

Town of Kennebunk
Planning Board
Meeting Minutes
Monday, January 28th, 2019

Present: Chris MacClinchy—Chair; Richard B. Smith—Vice Chair; Janice Vance; Robert Metcalf; Edward Trainer—Alt.

Absent: David Smith—Secretary

Also Attending: Paul Demers—Town Code Enforcement Officer

1. Open Meeting

C. MacClinchy opened the meeting at approximately 7:03 PM. Today is Monday, January 28th, 2019. He states that filling in for the Town Planner [John Stoll] is the Code Enforcement Officer Paul Demers.

2. Agenda Items (I)

C. MacClinchy states that there is a public hearing for a special exception application resource protection for 3 Shoreland Way.

P. Demers states that the applicant has requested that they be taken off the agenda this evening. He states that they are looking to reschedule the public hearing at a later date. He notes that they are working on details that didn't "come together today." He notes that there was someone that [was going to] come to the meeting but came to the [Town] Office first. He states that the way that it would be best is if [the Board] wait for [the applicant] to come with a suggested date.

C. MacClinchy states that the first public hearing is cancelled and that application is tabled until a future date.

C. MacClinchy introduces the next public hearing [for a] special exception lot division building relocation construction within a Resource Protect District, submitted by Jonathan Grinder, located at 49 Great Hill Road. He states that [the Planning Board] will hear from P. Demers, then from the applicant, then the Board will ask questions, the public hearing will open, [the Board will] hear public comments, [then] the Board will deliberate and will decide about a Finding.

P. Demers states that this property was split [into two lots]. He notes that [the Board] reviewed [this application] several months ago, and now they have come back with an accurate plan of the house for the relocation. He notes that he has spent time with the design professional and [the applicants] have worked through flood hazard issues. He states that the shoreland zone underlying is RP, overlaid with shoreland.

S. Canavan introduces himself from Walsh Engineer. He states that Brian Beaudette is the architect [and they are at the meeting] representing the Grinder family. He states that there are no significant changes to the plan. He notes that it is a functional lot division. He states that two structures have been on the lot since the early 1900s; the cottage which is the smaller of the 2 buildings is being relocated and centered on the property. He states it is being expanded and moved [away] from the ocean. He states that the existing cottage [will be] demolished and then the new one will be expanded within the 30% threshold and will be [modified] to meet the current FEMA regulations. He states that on "Friday" he reached out to J. Stoll and was provided two comments from the Town Engineer. He states that [one was] that the building be laid out by a surveyor, and that was added both horizontally and vertically. He states that [the other comment was to have a] dewatering area, [that is shown] on the plan [and] will be adjacent to the house. He states that the dewatering area on the driveway of the existing house, beyond the 75-foot setback. He states that they have a "dirt bag" dewatering system, so it is filtration bags on a crushed [rock] bed. He states that that detail had been provided on the plan set. He states that the contractor will have all the information to adequately dewater appropriately.

J. Vance states that her [only real concern] was making sure the house was up high enough. She notes that [the applicant] probably conquered that fear of hers that the "whole thing" would "wash away."

S. Canavan states that it is [taken care of]. He notes that [the structure] has to be elevated to the FEMA standards and it is within high restrictions of zoning ordinances.

P. Demers states that there is change in flood elevations throughout the house. He notes that he has addressed the more restrictive "of the two." He states that based on the current flood maps, [the applicant] is 6-feet under the height limit in "that district." He states that FEMA has "pulled the plug" again on the current proposed flood maps. He states that this occurred in the last 3 weeks and that they are in the appeal period. He states that they couldn't resolve it after several appeals and are starting over. He notes that [the applicant] will meet the standards shown on the new maps and they "have room to do that."

R. Metcalf wonders if C. Osterrider looked at the dewatering.

P. Demers states that he believes, in responding to C. Osterrider's comment, that detail is what [the Town] is familiar with, [and] it has been working "quite well" in a location of a similar nature.

R. Smith states that he has no questions.

E. Trainer wonders what the height [the applicant] has come up with.

S. Canavan states that it is currently designed at a height of 29.9-feet. He states that the elevation is 3-feet above the existing grade. He notes that this is the lowest structural level based on the plan. He states that if [the applicant] decides to raise it, [then it would be] another 3-feet.

E. Trainer wonders if that is “yet to be decided.”

S. Canavan states that [the applicants] will raise it if [they decide to].

C. MacClinchy states that [the applicant] is meeting the current standards and they will raise it higher if they choose.

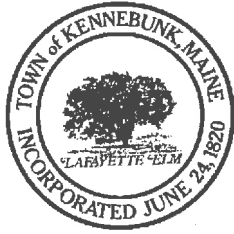
R. Smith wonders if [the applicant] will come back [to the Planning Board] if they raise it. C. MacClinchy states “no.” S. Canavan states that there is a note on the plan that [the Planning Board] approves that it could be raised [in the future].

C. MacClinchy opens the public hearing. He [invites] any members of the public [to come before the Board].

C. MacClinchy states that, seeing no comments, he will close the public hearing. He wonders if the Board has any other questions or comments. He states that, seeing none, he will go through the Findings of Fact form. He states that, before he goes through the Findings [of Fact form], [there is] a highlighted piece. He wonders if P. Demers received a letter from the Town Engineer [where] he provided comments to the applicant.

P. Demers states that this [information] was discussed between [the Town Planner], C. Osterrider and himself.

C. MacClinchy begins the Findings of Fact form:



John Stoll
Town Planner

Town of Kennebunk Community Development Department

Planning Board

January 28, 2019

Project Summary – Special Exception Application
Findings of Fact, Conditions of Approval, and Conclusions of Law

Project: 49 Great Hill Road – Lot Division and Building Relocation
Project # #40-18
Property Owners: Jonathan Grinder
Address: 49 Great Hill Road
Map/Block/Lot: Map 67, Lot 114

Determination of Completeness:

Vote application complete

Project Description:

The applicant is requesting permission relocate/reconstruct an existing structure in a Resource Protection District. This is a resubmission of a permit application and plan that was approved by the Planning Board in June 2016. The Special Exception permit has since expired.

Project Details:

Zoning: Resource Protection District (RP)
Existing Use: Single Family Residential
Building Footprint: 1314 sf and 813 sf.

1. General Comments

- 1.1 The following comments pertain to shoreland/special exception plan set for Jonathan Grinder and dated November 26, 2018.
- 1.2 The Planning Board held a public hearing on this application on January 28, 2019.
- 1.3 Please reference email from Town Engineer dated January 24, 2019.
- 1.4 The applicants received approval of a Permit by Rule from Maine Department of Environmental Protection on December 3, 2018 for construction in sand dune. (#61647)

2. Article 7.1.A. Special Exception Approval Standards

2.1 Hazards to vehicular or pedestrian traffic Met ; Not Met ; Not Applicable

Fact(s)

- This project proposes relocating an existing residential structure. No additional access or changes are proposed to pedestrian and vehicular ways.

Conclusion: Based upon this fact and those in the record the Planning Board finds that the proposed use will not create hazards to vehicular or pedestrian traffic on the roads and sidewalks serving the proposed use as determined by the size and condition of such roads and sidewalks, lighting, drainage, intensity of use by both pedestrians and vehicles and the visibility afforded to pedestrians and the operators of motor vehicles.

2.2 Water pollution Met ; Not Met ; Not Applicable

Fact(s)

- The applicants have submitted an erosion control plan that has been reviewed by the Town Engineer and Code Enforcement Officer.

Conclusion: Based upon this fact and those in the record the Planning Board finds that the proposed use will not cause water pollution, sedimentation, erosion, contaminate any water supply nor reduce the capacity of the land to hold water so that a dangerous aesthetically unpleasant, or unhealthy condition may result.

2.3 Unhealthful conditions Met ; Not Met ; Not Applicable

Fact(s)

- No significant smoke, dust, or other airborne contaminants are anticipated from this residential construction project.

Conclusion: Based upon this fact and those in the record the Planning Board finds that the proposed use will not create unhealthful conditions because of smoke, dust, or other airborne contaminants.

2.4 Nuisances to neighboring properties Met ; Not Met ; Not Applicable

Fact(s)

- Reference 2.3 of this report.
- No odors, fumes, glare, vibration, or restriction of access to light and air are anticipated as a result of this residential construction.

Conclusion: Based upon this fact and those in the record the Planning Board finds that the proposed use will not create nuisances to neighboring properties because of odors, fumes, glare, hours of operation, noise, vibration or fire hazard or unreasonably restrict access of light and air to neighboring properties.

2.5 Peculiar physical characteristics Met ; Not Met ; Not Applicable

Fact(s)

- This proposed residential construction project does not contain any peculiar physical characteristics.

Conclusion: Based upon this fact and those in the record the Planning Board finds that the proposed location for the use has no peculiar physical characteristics due to its size, shape, topography, or soils which will create or aggravate adverse environmental impacts on surrounding properties.

2.6 Depreciation of economic value Met ; Not Met ; Not Applicable

Fact(s)

- The relocation of an existing residential structure would not anticipate depreciation of economic value of adjacent properties.

Conclusion: Based upon this fact and those in the record the Planning Board finds that the proposed use has no unusual characteristics atypical of the generic use which proposed use will depreciate the economic value of surrounding properties; and

2.7 Shoreland Overlay District Met ; Not Met ; Not Applicable

Fact(s)

- Visual and physical points of access to waters are preserved by this proposed residential construction.
- No Open Space Plan priority areas, wildlife habitat, spawning grounds, or historic resources have been identified within this project location.
- No impact to shoreland vegetation has been proposed as a component of this project.

Conclusion: Based upon these facts and those in the record the Planning Board finds that the proposed use will not result in damage to spawning grounds; will conserve shoreland vegetation and visual points of access to waters as viewed from public facilities along with access to waters. The proposed use will conserve the Town's Open Space Plan priority areas; will avoid problems associated with flood plain development; will protect archaeological and historic resources; and will not have an adverse impact on wildlife habitat.

2.8 Resource Protection District Met ; Not Met ; Not Applicable

Fact(s)

- The total existing building footprint for these structures is 813 sf and 1314 sf on two separate lots.

Conclusion: Based upon these facts and those in the record the Planning Board finds that there is no other location on the property where the structure can be built; the lot on which the structure is proposed was established and recorded prior to June 15, 1994; there is only one dwelling on this lot. Additionally, all proposed buildings, sewage disposal systems and other improvements are located on natural ground slopes less than twenty percent; and located outside the floodway of the 100-year floodplain. The total ground floor area of the structure has been limited to a maximum of 1,500 square feet; and all structures are set back from the normal high-water line to the greatest practical extent.

3. Decisions

3.1 On January 28, 2019 the Kennbunk Planning Board voted to grant the Special Exception request, project # 40-18, of Jonathan Grinder to relocate an existing residential structure within the Resource Protection District subject to the following conditions of approval:

- (a) The applicants will submit a foundation certificate to the Code Enforcement Officer prior to the issuance of a building permit.
- (b) The applicants will acquire all required Maine Department of Environmental Protection (MDEP) permits prior to the issuance of a building permit.
- (C) that the details for the subsurface waste [disposal system] be provided to the Code Enforcement Officer to satisfy the subsurface waste disposal under the DHHS standards.

Prepared by: JCS

During the reading of the Findings of Fact form, P. Demers stated that [the application] was in RP with shoreland overlay, not coastal residential. He notes that “there is no other location.” P. Demers wonders if the septic system is proposed outside the flood zone. C. MacClinchy states that he is not sure that is right. P. Demers states that [if] it is within the flood zone it has to be a water tight test and tank. C. MacClinchy states that the conclusion will be modified [to say], “inside the floodway [and the] 100-year flood plane, but will comply and design within the guidelines stated by the DEP.” P. Demers adds, “[by the] subservice waste system guidelines.”

C. MacClinchy wonders if it will be more than 1,500-square feet. S. Canavan states that the building footprint is the same but neither one exceeds 1,500-square feet.

R. Metcalf makes a motion that the Kennebunk Planning Board grants special exception approval for the project at 49 Great Hill Road, lot division and building relocation, project number 40-18, property owner Jonathan Grinder, street address 49 Great Hill Road, map 61, lot 114, as conditioned per the findings and the decisions listed under 3.1 including (A.) the applicant shall submit a foundation certificate to the Code Enforcement Officer prior to issuance of a building permit and (B.) that the applicant shall acquire all Maine Department of Environmental Protection [approvals] prior to the issuance of a building permit and (C.) that the details for the subsurface waste [disposal system] be provided to the Code Enforcement Officer to satisfy the subsurface waste disposal under the DHHS standards.

R. Smith seconds the motion.

All are in favor, none opposed. The motion passes 5/0. C. MacClinchy states that E. Trainer is a voting member in the absence of D. Smith.

S. Canavan wonders if P. Demers wants a set of revised plans. He states that he emailed a PDF to J. Stoll but that he has a paper copy. P. Demers states that it would help to have a paper copy.

3. Agenda Items (II)

C. MacClinchy introduces new business, a special exception application dock by Barney Baker [for] Elizabeth Coughlan, located at 11 Lords Point Road.

Barney Baker introduces himself [as a representative from] Baker Design Consultants, a Freeport based engineering [company] that specializes in waterfront work. He notes that [this is a] special exception application for a permit for a dock facility on Lords Point. He states that he has provided the application to each [of the Board members]. He states that in each [application] is the State and Federal permits for the project, including the Maine DEP and Army Corp of Engineers. He states that these are usually the “most difficult” to get. He notes that the project was submitted a year ago to the Town of Kennebunk and there was a clause in the Shoreland ordinance that indicated you couldn’t put a dock facility in the V-zone. He states that Lords Point is in the V-

zone. He notes that in working with the Planning Board and the Town staff, the ordinance has been changed to allow docks in the V-zone. He states that this project at 11 Lords Point is similar to other [projects] that are on the peninsula. He states that Lords Point is unique in that it juts out in the Gulf of Maine, but it has protection on the West side. He states that this is where [the proposed dock] is. He notes that there are [docking] facilities on neighboring properties. He states that this project is a seasonal float system. He notes that the facility is in the for Summer and is put in during the Spring. He states that the property on Lords Point has a sea wall and that is essentially the demarcation of the high-water mark and the land. He notes that the shore draws out from the sea wall. He states that this seasonal facility [will have the] gangway on the seawall, “flying out” to the float that is tethered by timber piles that are driven into the sea bed. He states that as the tide goes in and out, this gangway will go up and down. He states that when the water recedes the float hits the bottom. He states that it is supported by skids so it is elevated by the bottom. He notes that it doesn’t impact the float system. He states that this gangway and float provide the client the ability to reach the water to access small kayaks and a whaler on a mooring. He notes that primarily it is for small boat access. H states that when the tide is out, it provides a direct route to the beach. He states that the application document has a lot of pictures of the site location and also a detailed description of the facility. He notes that there are zoning standards that the [applicant] has to meet with approval in order to get the permit they are looking for. He notes that there is another permit that he will “seek” after he receives [the Town’s], a flood hazard development permit. He states that that application has also already been submitted but it was retracted when the V-zone question [was discussed]. He states that he can go through each approval item.

C. MacClinchy states that we can wait and see if the Board has any questions, and that [the Board] may not need to go through “point by point.”

E. Trainer wonders if it is premature to see if abutters have any issues.

B. Baker states that [Lords Point] is a “tight knit group.” He states that part of the requirements of the State and Federal application and of [the Planning Board] application is that abutters are notified. He states that he has not had any feedback “good or bad” regarding the facility and “usually” that is a “good sign.”

R. Smith states that in all the pictures and diagrams and schedules, there needs to be a revision of the date, [as some say] the project will start in 2017.

R. Smith wonders if B. Baker is going to cut into the sea wall to fasten the ramp. B. Baker states, “yes.”

R. Smith states that he is assuming that B. Baker has a “sea wall structural engineer” that will make sure that what he does won’t ruin the integrity of the sea wall. He wonders how far down [B. Baker will cut the wall]. B. Baker states that it is a notch so you can pass through the sea wall.

R. Smith wonders if it will be 3 or 4 feet deep. B. Baker states it will 36 inches.

R. Smith wonders if it will ruin the integrity of the sea wall, [or if it will be] verified with the sea wall engineer. R. Metcalf states that [it would need to be verified by a] structural engineer. B. Baker states that he is a structural engineer. R. Smith wonders if he has any problem with [cutting the wall]. B. Baker states, “no.”

R. Smith wonders if taking the ramp and float out in the Winter and storing it on high ground, if it will be on the property or “somewhere else.”

B. Baker states that this is “still to be worked out. He notes that for other facilities there is a “gentleman” that takes them out. He states that there is a ramp near the Yacht Club and floats are taken down to the ramp. He states that the other facility is the Warner Property. He states that there is not a lot of room on Lords Point.

R. Smith states, “correct.” He wonders if there will be a stipulation in the final approval.

B. Baker states that it is a stipulation of the State and Federal permit, that the float will be stored in an upland.

R. Smith states that [it must be stored in an] upland position “somewhere else,” not on Lords Point. He states that his question is what will be in the final plan.

C. MacClinchy states that [the application says that] it will be stored in Spang Builder’s yard in the off-season.

B. Baker states that he needs to talk to his client.

P. Demers notes that if there is room once it is taken out for winter, it could be placed parallel with the sea wall. He notes that this is upland and is out of the flood zone [at] “that point.” He states that [the Planning Board] doesn’t want to limit someone to haul it off if they can keep it on site without impacting anything. He notes that the primary issue is [making sure that] it won’t be flood debris.

R. Metcalf states that this needs to be clarified [if] it is going to Spang. P. Demers suggests [not naming in] a specific location. He states that if [the applicant] is removing a 3-foot section of sea wall, flash barriers [should] be put in during the off-season in the more susceptible season.

C. MacClinchy states that it looks like there are cut-outs all through the wall that go under the house. He notes that he doesn’t know if it would make a difference [if the wall was cut to allow access to the ramp].

R. Metcalf states that there is exposed lawn and under the house it would be expected that there are different flooding potentials.

P. Demers states that there is a solid “deck” of concrete underneath [the house]. He notes that in the event of a major disaster, that is “the house to go to.” He states that “having observed that one,” there is more concrete there than the other house[s].

R. Metcalf states that on page 16’s photo, he wonders if the piles themselves are adequate depth to get the piles down deep enough to support [the structure].

B. Baker states that based on the fact that there are other piles that are driven, he notes that they have not done any [testing] at that particular location. He states that if they discovered the ledge was closer to the surface, they could drill a hole in the ledge and set the pile down into that hold. He notes that there are contractors that have large bits that can drill those holes. He states that he doesn’t think it will be needed here.

R. Metcalf states that until looking at the photos he thought it might be an issue.

C. MacClinchy wonders if that is acceptable on the impact of the resource. He states that typically in other locations [the Board] tries to limit how much is driven in the ground

R. Metcalf states that it has been more a “mud bank situation.” He notes that he doesn’t think that there will be a problem.

C. MacClinchy wonders if driving piles into the resource is an acceptable way to anchor based on the current standards. R. Metcalf states that in this situation it is.

P. Demers states that [to be] consistent with standards, the v-zone protection would require an anchor.

R. Metcalf states that [the Planning Board] has allowed [applicants] to drive posts into the mud bank, [as] they get a lot more stability than driving them. He notes that there won’t be an issue as far as the standards.

J. Vance wonders how the gangway connects to the retaining wall. B. Baker states that it has a special hinge that allows it to “articulate up and down” and it has legs so it allows it to wobble sideways as well. He states [it also has] a “special salt water hinge.”

J. Vance wonders if [the applicant] will store the flat and remove the gangway. B. Baker states that it will be removed. J. Vance wonders if machinery is used to do this, [like a] barge. She wonders if it is stored off site.

B. Baker states that typically the gangway is dropped down on the flat [and] a contractor either uses a float with a small crane on it or a lobster boat with a crane on it and [they] use the same vessel to tow it. He notes that these gangways are lighter than you would think. He states that they are aluminum 1,800-points, [which requires a] 900-pound lift for one end.

C. MacClinchy wonders if the permits that are required expire at some point, [as this application's] are a "couple years old."

B. Baker states that [the applicant] has a full permit with the Maine DEP, and the project has to be started within 3-years and completed within 7-[years]. He states that the Army Corp permit is a regional permit and [the applicant] latches on the regional permit [which is] a 5-year cycle.

C. MacClinchy states that [this would end on] October 13th, 2020.

B. Baker states that [the applicant] is "good there" and that the Town has the shortest [expiration date].

C. MacClinchy states that [the Board] would want to schedule a site walk to see where [B. Baker] will cut into the wall and go into the ground. He states that they will have to schedule a public hearing as well. He notes that it won't take much effort for the applicant to "get ready for [the site walk]."

P. Demers wonders if [the Board] has been on that site already. R. Metcalf states that "a couple of us" were there. C. MacClinchy states that J. Vance and E. Trainer were not there.

C. MacClinchy states that [the Board] could do Saturday. He wonders if "this Saturday" would work.

B. Baker states that ["this Saturday"] is the only one that doesn't [work for him].

C. MacClinchy states that he will be out of town on the 9th [of February, 2019].

C. MacClinchy states that [the site walk will be at] 8am on the 9th.

R. Metcalf asks that J. Stoll send [the Planning Board] a reminder.

C. MacClinchy wonders if [the Board] wants to schedule a public hearing for February 25th, [2019]. He notes that [February 25th] is the next project meeting after the site walk. He states that he will not be at this meeting. He states that [the Planning Board] will schedule the public hearing for February 25th, [2019].

4. Agenda Items (III)

C. MacClinchy begins discussing a subdivision amendment for a lot line adjustment submitted by Woody Creek Development LLC, located on Port Road, a subdivision called Lake Brook Farms.

R. Metcalf wonders where the applicant is.

P. Demers states that he thinks he is the applicant tonight for [this application].

C. MacClinchy states that the "biggest question" [on this application] is who "it is" being transferred to.

P. Demers states that the applicant provided a plan that would further split lot 3, which had contained all the excess land to the rear [of the property], which was roughly 11-acres. He notes that [the applicant] is proposing the area in grey be deeded to the Kennebunk Land Trust, which would be land Northwest of the unnamed brook that runs through the property. He states that the “balance property—the 7.9-acres—would be proposed to be merged on Montgomery Courts that abuts the upland portions of the 7.9 acres parcel.

R. Metcalf states that [the Planning Board] doesn’t know who the abutter is that [the land] is going to. P. Demers states that it is not the abutter, but is a homeowner “along that stretch.”

P. Demers states that the more logical [abutter] is 776, which is Mike Pizza and Eric Herbin. He states that his only request is that [the Board] consider this split. He notes that if it occurred prior to this project starting, it would have been an exempt split. He notes that [the Board] would need to ask the applicant for a deed for the merging of the properties, [which would make it] an exempt sale. He states that both must be in the same name.

C. MacClinchy states that this does not preclude [that this] lot could be split into other pieces. P. Demers states that [it could] with further approval from this Board.

R. Metcalf wonders if all the Montgomery lots are built on. P. Demers states that no one built on [one, as] it has septic on it. He notes that this is a large tract of land and much of it is wetland. He states that there is some decent upland property and if [the abutter is] Mr. pizza, “that” would definitely be a better backyard if he wanted to put an accessory lot [on it]. He notes that it is merged into one lot. He states that he can issue a permit for that.

C. MacClinchy states that [answering] questions from the Board is hard without the applicant [present at the meeting].

R. Smith states that [the area] is pretty wet and that he is not sure if “that side”—the grey area—is wet.

C. MacClinchy states that “it got steep” and the wetlands are marked “on here.” He notes that he did think that it flattened out. He notes that “they” were driving a road down the middle of the stream [and] couldn’t “get there.” He states that he doesn’t know what to do without the applicant.

R. Metcalf states that he appreciates Code Enforcement [helping the applicant], [but normally] the applicant shows up to the meeting. He states that he won’t take any action until the applicant comes before the Board. He suggests tabling [the application] until [the applicant] comes to the Board and before [the Board] has further discussion. He states that he is making a motion that this [application] be tabled until the applicant can be present before the Planning Board.

R. Smith seconds the motion.

All in favor, none opposed. The motion passes 5/0.

P. Demers states that “this is easier” if someone divides “out” and provides sales to abutters. He notes that it is a fairly common occurrence except for subdivision review [when] it has already received Planning Board approval. He states that it is required to come back to [the Planning Board] and minor subdivision plan criteria for an item like this can be used. He states that there isn’t anything “earth shattering.”

C. MacClinchy states that if [the applicant] is doing anything “on the ground” they have to come back [to the Planning Board]. P. Demers states that this can be a stipulation.

C. MacClinchy states that he thinks it is fair to make a determination now if the applicant comes back with an application that [the Planning Board] reviews with a minor subdivision.

R. Smith wonders if [the applicant] could wait a certain period of time and then subdivide [the property] again without coming back to [the Planning Board].

P. Demers states that once it is in the Planning Board [the applicant] has to come back. R. Metcalf or J. Stoll will “make sure” [the applicant] comes back for the next meeting.

3. Approval of Minutes of Previous Meeting

C. MacClinchy begins [reviewing the previous meeting’s minutes] from Monday, January 14th, 2019.

J. Vance makes a motion to accept the Town of Kennebunk Planning Board minutes from January 14th, 2019, as corrected.

E. Trainer seconds the motion.

All are in favor, none opposed. R. Metcalf and R. Smith abstain, [as they were not present for the January 14th, 2019 meeting]. The motion passes 3/0.

4. Other Business

R. Metcalf states that the Comprehensive Plan had its first open house session and had a fairly decent turnout of 45 people. He notes that there were comments on the 12-chapters with issues and implications. He states that the next one is February 6th [2019] which will again be for the public to come. He states that they will have chapters with the summary highlights with issues and strategies. He notes [the Comprehensive Plan Committee] asked [the public] to put red and green dots [on the chapters]. He states that the red [dots were if a member of the public] didn’t like [the recommendation] and the green [dot] was if they did. He states that they then asked [the public] to put comments down. He notes that the next [event] is a scheduled [meeting of the Comprehensive Plan] Committee with the Board of Selectmen to bring up the plan from 1991 to today. He states that they will be starting in one block of a section and then will be going back and taking comments to pull [together] a draft and refine it “a little more.” He notes that then they will be coming back to the Planning Board and will give an update.

He states that there is information on the Town website and [the Comprehensive Plan Committee] has been receiving comments. He notes that members of the Committee have been reviewing and taking the information as a Committee and responding in the context of a draft of the Comprehensive Plan.

5. Adjourn

J. Vance moves to adjourn.

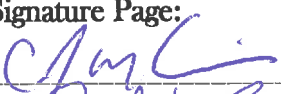
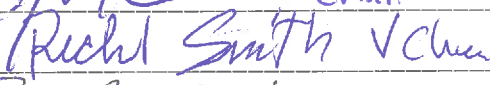
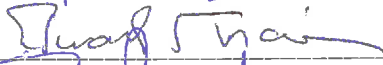
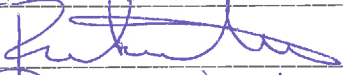
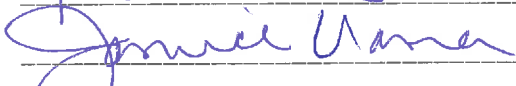
R. Smith seconds the motion.

All are in favor, none opposed. The motion passes 5/0.

The meeting ended at approximately 8:14 PM.

Respectfully submitted by Megan Hall.

Signature Page:

 chair	2/11/19
 Rachel Smith ✓	2/11/19
 Susan	2/11/19
	2/11/19
 Janice	2/11/19

Signature Date: