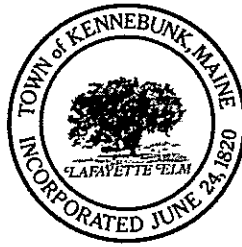


# Town of Kennebunk, Maine



## Site Plan Review Board

### MEETING MINUTES

May 20, 2021

### Zoom Teleconference Meeting, Kennebunk

Present: Gary Dugas [Chair], Jeanne Dunn [Vice Chair], Brenda Robinson [Secretary], Christopher Carroll [Member], Brittany Howard [Town Planner], Wayne Berry [Select Board Liaison]

Absent: Paul Jackson [Member], Albert Kolff [Alternate],

Also Attending: Craig Burgess [Sebago Technics], Gregory Patterson [Patco Construction Inc.]

**1. Call to Order:** Chairman and presiding officer G. Dugas called the meeting to order at 7:01pm on May 20, 2021 via Zoom teleconferencing under the Governor's COVID-19 Executive Order and by request of the Town's Select Board.

**2. Approval of Prior Minutes:** G. Dugas led the Board in a page-by-page review of the minutes of April 15, 2021. Members identified several errors, and the minutes were duly corrected.

Motion: J. Dunn moved that the Board accept the Minutes of April 15, 2021 as amended.

Second: C. Carroll

Vote: Roll call vote. Motion carried with 4 votes in favor, none opposed.

### 3. Agenda Items

#### 122 York Street – Map 64 Lot 45 – Self-Storage Buildings

B. Howard reminded the Board of the key features of this application: Paterson Companies LLC, the applicant, seeks to construct two narrow, detached buildings for public self-storage on a vacant lot at 122 York Street. One building would be 29 x 360 feet (10,440 sq. ft.), and the second 22 x 179 feet (3,938 sq. ft.). The project would have 14,964 sq. ft. of wetland impact. Applicant seeks three waivers: (1) waiver of the 5-foot buffer strip [required by Article 11 Section 8.1.f]; (2) waiver of parking at

the side or rear of building [Article 10 Section 23.D.1.a]; and (3) waiver of the High Intensity Soil Map [Article 11 Section 6/B/3].

The Board, Howard noted, had reviewed this application of April 15<sup>th</sup> and conducted a site walk on May 13<sup>th</sup>. The Fire Department had voiced concern about the turnaround.

C. Burgess, representing the applicant, addressed the Board, noting that most of the Board's past concerns have been addressed. Burgess acknowledged that the Fire Department wants a larger turnaround to accommodate a 32-ft. apparatus. Applicant will address this later, he stated.

Burgess focused on the project's porous pavement system at length, illustrating cross sections and providing technical detail on how drain water would be contained and treated. He confirmed that the project has received permits from the DEP as well as U.S. Army Corps of Engineers. The applicant, he said, now seeks the Board's interim feedback.

C. Carroll questioned whether a storm event could drive water off the paved sides of the facility onto wetlands, bypassing the porous technology. C. Burgess responded that the pavement system is programmed to perform satisfactorily to meet 25 years of past storm occurrence; however regular maintenance of the porous pavement will be important.

While cars may be stored on the site, Burgess added, the storage units will have flat floors and no drains. Any auto or other "discharge" affluent would not move onto the porous pavement which would require maintenance or cleaning every year.

B. Robinson noted that this pavement technology has been in use since 2009 and asked to see research on its performance. C. Burgess agreed to provide it with the group's next submission.

B. Robinson likewise requested a maintenance plan showing what specific kinds of maintenance will have to be done, when, and how often. G. Patterson responded that the DEP requires different kinds of maintenance on a specific timetable.

C. Burgess summarized the discussion, noting that his group's next submission will include: (1) additional narrative on water flow with porous pavements; (2) additional detail on the maintenance required; and (3) further information about discharge affluent. He encouraged that Board to view a 7-minute film on porous pavement which describes the technology and maintenance requirements in detail.

B. Robinson reminded applicant and its representatives that the Town of Kennebunk's Ordinance is expressly protective of wetlands. The Board's questions on porous pavement, she said, should not be misconstrued to be any advance

endorsement of this project in any way. "We are simply gathering information," she stated.

G. Dugas informally polled Board members on their interest in having an additional meeting on this application before proceeding to a public hearing. All responded in favor of proceeding to a public hearing next. B. Howard will tentatively schedule such a hearing on June 17<sup>th</sup>.

**4. Adjournment:** There being no further business, the presiding officer adjourned the meeting at 8:04pm.

Motion: B. Robinson moved to adjourn.

Second: J. Dunn

Vote: Motion carried with 4 votes in favor, none against.

Respectfully submitted by,  
J. Schlagheck

Adopted by the Site Plan Review Board in the meeting

of June 17, 2021,

Signed by

  
Site Plan Review Board