

**Kennebunkport Planning Board
October 21st, 2015 ~ 7:00 PM
Kennebunkport Village Fire Station, 6 Elm Street**

A regular meeting of the Planning Board was held on Wednesday, October 21st, 2015. The meeting convened at 7:00 p.m. in the Kennebunkport Village Fire Station.

Members Present: Mr. David Kling (Chair), Peter Fellenz, Helen Conaty, Ray Hilwig, Thomas Boak
Mr. Hilwig and Mr. Boak will have voting privileges for this meeting.

Approval of Minutes: Ms. Conaty made a motion to approve the minutes from the October 7th, 2015 Planning Board meeting.
Mr. Boak seconded the motion and the vote was unanimous.

Items:

1. **150902 Charles Newcomb & Catherine Duffy / Graham Architects, Authorized Agent** – Site Plan Review – **Public Hearing** – for approval to relocate an existing cottage away from the brook and raise the structure onto a concrete pier foundation. [307 Kings Highway identified as Assessor's Tax Map 35, Block 006, Lot 07 in the Goose Rocks, Shoreland and Resource Protection Zones.]

Mr. Kling introduced the Agenda item and asked the Applicant to provide a brief summary before opening the Public Hearing.

Mr. David Graham of Graham Architects addressed the Board representing Charles Newcomb and Catherine Duffy stating their proposal is to raise the structure and move it further away from the water. Utilizing the photos contained in the Application, Mr. Graham showed the proposed location of the cottage and pointed out they also plan to use the existing patio and convert it to a wood platform deck.

Mr. Kling acknowledged receipt of a copy of the Maine DEP's permit.

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

Mr. Fellenz made a motion to approve the Application as presented. Mr. Boak seconded the motion and the vote was unanimous.

Mr. Kling was assigned as Case Manager to prepare the Findings of Fact to be read at the next Planning Board meeting on November 4th, 2015.

2. **150903 Cabot Cove Condominiums / Sebago Technics, Authorized Agent** – Site Plan Review – **Initial Review** – for approval to do shoreline stabilization project revetment to stabilize the shoreline of the property due to ongoing erosion. [7 South Main Street, identified as Assessor's Tax Map 8, Block 002 Lot 21 in the Village Residential Zone.]

Mr. Kling introduced the Agenda item.

Mr. Steve Doe of Sebago Technics addressed the Board stating the shoreline on this property has eroded considerably over the years. Utilizing an enlarged site plan, Mr. Doe stated the high water mean is at elevation 7 and demonstrated that at high tide the entire lawn area is under water. Mr. Doe added the concern is that the erosion could reach the underground sewer lines if the shoreline isn't stabilized.

Mr. Doe also explained they have been working with the Maine DEP to stabilize the eroded areas with riprap and let the grass and native plants take over.

Mr. Kling commented this Application proposes the use of a large amount of riprap and asked if this is the minimum to be done to achieve the desired stabilization. Mr. Doe replied they have looked at other options but if it isn't done the coast will continue to erode.

Mr. Hilwig made a motion the Application is complete. Ms. Conaty seconded the motion and the vote was unanimous.

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary