

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

A regular meeting of the Planning Board was held on Wednesday, May 7th, 2014. 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: A motion was made to approve the minutes from the April 2nd, 2014 and the April 16<sup>th</sup>, 2014 Planning Board meetings. The motion was seconded and the vote was unanimous.

Items:

**1) 140301 The Boathouse at Kennebunkport, LLC / Sebago Technics, Authorized Agent – Site Plan Review – Findings of Fact** – for approval to install a 6' x 60' pre-engineered pedestrian bridge across a tidal channel between the two properties, modify pavement and add walkways at both ends of bridge. [21 Ocean Avenue & 28 Dock Square, identified as Assessor's Tax Map 11, Block 001, Lots 08 and 22 in the Dock Square Zone.] *David Kling, Case Manager*

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

**2) 140401 Gerald Dworkin – Site Plan Review – Initial Review** – for approval to re-surface the parking lot at his business, Lifesaving Resources. [3 Mills Road, identified as Assessor's Tax Map 22, Block 007, Lot 31 in the Cape Porpoise Square Zone.]

Mr. Kling introduced the Agenda item. Mr. Gerry Dworkin of Lifesaving Resources addressed the Board stating he has been operating his business out of this location for approximately 3 years and have found for aesthetic and practical purposes it would be best to pave the gravel driveway.

Mr. Kling asked if the size of the driveway was being changed. Mr. Dworkin replied the driveway would be the same and he is only proposing to resurface the existing driveway.

Mr. Reid asked if the fence line on the site plan included in the Application was also the property line. Mr. Dworkin stated he believes the fence marks the property line. The plan submitted in the Application refers to curbing being placed on what appears to be town land, Mr. Reid stated. Mr. Dworkin explained the map submitted is old and there will be no curb installed. Ms. Conaty added if there is no curbing it would be best for the plan to reflect that and suggested the Applicant submit a revised site plan.

Mr. Reid asked if the gravel of the driveway goes to the base of the fence now. Mr. Dworkin replied yes, it does. Mr. Reid suggested the Applicant create a small area along the fence as a buffer to prevent runoff onto the neighboring parking lot.

Mr. Kling asked the Applicant to discuss with Mr. Gilliam if there is a way to minimize or reduce the amount of runoff and provide a revised plan before the next meeting. Mr. Dworkin agreed to meet with the Code Enforcement office and provide a revised plan.

Mr. Reid made a motion to find the Application complete subject to receipt of an accurate site plan with a modification to minimize runoff in accordance with the Code Enforcement Office. Mr. Famolare seconded the motion and the vote was unanimous.

Mr. Kling announced a Public Hearing will be held at the next Planning Board meeting on May 21, 2014.

**3) 140402 Deidre, Scott & Kailey Lewis – Site Plan Review – Initial Review** – for approval to turn a retail use space into a take-out food space. 4 Spring Street, identified as Assessor's Tax Map 11, Block 002, Lot 25 in the Dock Square Zone.

Mr. Kling introduced the Agenda item. Mr. Scott Lewis addressed the Board stating they are proposing to convert a small retail space into a carry-out food business.

Mr. Reid and Mr. Kling commented on the thoroughness of Mr. Lewis' Application.

Mr. Reid made a motion to find the Application complete. Mr. Famolare seconded the motion and the vote was unanimous.

Mr. Kling announced a Public Hearing will be held at 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