

**Kennebunkport Planning Board
September 19th, 2012 ~ 7:00 PM
Village Fire Station, 32 North Street**

A regular meeting of the Planning Board was held on Wednesday, September 19th, 2012. The meeting convened at 7:00 p.m. in the North Street Fire Station.

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

Approval of Minutes: Mr. Famolare made a motion to approve the minutes from the September 5th, 2012 Planning Board meeting. Mr. Reid seconded the motion and the vote was unanimous.

Items:

1) 120801 Wallace & Virginia Reid / Robert Reid, Authorized Agent – Site Plan Review – Public Hearing – for approval to shift a shared driveway away from their house and do driveway improvements. [45 North Street, Assessor's Tax Map 09, Block 003, Lot 01 in the Village Residential Zone.]

Mr. Kling introduced the Agenda item. Mr. Greg Reid is recused from this review.

Mr. Bob Reid, representing his parents Wallace and Virginia Reid, addressed the Board stating the driveway is shared between his property and his parents. Mr. Reid explained this Application is to realign the driveway further away from his parents' house.

Mr. Kling acknowledged the Board's receipt of the revised Page 2 of the Application stating more clearly the purpose of the Application. Mr. Kling also reminded the Board and the public this Application was voted complete at the last meeting.

Mr. Kling opened the Public Hearing. There were no comments or questions from the public. Mr. Kling closed the Public Hearing.

Mr. Hathaway made a motion to approve the Application. Mr. Famolare seconded the motion and the vote was unanimous. Ms. Conaty was assigned as Case Manager to prepare the Findings of Fact to be read at the next Planning Board meeting on October 3rd, 2012.

Mr. Brian Shaw asked the Board for agreement in issuing a permit to begin clearing and cutting trees before the Findings of Fact is recorded. The Planning Board members concurred with Mr. Shaw's request.

2) 120602 John & Jeannie Scollins / Harvey Wells, Authorized Agent – Site Plan Review – Continued Review– for approval to remove the existing one story cottage and replace it with a new two story cottage in a different location to make it more conforming to setbacks, as well as relocate and enlarge an outbuilding. [11 Harwood Drive, identified as Assessor's Tax Map 21, Block 005, Lot 25 in the Cape Porpoise West Zone.]

Mr. Kling introduced the Agenda item stating the Board has received new drawings, a new letter of authorization and a request from the Applicant to continue the review.

Mr. Harvey Wells, Architect, representing John and Jeannie Scollins, addressed the Board to give a summary of the new proposal. Mr. Wells stated he has prepared new drawings to illustrate the proposal consisting of a new 1 ½ story cottage with a 4-4 ½ ft. deep crawl space underneath which would give the new building an overall height of 23 ft. The total lot coverage is 2,264 sq. ft. Mr. Wells stated. Mr. Wells added if there is ledge a crawlspace may not be an option. The overall lot coverage of the proposed building is 27% or 1,691 sq. ft.

Mr. Wells asked the Board in order to bring the house into conformity if there could be a door from the living room into the storage area where the boiler and electrical would be housed. Mr. Shaw indicated in a previous meeting that having a door connecting to the new storage area would not be allowed under the Land Use Ordinance as it would be increasing the living space. The Board Members expressed no issue with having a door connecting the main building with the storage area which would house the furnace and mechanicals. Mr. Shaw stated he would speak with Mr. Wells about the placement of the door.

Mr. Famolare asked if there would be a driveway. Mr. Wells replied yes, there are 2 spaces for parking.

Mr. Wells informed the Board the house is currently serviced by summer water and have asked Albert Frick to prepare a new septic system. Mr. Wells added the owners would also like to install a well and those permits will be forthcoming to the Code Enforcement Office.

Mr. Kling asked if the Applicant would consider using pavers as opposed to asphalt. Mr. Wells responded he didn't think the owners would have any objection to that.

Ms. Conaty brought attention to the fact that the new drawings do not depict the flood plain. Mr. Kling found the Flood Zone A2 noted on an earlier Lower Village Survey map showing a small part of the existing house is within elevation 10. Mr. Shaw offered to work with Mr. Wells to determine how to comply with the Flood Plain regulations. Mr. Kling asked Mr. Wells to update the Site Plan to indicate where the Flood zone was on the property.

Mr. Kling informed the Applicant the Board would need to receive a new drawing with the Lower Village flood plain map lines superimposed on the Site Plan in order to vote the Application complete. Mr. Kling also asked Mr. Wells to work with the Code Enforcement Officer to ensure the plan is in compliance with the Flood Plain.

Review of this Application will be continued to the next 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