

**Kennebunkport Planning Board
January 15th, 2014 ~ 7:00 PM
Village Fire Station, 32 North Street**

A regular meeting of the Planning Board was held on Wednesday, January 15th, 2014. The meeting convened at 7:00 p.m. in the North Street Fire Station.

Members Present: Mr. Greg Reid (Vice Chair), Gordon Ayer, John Hathaway, Peter Fellenz, Hellen Conaty
Mr. Fellenz and Ms. Conaty will have voting privileges for this meeting.

Approval of Minutes: Mr. Ayer made a motion to approve the minutes from the December 18th, 2013 Planning Board meeting. Mr. Hathaway seconded the motion and the vote was unanimous.

Items:

1) 131001 John Spottiswoode – Site Plan Review – **Findings of Fact** – for approval to widen his private road to bring it up to new town private road standards. [1 Lynnsey Hollow Road, identified as Assessor's Tax Map 21, Block 001, Lot 08 in the Village Residential Zone.]

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

2) 130701 Arundel Cemetery Corporation – Site Plan – **Findings of Fact** – for approval to create an access drive to an area of proposed burial plots with a new opening onto Walker Lane. [Walker Lane, identified as Assessor's Tax Map 13, Block 006, Lot 09 in the Farm and Forest Zone.]

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

3) 131201 MB Holdings LLC d/b/a Pier 77 – Site Plan – for approval to install a string of 30 socket lights across the existing entrance of the parking lot. [77 Pier Road, identified as Assessor's Tax Map 29 Block 002, Lot 05B in the Cape Porpoise Square Zone.]

Mr. Reid introduced the Agenda item noting this Application is before the Board after the fact in that the lights are already installed.

Ms. Jay Morency addressed the Board stating they installed the string of lights with 30 sockets of 39 lumens each in November. Ms. Morency provided the Board members with photos stating the total lumens are 1170.

Mr. Reid asked what the purpose of the lights is. Ms. Morency replied they are for safety reasons and to identify the parking lot for their patrons.

Mr. Reid stated he believes the lights are within the range to satisfy the Lighting Committee but wondered if there wasn't issue with the height of the lights. Mr. Reid asked Mr. Werner Gilliam for the Town's opinion. Mr. Gilliam stated in his review he found the Planning board had previously approved some low level lighting and asked the Lighting Committee for their review. The Lighting Committee submitted a memo dated January 14, 2014 to the Planning Board.

Mr. Gilliam summarized the Committee's memo and Code Enforcement's concerns as follows:

1. Because of the type of socket, there is a concern the bulbs could be replaced with a higher lumen output bulb that could potentially exceed 1800 lumens.
2. Concerned about glare on the abutting properties and suggested some shielding.
3. International electric codes state a specific height so vehicles don't hit the lights.

Mr. Gilliam added a height of 10 feet would not be acceptable to allow emergency vehicles through.

Ms. Conaty asked if there was a usage restriction that the lights can only be used from May 1st to October 31st. Mr. Gilliam replied those dates coincide with the removal of the parking attendant's hut.

Mr. Gilliam pointed out to the Board the Lighting committee's findings stating "As long as the total light output remains under 1800 lumens per 2.2(B) the project is in compliance with the Ordinance."

Mr. Hathaway made a motion to find the Application complete. Mr. Fellenz seconded the motion and the vote was unanimous. A Public Hearing will be held on February 5th, 2014

131202 Joseph Barnett – Site Plan – for approval to remove the existing residential use buildings and replace with a new commercial gallery and garage/workshop. [8 Mills Road, identified as Assessor's Tax Map 22 Block 009, Lot 45 in the Cape Porpoise Square Zone.]

Mr. Reid introduced the Agenda item. Mr. Harvey Wells, Architect representing Joseph Barnett, addressed the Board stating the property is a 20,566 sq. ft. parcel located across the street from Nunan's Restaurant. Mr. Wells stated he has divided the property into 2 parcels with dimensions as listed below:

	<u>Parcel A</u>	<u>Parcel B</u>
Lot area:	11,480 sq. ft.	9,086 sq. ft.
20% lot area:	2,296 sq. ft.	1,817 sq. ft.
Proposed lot coverage:	2,274 sq. ft.	1,520 sq. ft.
Building:	778 sq. ft.	1,520sq. ft.

Mr. Wells stated the Applicant, a photographer would like to use the workshop year round but the gallery would be open seasonally.

Mr. Reid questioned if there was adequate turnaround space with the 6 parking spaces in the back of the lot. Mr. Ayer asked Mr. Gilliam for his opinion on the parking plan. Mr. Gilliam state he had no concerns with cars pulling in the lot but pulling out may be difficult if all spaces are full. Mr. Reid suggested there is one more parking space than is needed as the owner would be parking in the garage.

Mr. Hathaway expressed his concerns on the design of the building and that it is not designed to reflect the Village architecture of Cape Porpoise.

Mr. Reid suggested the Applicant reconfigure the parking area and perhaps eliminate parking spots 5 and 6. The Board also asked if the Applicant could render a drawing of the proposed structure as viewed from the street. Mr. Wells agreed to their requests.

Mr. Fellenz made a motion to find the application complete. Ms. Conaty seconded the motion and the vote was unanimous. A Public Hearing will be held on February 5, 2014.

Other Business: ~~Kennebunkport Conservation Trust / Tidal Grist Mill Museum & Learning Center Project.~~ Withdrawal of previous application and sketch plan discussion. [Moved to 02/05/2014 agenda at the request of the Applicant.](#)

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary