

Kennebunkport Planning Board
November 1, 2017 ~ 7:00 PM
Kennebunkport Village Fire Station, 6 Elm Street

A regular meeting of the Planning Board was held on Wednesday, November 1st, 2017. The meeting convened at 7:00 p.m. in the Kennebunkport Village Fire Station.

Members Present: Mr. Russ Grady (Chair), D. Scott Mahoney, Nina Pearlmutter, Neil Higgins
Mr. Higgins will have voting privileges for this meeting.

Approval of Minutes: Ms. Pearlmutter made a motion to approve the minutes from the October 18th, 2017 Planning Board meeting. Mr. Mahoney seconded the motion and the motion passed with a vote of 3-0-1. Mr. Grady abstained from voting.

Items:

1. **170901 John F. Rinaldi**, Site Plan Review – **Public Hearing** – for approval to do a maintenance dredge to remove approximately 1,500 cubic yards of sediment to restore adequate access depths at the dock. 107 Ocean Avenue, identified as Assessor's Tax Map 08, Block 001, Lot 12 in the Riverfront, Shoreland and Resource Protection Zones.

Mr. Grady introduced the Agenda item.

Mr. Jack Graham, representing the Applicant addressed the Board stating Mr. Rinaldi has continuously done maintenance dredging on this property to maintain adequate clearance for his dock. Mr. Graham added they have received all of the necessary permits and are awaiting the final approval from the Army Corps of Engineers.

Mr. Grady commented this dredging would be done in conjunction with three other properties in the area. Mr. Graham confirmed yes, this dredge project, if approved, would be done along with three other neighbors of Mr. Rinaldi.

Mr. Grady opened the Public Hearing. There were no comments or questions from the audience in attendance. Mr. Grady closed the Public Hearing.

Mr. Grady asked the Board members if they had any concerns with the Application regarding the items in Article 10.10. The Board members agreed they had no concerns.

Mr. Mahoney made a motion to approve this Application conditionally upon the Town's receipt of the Army Corps of Engineers permit. Mr. Higgins seconded the motion and the vote was unanimous.

Ms. Pearlmutter was assigned as Case Manager for this Application and prepared the Findings of Fact.

Ms. Pearlmutter read the Findings of Fact into the record. Mr. Grady made a motion to approve said Findings. Mr. Mahoney seconded the motion and the vote was unanimous.

2. Discussion regarding Planning Board Rules & Regulations

Mr. Grady noted this discussion is a result of comments made during the Planning Board's workshop in September.

Ms. Pearlmutter brought it to the Board's attention that there was a discrepancy between the Planning Board Rules & Regulations and the Town's Administrative Code regarding a quorum and voting.

The Board members agreed the language in the Planning Board Rules & Regulations should be changed to conform with the Town's Administrative Code.

Mr. Gilliam explained in order for the Board to amend its Rules & Regulations it must present the proposed changes to all Board members two weeks prior to voting on said changes. The Board members agreed to wait until the next Planning Board meeting to vote on the new language.

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

Submitted by: Patricia Saunders, Planning Board Recording Secretary