

**TOWN OF KENNEBUNK  
CONSERVATION AND OPEN SPACE PLANNING COMMISSION  
REGULAR MEETING 5/20/19  
MINUTES**

**CALL TO ORDER**

On May 20, 2019 at 6:35 p.m. in Room 306 of the Town Hall, the meeting was called to order.

**PRESENT:** Grace Cain, Jennifer Shack, Nick Branchina

**GUEST:** Sarah Stanley, Kennebunk Land Trust

**MINUTES**

The minutes for the May 6 meeting were read and accepted as amended.

**GUEST DISCUSSION**

Commission members and Ms. Stanley updated each other on their activities and discussed possible collaborations in the future, including identification of priority areas for conservation.

**SITE PLANS AND DEVELOPMENTS**

Cain attended the Planning Board and Site Plan Review Board meetings.

The expansion of the MTA service area has been approved by the Site Plan Review Board. There was a question of how to restore or preserve wetlands in the vicinity as no project or property has been identified. The MTA therefore will mitigate the wetland fill with an in-lieu fee to the state's wetland fund.

The Porches: The request to increase the impermeable surface area for two homes was approved by the Planning Board.

136 Western Ave: The property owners have requested a fill permit for 2319 sq ft of wetlands to build a road to a barn that they will construct. Their plan has been presented to the Planning Board, which had reservations about the project, as there may be a reasonable alternative to the wetlands fill. The Commission supports this assessment. Shack will write a memo stating this.

**WETLANDS MITIGATION ORDINANCE**

Shack and Cain met with John Stoll, Town Planner, regarding the wetlands mitigation ordinance. He went over the parts of the ordinance that are either fully or in part already in the Zoning Ordinance. Shack will change the proposed ordinance so that it is not redundant.

**COMPREHENSIVE PLAN UPDATE**

Branchina reported that the Comprehensive Plan Committee will meet every Wednesday in June to incorporate graphs and pictures into the Comprehensive Plan and to review the feedback from the

Board of Selectmen. There then will be two public hearings before the Plan is put on the November ballot.

**OTHER BUSINESS**

The Commission discussed the need to create a synopsis of relevant ordinances and state laws to bring to Planning Board and Site Plan Review hearings. A checklist for developments will also be created.

There will be no meeting on 6/3. The next meetings will be:

6/17

7/1

7/15

The meeting adjourned at 8:00 pm.