

**Kennebunkport Planning Board
August 6th, 2014 ~ 7:00 PM
Village Fire Station, 32 North Street**

A regular meeting of the Planning Board was held on Wednesday, August 6th, 2014. The meeting convened at 7:00 p.m. in the Kennebunkport Village Fire Station.

Members Present: Mr. David Kling (Chair), John Hathaway, Peter Fellenz, Helen Conaty, Thomas Boak, Raymond Hilwig

Approval of Minutes: Mr. Fellenz made a motion to approve the minutes from the July 17th, 2014 Planning Board meeting. Ms. Conaty seconded the motion and the vote was unanimous.

Items:

1) Oak Ridge Estates / Albert Frick Associates, Inc. – Preliminary Application – Continued Review - for approval to create a seven-lot subdivision off Oak Ridge Road [Oak Ridge Road, identified as Assessor's Tax Map 39, Block 001, Lot 03 in the Free Enterprise Zone.]

Mr. Kling introduced the Agenda item.

Mr. Jim Logan of Albert Frick Associates addressed the Board asking to correct the Agenda description to reflect the change in the Application for a six-lot subdivision. Mr. Logan stated the reduction in the lot number is due to a request from Maine Inland Fisheries and Wildlife to protect an identified natural habitat of the spotted turtle on what was formerly lot #7 of the previously presented plan. In addition, Mr. Logan explained, the house on lot two has been pushed back as far from the road as possible to add further buffering in the front of the lot.

At Mr. Kling's request, Mr. Logan showed on several maps the clearing limits for each of the proposed lots, the 250 ft. radius and the wetland areas. Mr. Logan also explained they have submitted to the town curb cut applications for the road and driveways and have received a verbal approval.

With these new changes to the Application, Mr. Logan stated the amount of open space increased from 15% to approximately 39% of the total area.

Mr. Logan also cited the following submissions included in the Application:

- Nitrate analysis
- Hydrogeology analysis
- Stormwater analysis addressing specific concerns about drainage in the town's Right of Way
- New housing documents
- DEP Permit-By-Rule
- NRPA permit

Citing a comment made in the Town Peer Review, Mr. Kling asked if there were to be any street lighting. Mr. Logan responded there was no lighting contemplated or proposed.

Mr. Logan asked the Board for guidance on obtaining permission to remove 2 field pine trees from the designated building areas. Mr. Logan showed the Board pictures of the two trees stating they meet the 21" DBH according to the town ordinance but are not classic specimen trees.

Mr. Kling summarized the Applicant is asking for three waivers; traffic study, contour line requirement, and removal of 2 trees. Mr. Logan clarified they provided 1 ft. contours for the road instead of 2ft. contours as required.

Mr. Kling suggested since there will most likely not be any significant changes to this Application between the preliminary and final Site Plan Reviews, the Board elect to forego a Public Hearing during this preliminary phase. Mr. Gilliam reminded the Board it is within their scope of authority to waive a Public Hearing during the preliminary Site Plan Review process.

Mr. Hathaway made a motion to approve this Preliminary Application without holding a Public Hearing during this phase along with the requested waivers for a traffic study, contour line requirement and the removal of 2 trees. Ms. Conaty seconded the motion and the vote was unanimous. Mr. Kling offered to compose a short memo for the town reflecting the Planning Board's decision for this Preliminary Application.

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary