

**Kennebunkport Planning Board
June 5th, 2013 ~ 7:00 PM
Village Fire Station, 32 North Street**

A regular meeting of the Planning Board was held on Wednesday, June 5, 2013. The meeting convened at 7:00 p.m. in the North Street Fire Station.

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

Approval of Minutes: Mr. Ayer asked for clarification on the date of the letter mentioned in Item 6 from the Town's Attorney. Mr. Kling stated he believed the February 17, 2010 date was correct but would verify that after the meeting. Mr. Reid made a motion to approve the minutes from the May 1st, 2013 Planning Board meeting. Mr. Hathaway seconded the motion and the vote was unanimous.

Items:

1) 130501, Walkers Point Family Limited Partnership / Woodard & Curran, Authorized Agent – Site Plan Review –**Initial Review** – for approval to remove an existing house and build a new, two story house more conforming to setbacks. [243 Walkers Point, identified as Assessor's Tax Map 7, Block 001, lots 01/02.]

Mr. Kling introduced the Agenda item.

Ms. Kristy Kenney from KW Architects addressed the Board stating the Applicant requested and received approval in 2009 to attach two separate buildings. Ms. Kenney stated after some discussion, her client has decided to replace the structure entirely with a new two-story house to include a slightly reduced footprint but with a 29% increase in volume. Using enlarged maps and designs, Ms. Kenney illustrated to the Board the location of the proposed structure highlighting it will be completely within the 25 foot setback. The Applicant has applied for and been approved by the Department of Environmental Protection with a Permit By Rule; copies of which have been included in the Application.

Mr. Kling asked Werner Gilliam if the Code Enforcement Office has had a chance to review the Applicant's calculations. Mr. Gilliam responded he has met with Ms. Kenney previously and does not see any issue with the calculations as they are proposed. Mr. Gilliam noted that our Land Use Ordinance does not make any reference to a 25 foot setback, pointing out that it is strictly a DEP regulation for determining which level of permitting is required.

Mr. Reid asked the Applicant to identify the ownership of each of the lots at the Walker's Point property. Ms. Kenney replied that in preparation for this project they had a full survey done of the entire parcel and included the surveyor's calculations on the Site Plan submitted. Mr. Gilliam helped clarify for the Board the gross area shown in green on the map is 7.75 acres and the net area that is owned by the partnership is 5.52 acres.

Mr. Famolare made a motion to find the Application complete. Mr. Hathaway seconded the motion and the vote was unanimous. A Public Hearing will be held on June 19th, 2013. Mr. Kling stated he would prepare a draft Findings of Fact to be read after the Public Hearing in order to expedite the Application.

Other Business:

Due to the 4th of July holiday, the Board agreed unanimously to cancel the July 3rd, 2013 Planning Board meeting.

Mr. Gilliam supplied each Board member with a copy of the Planning Board Rules and Regulations and asked them review it for possible future amendments. Mr. Gilliam added he would work on getting a draft of the proposed changes prepared for the July 17th, 2013 Planning Board meeting.

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary