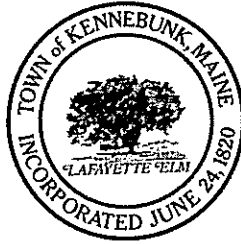


Town of Kennebunk, Maine



Planning Board

MEETING MINUTES

May 10, 2021

Zoom Teleconference Meeting, Kennebunk

Present: Chris MacClinchy [Chair], Richard Smith [Vice Chair], David Smith [Secretary], Robert Metcalf [Member], Janice Vance [Member], Edward Trainer [Alternate], Brittany Howard [Town Planner and Staff Liaison]

Absent: None

Also Attending: James Logan [Longview Partners], Brian Beaudette, Stephen Popper, Craig Burgess [Sebago Technics], and Jason Vafiades [Atlantic Resource Consultants]

1. **Call to Order:** Chairman and presiding officer C. MacClinchy called the meeting to order at 7:00pm on May 10, 2021 via Zoom teleconferencing under the Governor's COVID-19 Executive Order and by request of the Town's Select Board. Five voting members were present.

2. Agenda Items

(1) Public Hearing – Minor Subdivision – 9 Sadie Lane – Map 26 Lot 34

The presiding officer C. MacClinchy offered to recuse himself since applicant's spokesperson, J. Logan, is doing septic work for MacClinchy. Noting MacClinchy's impartiality, the Board declined the offer.

B. Howard offered a brief overview: Applicant seeks to create one residential lot from an existing 3.33+/- acre property (144,961 sq. ft.). The proposed lot was part of a lot split that took place in 2018. The applicant is now before the board for authorization to create the new lot within the 5-year time period. The site will be served by private well and septic, and there are wetlands on the property.

Howard noted that applicant has submitted a driveway turnaround plan that was approved by the Fire Department. Applicant seeks a waiver from the requirement of a

hydrogeological assessment. The Board, Howard stated, is now meant to vote on (1) the waiver, (2) subdivision plan, and (3) findings of fact.

J. Logan, applicant's spokesperson, expanded on the project description, noting that the proposed roadway was modified to satisfy Fire Department recommendations. Logan explained that a waiver of the hydrogeological assessment is sought as a specific well location has already been identified.

In response to questions from J. Vance, J. Logan also showed an aerial diagram, confirming the well's location and distance from neighbors' septic systems. There were no other comments or questions from the Board.

At 7:11pm, the presiding officer opened a public hearing, explained how the public could be recognized for comment on Zoom, and invited public comments or questions. There were none. However, B. Howard noted that she had received "6 or 7" letters and emails of support for this application from abutters and neighbors.

There being no additional public commentary, C. MacClinchy closed the public hearing at 7:12pm.

The Board then entertained applicant's request for a waiver of the hydrogeological study. Motion was made by D. Smith to waive the assessment as otherwise required by Art. 6, Sect 3.11. The motion was subsequently amended by R. Metcalf to correct the Ordinance details as follows: Move that the Town of Kennebunk Planning Board grant a waiver of the hydrogeological assessment otherwise required by Art. 6, Section 3.3.

Motion: D. Smith

Amended and Seconded: R. Metcalf

Vote: Roll call vote, 5 in favor, 0 opposed; the motion carried

The Board then reviewed the findings of fact.

**Town of Kennebunk
Planning Board**

FINDINGS OF FACT AND CONDITIONS OF APPROVAL

FINAL MINOR SUBDIVISION PLAN OF: Sadie Lane
Subdivision Name

1. Property Owner: Amanda & Christopher Turner
2. Site Location: 9 Sadie Lane
3. Size and # of lots/units: Creation of one lot - 2.35 acres

4. Zoning District (s): West Kennebunk Village Residential & Shoreland Overlay
5. Assessor's Map 26 Lot 34
6. Applicant: Alyssa & Beau Michaud has shown legal interest in the property by letter of understanding and authorization.
7. INFORMATION REVIEWED BY PLANNING BOARD:
 - Staff reviews (Fire Chief, Planner, Code Enforcement Officer): X
 - Sketch: 1/25/21
 - Virtual Site Walk completed by Board: 2/6/21
 - Completeness: 4/12/21
 - Public Hearing: 5/10/21
 - Conservation Commission: X
 - State/Federal Reviews: N/A

CONDITIONS/WAIVERS:

1. A waiver was granted for the requirement of a hydrogeological study (Subdivision Regulations, Article 6 Section 3.3).
2. The driveway turnaround details plan submitted by Longview Partners and dated 4/15/21 shall be attached to this document and be part of the approval.

APPROVED BY:		DATE:	

8. The Kennebunk Planning Board has reviewed the above noted development utilizing the Kennebunk Standards for Reviewing Land Subdivisions and the Kennebunk Zoning Ordinance. Based upon the application and materials submitted in support of the application, together with the evidence submitted at the public hearing on the application, the Planning Board makes the following findings with respect to the standards of Title 30-A § 4404 and Article 11, Section 8 of the Zoning Ordinance Guidelines listed below:

A. M.R.S.A. 30-A §4404

1. **Pollution.** Will not result in undue water or air pollution. In making this determination it shall at least consider: The elevation of land above the sea level and its relation to the floodplains, the nature of soils and sub-soils and their ability to adequately support waste disposal; the slope of the land and its effect on effluents; the availability of streams for disposal of effluents; and the applicable state and local health and water resources regulations.

Standard is met X , not met _____, N/A _____, met with following conditions and or waivers

Rationale for negative determination: _____

2. **Sufficient water.** Has sufficient water available for the reasonably foreseeable needs of the subdivision.

Standard is met X , not met _____, N/A _____, met with following conditions and or waivers

The site is being served by a private well.

Rationale for negative determination: _____

3. **Municipal water supply.** Will not cause an unreasonable burden on an existing water supply, if one is to be utilized.

Standard is met _____, not met _____, N/A X , met with following conditions and or waivers

Rationale for negative determination: _____

4. **Erosion.** Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result.

Standard is met X , not met _____, N/A _____, met with following conditions and or waivers

Rationale for negative determination: _____

5. **Traffic.** Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed, and, if the proposed subdivision requires driveways or entrances onto a state or state aid highway located outside the urban compact area of the Town, the Department of Transportation has provided documentation indicating that the driveways or entrances conform to Title 23, section 704 and any rules adopted under that section.

Standard is met X , not met _____, N/A _____, met with following conditions and or waivers

Rationale for negative determination: _____

6. **Sewage disposal.** Will provide for adequate sewage waste disposal and will not cause an unreasonable burden on Town services if they are utilized.

Standard is met X , not met _____, N/A _____, met with following conditions and or waivers
The site is being served by a private septic system.

Rationale for negative determination: _____

7. **Municipal solid waste disposal.** Will not cause unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized.

Standard is met _____, not met _____, N/A X , met with following conditions and or waivers

Rationale for negative determination: _____

8. **Aesthetic, cultural and natural values.** Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.

Standard is met X , not met _____, N/A _____, met with following conditions and or waivers

Rationale for negative determination: _____

9. **Conformity with local ordinances and plans.** Is in conformance with the duly adopted subdivision regulation, comprehensive plan, and zoning ordinance of the Town of Kennebunk.

Standard is met X , not met _____, N/A _____, met with following conditions and or waivers

Rationale for negative determination: _____

10. **Financial and technical capacity.** The sub divider has adequate financial and technical capacity to

meet the standards of these regulations.

Standard is met X , not met____, N/A____, met with following conditions and or waivers

Rationale for negative determination: _____

11. **Surface waters; outstanding river segments.** Whenever situated, in whole or in part, within 250 feet of any pond, lake, river or tidal waters, will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.

Standard is met____, not met____, N/A X , met with following conditions and or waivers

Rationale for negative determination: _____

12. **Ground water.** Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.

Standard is met X , not met____, N/A____, met with following conditions and or waivers

Rationale for negative determination: _____

13. **Flood areas.** The sub divider will determine, based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, whether the subdivision is in a flood-prone area. If the subdivision, or any part of it, is in such an area the subdivider will determine the 100-year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan shall include a condition of plat approval requiring that principal structures in the subdivision shall be constructed with their lowest floor, including the basement, at least two feet above the 100-year flood elevation.

Standard is met X , not met____, N/A____, met with following conditions and or waivers

Rationale for negative determination: _____

14. **Stormwater.** The proposed subdivision will provide for adequate storm water management.

Standard is met X , not met____, N/A____, met with following conditions and or waivers
There is significant stormwater concerns with this project since it is one lot.

Rationale for negative determination: _____

15. **River, stream or brook.** Any river, stream or brook within or abutting the proposed subdivision has been identified on any maps submitted as part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in Title 38, section 480-B, subsection 9.

Standard is met X , not met _____, N/A _____, met with following conditions and or waivers
There are no rivers, streams, or brooks in this subdivision.

Rationale for negative determination: _____

16. **Freshwater wetlands.** All freshwater wetlands within the proposed subdivision have been identified on any maps submitted as part of the application, regardless of the size of these wetlands.

Standard is met X , not met _____, N/A _____, met with following conditions and or waivers

Rationale for negative determination: _____

17. **Spaghetti-lots prohibited.** If any lots in the proposed subdivision have shore frontage on a river, stream, brook, great pond or coastal wetland as these features are defined in Title 38, section 480-B, none of these lots created within the subdivision have a lot depth to shore frontage ratio greater than 5 to 1.

Standard is met X , not met _____, N/A _____, met with following conditions and or waivers

Rationale for negative determination: _____

18. **Lake phosphorous concentration.** The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond's phosphorus concentration during the construction phase and life of the proposed subdivision.

Standard is met _____, not met _____, N/A X , met with following conditions and/or waivers

Rationale for negative determination: _____

19. **Impact on adjoining municipalities.** For any proposed subdivision that crosses municipal boundaries, the proposed subdivision will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the subdivision is located.

Standard is met _____, not met _____, N/A X , met with following conditions and or waivers

Rationale for negative determination: _____

20. **Lands subject to liquidation harvesting.** Timber on the parcel being subdivided has not been harvested in violation of rules adopted pursuant to Title 12, Section 8869, Subsection 14.

Standard is met____, not met____, N/A X, met with following conditions and or waivers

Rationale for negative determination: _____

- B. **Article 11, Section 8** (As applicable for multi-family and non-residential subdivisions): N/A – this is a single family residential lot

*** Based on the above noted findings, the Kennebunk Planning Board votes to

 approve,

 X approve with the conditions noted on first page or above, or (5-0)

 deny

the Final Plan Application of

Sadie Lane

Subdivision Name

Motion was then made by D. Smith that the Town of Kennebunk Planning Board approve the findings of fact as amended for 9 Sadie Lane, Map 26 Lot 34 to build a single family home with the waiver of the hydrogeological study. R. Metcalf seconded and amended the motion, adding the proviso that the driveway turnaround detail plan submitted by Longview Partners be attached to the findings of fact.

Motion: D. Smith

Amended and Seconded: R. Metcalf

Vote: Roll call vote, 5 in favor, 0 opposed; the motion carried

Motion was next made by D. Smith that the Town of Kennebunk Planning Board approve the subdivision plan for a minor subdivision at 9 Sadie Lane, Map 26 Lot 34.

Motion: D. Smith

Second: R. Metcalf

Vote: Roll call vote, 5 in favor, 0 opposed; the motion carried

(2) **Public Hearing – Special Exception – 6 Bayberry Avenue – Map 92 Lot 68**

B. Howard reminded the Board that this is a special exception application and public hearing at which the Board is meant to determine whether applicant meets the criteria in the findings of fact. The Board, Howard said, had identified a number of issues or concerns in a prior hearing and during its site walk: (1) landscaping (i.e. clear the whole lot and plant new trees, shrubs and grass akin to 2 Bayberry); (2) fencing (the current

fence is not owned by applicants); (3) need for a drainage plan (one has subsequently been submitted by DM Roma); (4) current well on property not in use; and (5) recommendation that applicants contact Habitat for Humanity to re-cycle materials from the existing house if possible.

Applicant's spokesperson, architect B. Beaudette, showed photos of the existing house as well as the site plan and septic plan for the proposed new structure.

B. Howard asked for confirmation that the new structure will have a height of 35 ft. from the original grade, and B. Beaudette responded in the affirmative.

R. Smith questioned whether the property's large pine tree and maple would be taken down. Beaudette affirmed they would be removed as they interfere with construction.

R. Smith and J. Vance inquired about the availability of a landscaping plan, and R. Metcalf urged applicant to consider landscaping akin to what was done at 2 Bayberry. Owner S. Popper confirmed his intent to replicate the 12-14 foot shrubbery as a "living fence" akin to 2 Bayberry.

R. Metcalf also questioned the impact of this project's drainage on neighboring properties, and specifically suggested that the foundation drain be located at the northeast front of the property closer to the catch basin.

At 7:59pm, C. MacClinchy opened a public hearing and invited public comment. There was none. However, B. Howard read an email from an abutter who (1) questioned the expected start date of construction, and (2) expressed concern about the noise. B. Beaudette stated that construction will only begin after Labor Day and take place, in accordance with the Town's Ordinance, from 7am to 4pm. Property owner S. Popper affirmed he will do everything possible to be considerate of neighbors and abide by all relevant ordinances.

There being no other public comment, C. MacClinchy closed the public hearing at 8:05pm.

The Board then reviewed the findings of fact.

**Town Of Kennebunk
Planning Board
Special Exception
FINDINGS OF FACT**

1. Property Owner: Stephen Popper and Georgia Churilla
2. Site Location: 6 Bayberry Avenue, in the Coastal Residential District Zone, Resource Protection, & Shoreland Overlay
3. Assessor's Map: 92 Lot: 68
4. Description of proposed use: Special Exception for the demolition of an existing single family structure and replacement with a new single family structure.
5. The Kennebunk Planning Board has reviewed the above noted proposal utilizing the following set of approval criteria from Article 7, Special Exceptions, of the Kennebunk Zoning Ordinance and determined:
 - (1) 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;
Met: X Not Met: __ Not Applicable: __
with the following conditions or comments:
 - (2) 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;
Met: X Not Met: __ Not Applicable: __
with the following conditions or comments:
 - (3) The proposed use will not create unhealthful conditions because of smoke, dust, or other airborne contaminants;
Met: X Not Met: __ Not Applicable: __
with the following conditions or comments:
 - (4) 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;
Met: X Not Met: __ Not Applicable: __
with the following conditions or comments:
 - (5) 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;
Met: X Not Met: __ Not Applicable: __
with the following conditions or comments:
 - (6) The proposed use has no unusual characteristics atypical of the generic use which proposed

use will depreciate the economic value of surrounding properties; and

Met: X Not Met: __ Not Applicable: __

with the following conditions or comments: It is a single family house being replaced by another single family house.

(7) If located in the Shoreland Area Overlay District, the proposed use:

(a) will not result in damage to spawning grounds, fish, aquatic life, bird and other wildlife habitat;

Met: X Not Met: __ Not Applicable: __

with the following conditions or comments:

(b) will conserve Shoreland vegetation;

Met: X Not Met: __ Not Applicable: __

with the following conditions or comments:

(c) will conserve visual points of access to waters as viewed from public facilities;

Met: X Not Met: __ Not Applicable: __

with the following conditions or comments:

(d) will conserve actual points of access to waters;

Met: X Not Met: __ Not Applicable: __

with the following conditions or comments:

(e) will conserve the town's Open Space Plan priority areas;

Met: X Not Met: __ Not Applicable: __

with the following conditions or comments:

(f) will avoid problems associated with flood plain development and use;

Met: X Not Met: __ Not Applicable: __

with the following conditions or comments:

(g) will protect archaeological and historic resources as designated in the comprehensive plan and State Historic Pres. Office; and

Met: X Not Met: __ Not Applicable: __

with the following conditions or comments:

(h) will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat.

Met: X Not Met: __ Not Applicable: __

with the following conditions or comments:

(8) If located in the Resource Protection District, the following additional standards are met for any residential use proposed:

(a) There is no location on the property, other than a location within the Resource Protection District, where the structure can be built.

Met: X Not Met: Not Applicable:
with the following conditions or comments: They are moving the location of the structure further out of the Resources Protection Zone.

- (b) The lot on which the structure is proposed is a lot of record, having been established and recorded in the York County Registry of Deeds prior to the effective date of this amendment, (6/15/94).

Met: X Not Met: Not Applicable:
with the following conditions or comments:

- (c) There shall be only one dwelling located on such lot of record.

Met: X Not Met: Not Applicable:
with the following conditions or comments:

- (d) The proposed location of all buildings, sewage disposal systems and other improvements are:

- (i) Located on natural ground slopes of less than twenty (20) percent; and

Met: X Not Met: Not Applicable:
with the following conditions or comments:

- (ii) Located outside the floodway of the 100-year floodplain along rivers and artificially formed great ponds along rivers and outside the velocity zone in areas subject to tides, based on detailed flood insurance studies and as delineated on the Federal Emergency Management Agency's Flood Boundary and Floodways Maps and Flood Insurance Rate Maps; all buildings including basements, are in conformance with the Town's Flood Plain Ordinance, (see Section 4-5 of Kennebunk town Ordinances).

If the floodway is not shown on the Federal Emergency Management Agency Maps, it is deemed to be ½ the width of the 100-year floodplain. For purposes of this subparagraph, "floodway" means the channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than one foot in height and "velocity zone" means an area of special flood hazard extending from offshore to the inland limit of the primary frontal dune along an open coast and any other area subject to high-velocity wave action from storms or seismic sources.

Met: X Not Met: Not Applicable:
With the following conditions or comments:

- (e) The total ground floor area including cantilevered or similar overhanging extensions, of all principal and accessory structures is limited to a maximum of 1,500 square feet. This limitation shall not be altered by variance.

Met: X Not Met: Not Applicable:

with the following conditions or comments: The applicant moved the structure and the Code Officer reviewed the calculation submitted by the applicant. They meet the 1,500 square foot limit.

- (f) All structures, except functionally water-dependent structures, are set back from the normal high-water line of a waterbody, tributary stream or upland edge of a wetland to the greatest practical extent, but not less than 75 feet in horizontal distance. In determining the greatest practical extent, the Planning Board shall consider the depth of the lot, the slope of the land, the potential for soil erosion, the type and amount of vegetation to be removed, the proposed building site's elevation in regard to the floodplain and its proximity to moderate value and high value wetlands.

Met: X Not Met: Not Applicable:
with the following conditions or comments:

- (9) If located in the Branch Brook Aquifer Protection District the proposed use:

Met: Not Met: Not Applicable: X
with the following conditions or comments:

- (10) For Special Exception requests regarding Telecommunications Facilities:

Met: Not Met: Not Applicable: X
with the following conditions or comments:

Based upon the above noted findings, the Kennebunk Planning Board votes the following:

Approves:

Approves with conditions: X (5-0)

- The foundation drain surface water runoff be positioned further to the northeast from the rear southeast corner, closer to the catch basin in the street.

Denies:

Initial Meeting: 3/22/21

Virtual Site Walk: 4/7/21

Public Hearing Date: 5/10/21

APPROVED BY: _____ DATE: _____

****PLEASE NOTE THAT AFTER PLANNING BOARD APPROVAL, THE APPLICANT MUST RECEIVE A CHANGE OF USE PERMIT AND/OR BUILDING PERMIT FROM THE BUILDING INSPECTOR BEFORE BEGINNING WORK AT THE SITE.**

A PERMIT GRANTED BY THE PLANNING BOARD UNDER THE PROVISIONS OF THIS ARTICLE (7) SHALL EXPIRE IF THE WORK OR CHANGE INVOLVED IS NOT COMMENCED WITHIN SIX (6) MONTHS OF THE DATE ON WHICH THE PERMIT IS GRANTED, AND IF THE EXTERIOR WORK OR CHANGE IS NOT SUBSTANTIALLY COMPLETED WITHIN ONE (1) YEAR OF THE DATE GRANTED.**

Motion was made that the Town of Kennebunk Planning Board approve the special exception findings of fact for 6 Bayberry Avenue, Map 92 Lot 68 with the condition that the foundation drain be located at the front of the property closer to the catch basin and that project drawings be accordingly revised to show this change.

Motion: D. Smith

Second: R. Metcalf

Vote: Roll call vote. 5 votes in favor, none opposed; motion carried. Waiver granted.

(3) Sketch – Major Subdivision – 241 Alewife – Map 30 Lot 117, 153 and 154

B. Howard summarized this application: Chinburg Development LLC, the applicant, seeks authorization to create 7 residential lots on 5.4 acres. There is wetland at the rear of the property. The site will be served by public water and private septic systems. The Board had reviewed a similar plan for this property in or around 2016. The current application, Howard said, appears to be complete for a Sketch level review. The Board should therefore set a date for a virtual site walk.

Project spokesperson C. Burgess addressed the Board, noting that the entire site is primarily open meadow land with little vegetation. There will be a limited amount of fill on wetlands. He asked for general feedback from the Board about any significant issues or concerns.

C. MacClinchy noted that this project's drawings no longer show a sidewalk on Alewife. A brief discussion ensued about the alternative of paying a fee to the Town in lieu of installing a sidewalk. C. MacClinchy and R. Metcalf affirmed that some developments have paid an "impact" fee" as an alternative.

R. Smith, J. Vance, D. Smith, and R. Metcalf expressed concern about the need for wetland fill on lot #4. C. Burgess responded that fill is needed to accommodate the lot layout and construction. However, Board members suggested that applicant look for

ways of mitigating or avoiding wetland fill. J. Vance specifically urged consideration of shifting lot lines for that end.

J. Vance also enquired whether any affordable housing was envisioned. C. Burgess responded that the intent is to create "all-market" housing.

C. MacClinchy scheduled a site walk for Saturday, May 22 at 8:00am and advised applicant how to "stake" the property. All parties agreed to the time and date.

C. Burgess then summarized the discussion to ensure his "correct understanding". There are, he said, two main issues or recommendations: (1) investigate the possibility of shifting lot lines to avoid wetland fill; and (2) investigate the option of paying some Town fee instead of constructing a sidewalk on Alewife. The Board made no comment or correction.

(4) Sketch – Major Subdivision/Multi-Family – 44 York Street – Map 54 Lot 127 & 129

B. Howard offered an overview: Applicants propose to create 6 duplexes (12 dwelling units) on 1.55 acres. There is an existing building on the site containing an office and apartment. Lot 127 is owned by the Town, and applicants seek to purchase it.

There are, Howard stated, several issues: (1) applicants propose a 20-foot perimeter buffer around the site (versus the 50-foot buffer typically required); (2) it does not appear that applicants removed the roadway from the net lot area; (3) there is an impervious coverage of 50% in addition to the building coverage of 25% in the MRCU Zone; (4) internal roads would need to be constructed in conformity with Town Street Design Standards since applicants propose more than 4 dwelling units; and (5) the proposed turn-around area should be reviewed by the Fire Department.

Project spokesperson J. Vafiadis explained that acquisition of the "Town-owned" lot would give the project more square footage and parking. He showed renditions of the duplexes, which will have the main living floor on the second floor above a garage. Vafiadis also exhibited depictions of the external and internal layouts.

R. Smith and E. Trainer noted that there are abutters close to the site so that the reduced buffer would impact neighbors. B. Howard noted that one abutter has written in to express concern about the 20-foot buffer. J. Vance and R. Smith suggested that applicant consider "some flexibility" rather than envision a flat 20-ft buffer. They urged applicant to look for ways of putting a "more generous" buffer near abutters.

R. Smith and E. Trainer asked Vafiadis to double-check the net lot calculation. D. Smith questioned the number of parking spaces envisioned and urged applicant to weight the benefits of creating "loop" circulation with entry to the units via Day Street and exit around the Stevens property back onto Day Street. R. Metcalf concurred, noting that it would facilitate Fire Department egress.

R. Smith, J. Vance, D. Smith, and R. Metcalf also encouraged applicant to consider making some of this new housing “affordable”. C. Burgess responded that while the owners might consider the option, high building costs will make it difficult

C. MacClinchy scheduled a site walk for May 22nd at 9:00am. The public, B. Howard added, is welcome to attend and can send comments to her.

3. Approval of Meeting Minutes

C. MacClinchy led the Board in a page-by-page review of the April 26, 2021 minutes. Several corrections were recommended and duly made. Motion was then made to approve the minutes of April 26, 2021 as amended.

Motion: D. Smith

Second: R. Smith

Vote: Motion carried with 5 votes in favor, none opposed; motion carried.

4. Other Business

B. Howard asked the Board to set a date for a workshop to discuss the Comprehensive Plan. The Board agreed to meet on May 25th at 6:00pm for that purpose.

5. Adjournment:

There being no further business, the Chairman adjourned the meeting at 9:45pm.

Motion: D. Smith moved to adjourn.

Second: R. Smith

Vote: Motion carried with 5 votes in favor, none against.

Respectfully Submitted,
J. Schlagheck

Adopted by the Planning Board in the meeting
Of: May 24, 2020

Signed by  *C. MacClinchy, Chair* 5/29/21
Planning Board