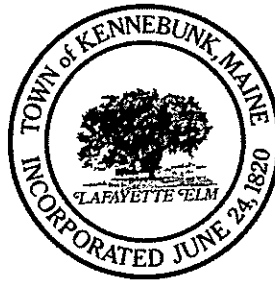


Town of Kennebunk, Maine



Planning Board MEETING MINUTES January 10, 2022 Zoom Teleconferencing Meeting

Present: Chris MacClinchy [Chair], Richard Smith [Vice Chair], David Smith [Secretary], Robert Metcalf [Member], Janice Vance [Member], Dan Kiley [Alternate], and Edward Trainer [Alternate]

Absent: None

Also Attending: Brittany Howard [Town Planner], and William Ward, Jr. [Select Board Liaison]

1. **Call to Order:** Chair and presiding officer C. MacClinchy called the meeting to order at 7:00pm on January 10, 2021 via Zoom teleconferencing in keeping with the Board's "Remote Meeting Policy" for COVID safety.

2. Agenda Items

Minor Subdivision – 1 Cedar Lane – Map 17 Lot 24

B. Howard summarized the application. Applicant Ambrosia Development & Investments LLC proposes to create two [2] residential lots on 1.87 acres in West Kennebunk. The land is currently vacant. The existing lot area is 81,457 square feet and the minimum net lot area per lot would be 20,000 sq. ft. The zoning is West Kennebunk Village Residential.

Howard noted that applicant also seeks two waivers: (1) waiver of the hydrogeological assessment otherwise required by Subdivision Standard, 6.3.C.3; and (2) waiver of the 50-ft. ROW width requirement (applicant proposes 30 ft. instead) mandated by the Addendum, Street Standards, Section 8.6.2D. The applicant, Howard said, has added note #13 to the plan prohibiting future access to the abutting rear parcel.

The site, Howard confirmed, would be served by public water and private sewer. This plan, she said, had been sent to the Fire Department for review and the Fire Chief had questions about the turnaround location. The application, Howard concluded, appears to be otherwise complete for a minor review.

Applicants Paul and Christian Hollis provided additional information. Paul Hollis stated that no adverse traffic impact was expected on Alfred Road. He specifically itemized the changes made to the plan in response to prior Planning Board and Fire Department comments. The turnaround, P. Hollis said, will be located wherever the Fire Chief decides.

R. Smith asked if applicants planned to split lot #2, and P. Hollis responded in the negative. P. Hollis volunteered to add a note to the plan so stating.

D. Smith questioned where snow would be stored and urged applicants to provide such detail in an eventual "road use agreement".

C. MacClinchy suggested that applicants remove the unutilized telephone posts that were still in place and to note their removal in the plan. R. Metcalf then questioned whether the "well tile" indicated in the diagram provided was, in fact, an actual well and suggested that — if so — confirmation be provided as to whom that well served. Applicants agreed to carry out these recommendations.

B. Howard observed that the Board had yet to comment on or give guidance on the waivers sought. The waivers, she acknowledged, would only be decided by vote at or after a public hearing. However, P. Hollis explained his rationale for the waivers and agreed to do so in more detail at an eventual public hearing. C. MacClinchy stated that he, for one, had no problem with the two waivers in question.

The Board then informally agreed to a public hearing on February 14, 2022.

Motion: Move that the Town of Kennebunk Planning Board consider complete for preliminary review the plan for 1 Cedar Lane, Map 17 Lot 24 for the creation of two residential lots on 1.87 acres.

Moved: D. Smith

Second: R. Smith

Vote: Roll call vote, 5 votes in favor [J. Vance, R. Smith, D. Smith, R. Metcalf, and C. MacClinchy], none opposed; the motion carried.

3. Approval of Meeting Minutes

C. MacClinchy then led the Board in a page-by-page review of the minutes of its December 13, 2021 meeting. One correction was identified and duly made.

Motion: Move that the Planning Board of the Town of Kennebunk approve the Minutes of December 13, 2021 meeting as corrected.

Moved: R. Metcalf

Second: R. Smith

Vote: Voice and show of hands vote, 4 votes in favor [J. Vance, R. Smith, R. Metcalf, and C. MacClinchy], none opposed, 1 abstention [D. Smith had not attended the December 13th meeting]; the motion carried.

4. Other Business

B. Howard advised the Board that several zoning requests are in the pipeline for future consideration. However, the next meeting agenda has only one item thus far. D. Smith advised the Board that he will be absent from future meetings until the middle of March.

5. Adjournment: There being no further business, the Chairman adjourned the meeting at 7:31pm.

Motion: Move that the Planning Board of the Town of Kennebunk adjourn the meeting.

Moved: D. Smith

Second: R. Smith

Vote: Voice and show-of-hands vote, 5 votes in favor [J. Vance, R. Smith, D. Smith, R. Metcalf, and C. MacClinchy], none opposed; the motion passed.

Respectfully submitted,
J. Schlagheck

Adopted by the Planning Board in its Meeting
of January 24, 2022

Signed by:



PLANNING BOARD

