201 Paul Cadigan / Graham Architects, Authorized Agent – Site Plan Review – Initial Review – for approval to construct a driveway on Bellewood Avenue. [Assessor's Tax Map 34, Block 005, Lot 07 in the Goose Rocks Zone.]

Mr. Kling introduced the Agenda item. Mr. David Graham of Graham Architects addressed the Board stating this Application for a driveway is designed to minimize the amount of lot coverage and will be fabricated of geo-pavers. Mr. Graham also informed the Board the Applicant has received a DEP permit and were asked to reduce the amount of fill needed to 1 ft. because it is in the Resource Protection Zone. Mr. Graham added the construction of the house is not part of this Application but felt it important for the Board to see the design.

Mr. Reid made a motion to find the Application complete. Mr. Ayer seconded the motion and the vote was unanimous. A Public Hearing will be held at the next Planning Board meeting on January 16th, 2013.

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary