

**Town of Kennebunk**

**Planning Board**

**Meeting Minutes**

**Monday, August 12<sup>th</sup>, 2019**

**Present:** Chris MacClinchy—Chair; Janice Vance; Edward Trainer—Alt.; David Smith—Secretary

**Absent:** Richard B. Smith—Vice Chair; Robert Metcalf

**Also Attending:** John Stoll—Town Planner

**1. Open Meeting**

C. MacClinchy opened the meeting at approximately 7:03 PM. Today is Monday, August 12<sup>th</sup>, 2019.

**2. New Business**

**A. Sketch Plan**

C. MacClinchy states that the first item is a sketch plan that proposes 3 lots of a residential subdivision located at 155 Brown Street.

J. Stoll states that this is a sketch plan application, zone Village Residential and Shoreland Overlay, although not over the entire lot. He notes that there are wetland impacts and the applicant should be aware that a full shoreland application should be submitted to be reviewed concurrently with this subdivision application. He notes that [on] lot 2 [there has been] identified a non-access road wetland impact [that the Town requires] further explanation of this impact and identifying further identifying a proposed building envelope on the lot. He wonders if this is a three lot or four lot [proposed subdivision]. He states that the Board should have a site walk with a minor subdivision review.

Steve Blake introduces himself from BH2M [Engineering] as a representative of 528 LLC. He notes that J. Stoll mentioned that this is on 155 Brown Street and is part of a project that there is a shared driveway for lots 1, 2, and 3. He notes that the parcel has one lot broken off and there is a building permit for that so there is building “going on now.” He states that they are proposing a 3-lot subdivision. He notes that they have done all the field work for survey, and have done boundary survey, topography, wetland delineation, and vernal pool studies. He states that there are a couple wetland impacts for the driveway near the entrance which is a 250-square foot [wetland area]. He states that for the building envelope they can elaborate on the plan what they think they will need and why [the wetland fill for the building envelope] is necessary. He states that the lot is 6-acres and is [in the Village Residential zone]. He states that in the areas they are proposing for development, the zoning is 20,000-square feet per lot. He states that everything would be on a private well and private subsurface disposal.

J. Vance notes that [the applicant] is not planning to use the existing driveway that goes into the house that is [already] built.

S. Blake notes that the driveway was for the building that is being removed and the adjacent abutting lot “to the north” that will stay in place. He notes that there is an easement on the existing lot that was being developed for the abutter. J. Vance wonders why [the building] is being removed. S. Blake states that [the building] is in a state of disrepair. He states that it is structurally unsound, is “full of mold,” and is “a mess.” J. Vance wonders if it is something that could be redone. S. Blake states, “no.” J. Vance states that she would hate to see the building material go to a landfill.

D. Smith states that [the applicant] says he isn’t going to use the driveway unless it is on the first lot. S. Blake notes that [the driveway] has to remain because of its use for the abutting lot “to the north.” He states that they are using it for 2-lots: the one “to the north” and “this one here.” He states that the other three would have access off of the proposed shared driveway.

D. Smith wonders how far the existing driveway that won’t be utilized “will go.” S. Blake states that the “piece of the driveway right there,” there is no use for it.

D. Smith states that he would assume that part of the building envelope for the lot would need some impervious [surfaces]. S. Blake [agrees].

D. Smith wonders if [the applicant] is not intending to use any portion [of the right-of-way to serve lot one because of the 30-foot wide right-of-way coming in. S. Blake states “yes.”

D. Smith wonders if there is any intention in going beyond the 200-[foot] shoreland setback. S. Blake states, “no.”

D. Smith states that there will be no construction on the upland areas on lot 1 and 2. S. Blake notes that the line “right there” is the shoreland overlay and they are not proposing any work beyond that.

D. Smith asks [the applicant] to explain why they need to do a wetland fill that would be 1,700-square feet in lot 2. S. Blake states that they can take a closer look “at that” and will elaborate when “we come back.”

D. Smith states that a wetland fill for a house or building window [the Board] would not be favorably disposed to fill a wetland to build a house. S. Blake states, “understood.”

D. Smith wonders how long the road coming from Brown Street is. S. Blake states [the road is] 350-feet.

D. Smith states that he doesn’t know if [the applicant] has plans to talk with the Fire Chief [but that] he thinks it would be a good thing preliminarily to determine emergency access for Fire and Rescue [services]. He states that [the Fire Chief] may want a hammer-head or an area with the road association [that could] accommodate emergency access.

S. Blake states that they can speak with [the Fire Chief] and that they are proposing a hammer-head, [with] a road maintenance agreement too.

D. Smith states that 150-feet is the most [the Fire Chief will back up an emergency vehicle]. He wonders how wide [the applicant] plans to build the road in the 30-foot easement. S. Blake states that it will be 18-20-feet.

E. Trainer asks for clarification on the wetland issue. He states that “on the driveway” on the drawing it says the wetland is 500-square feet. S. Blake states that [the wetland is] 500-square feet. E. Smith states that this is in connection with the easement, so the road would be narrower. S. Blake states that there is grading to build the width of the road.

E. Trainer wonders about public utilities. He notes that “it might be interesting” in lot 2. S. Blake notes that they have looked at the soils and [already have] passing test pits on each lot. He states that this is something they will provide as part of the “next step.”

C. MacClinchy wonders if the net buildable area is listed somewhere. S. Blake states “not for each lot” but that the density calculations are in the plan.

C. MacClinchy notes that [the Planning Board] will need a chart that shows [that the net buildable areas] “all pass.” He states that his other comments have been addressed, particularly about the wetland on lot 2 and [the Board’s] hesitation to grant a wetland fill for a building envelope. He wonders if there is a reason not to use the existing driveway for all the lots and “wrap around the back.”

S. Blake notes that “part of the reason” is that part of the land is not owned by the applicant. He states that he doesn’t know if the abutter “to the north” would agree to a road maintenance agreement with everyone else.

E. Trainer confirms that this is a 3-lot subdivision, [with the] “fourth part” being where [another individual] is building a house. C. MacClinchy states that it depends on when the lot [the fourth house is being built on] was broken off. He states that if it is was 5-years [or since], then it needs to be included in the subdivision. S. Blake states that it was broken off more recently than 5-years. C. MacClinchy states that [the applicant] will have to work with [Town] staff to clarify that and reflect that in the plans. J. Stoll states that it would be a minor [subdivision still] but would be including lot 4 language [in the plans].

J. Vance wonders who will retain ownership of the section “in the rear of the property” in the overlay zone by the brook. S. Blake states that this land would be sold with each individual lot. He notes that lot 2 in in “that area.” J. Vance wonders if it is something that [maybe could ever be granted] to the [Kennebunk] Land Trust “or something.” S. Blake notes that it is something they could discuss.

D. Smith wonders how wide the shared driveway that goes to the first [lot]. S. Blake states that it is 10-12-feet wide. D. Smith wonders if it would be suitable to serve 4-lots. S. Blake states, “no.”

D. Smith states that Fernald Brook is a tributary of the Mousam [River]. He states that there is protection [concerning the water quality] as [the water] travels from Route 1. He notes that if [the applicant wished to convey the land by Fernald Brook to the Kennebunk Land Trust, that this] would be “welcome.” S. Blake states that they will discuss this [proposal].

C. MacClinchy states that if the fourth lot is included, he wonders if it needs to access the same road or if it would come-off of a separate driveway. J. Stoll states that he can check. S. Blake states that they are not creating another driveway for that lot, [but rather are] reusing what was already there.

C. MacClinchy states that they will want to do a site walk. He [informs the applicant that the Board will need to see] the centerline of the [proposed] driveway, the corner of the lots, and the wetlands.

C. MacClinchy schedules the site walk for August 17<sup>th</sup>, [2019] at 8AM.

### **B. Sketch Plan—91 York Street, 6-unit residential subdivision**

C. MacClinchy states that the next item [on the agenda] is a sketch plan application for a proposed 6-unit residential subdivision, located at 91 York Street.

J. Stoll states that this is a 6-unit multi-family application that discussed looking for affordable units in order to qualify for a density reduction based on article 10C [and] 12C. He states that [the applicant] may need 2 out of 6 to qualify [for affordable housing]. He shares that R. Smith [who is absent at this meeting] stated that there looked like a lot was being proposed on the site and he needed to see the full density tabulations in the future. J. Stoll notes that this [site] would be part of the MRCU and would qualify for design standards for article 10.23. He notes that [one issue] is the location of the parking lot, where preferably it would be behind the building. He states that [the Board] can schedule a site walk.

Ben Walsh introduces himself from Walsh Engineering. He states that he is [at the meeting] with Dan Seavey of 91 York Street LLC. He notes that they are proposing a 7-unit residential apartment building. He notes that the project is on Route 1 [and] Heritage Lane. He states that there is a Christian Church and another business in the site “here.” He states that [the building previously] was a tanning salon. He states that the proposed plan is to take the building that sits “right here” and “move it up here.” He notes that there will be 7-units proposed. He states that they have gone through the density calculations and are proposing 2 out of the 7 [units be] affordable units. He states that [the building] is in the MRCU which requires 5,000-square feet per unit using a 25% reduction they have 37.50 per unit. He notes that when they “run the math out on that, which is 28,211-square feet as the lot, divided by 37.50, “you get” 7 ½ or 7-units possible for this lot, which makes 28% with 2 affordable [units]. He states that the project has a 25-foot front yard. He notes that [the area] is setback 93-feet from the road. He states that because [the building] will be residential and apartments, they felt that further away from Route 1 was more positive than being “up against” Route 1. He notes that this does “bring up” [the issue with] the parking being on the front side. He states that for side yard setbacks they have 20-feet and 20-feet, and in the rear they have a 25-foot setback. He notes that the lot coverage is about 16.1% and their impervious

coverage is 39.6[%]. He states that the lot width is greater than 75-feet which is allowed in this zone. He notes that there is a water line that runs through this section. He states that this is another reason why the building got pushed back. He states that the water line actually “transverses the corner.” He states that they do intend to screen the front with vegetation. He notes that they have drainage that they have to “deal with” coming off the parking lot; he states that what they are proposing is a few storm water treatment basins. He notes that they have a plan to utilize a reduction in the buffer on this, as this is part of the new zoning change, going from 50-foot down to a 20-foot vegetated buffer. He notes that for utilities they do have public water, which would come off the main that comes right through “here.” He notes that they have public sewer that they will extend in and have “gravity sewer.” He states that they will also have underground electrical service. He states that there are density calculations on the plan.

J. Vance thanks [the applicant] for reusing an existing building. She notes that as far as the parking situation [is concerned], J. Stoll is correct that [the Board] prefers to have parking in the [back of the building]. She notes that she understands with residential on a major highway [the applicant would prefer parking in the front]. She notes that if [the project] ends up with parking in the front, she would want to see “lots and lots” of “nice landscaping.” She states that [the Board] would like to see a “really nice” landscaping plan for the entire complex.

J. Vance wonders if these are one-story units. B. Walsh states that they are two-story [units]. He states that they are only about 500-square feet.

J. Vance wonders what the square footage is per unit. B. Walsh notes that it is “a little over” 1,000-[square feet].

J. Vance wonders what the height of the finished building will be. B. Walsh states that it is 2-floors with a pitched room [and would be] “less than 30” [feet high].

J. Vance wonders if there are any garages and [what will be in the back of the building]. B. Walsh states [there will be no garages and in the back of the building there will be] patios.

D. Smith states that in terms of storm water treatment, [the Board] would want to see a maintenance protocol for how that will continue to be effective. He notes that he was glad to see that [the applicant] will be sequestering water as opposed to putting it to a ditch. He wonders if [the applicant] figures 30-feet [will be the height of the building]. B. Walsh states that this “sounds right.”

D. Smith confirms that [the proposed structure is] a 500-foot building unit. B. Walsh states “for the footprint,” [and that there will be] two-floors.

D. Smith states that this is a different plan [than before when it had] 6-units. He notes that he is glad to see that [the applicant] is utilizing the density bonus for affordable housing.

B. Walsh states that this is how they got the other units. He states that in putting in affordable housing gave them another unit. D. Smith states that he wants to encourage this.

D. Smith wonders how close the hydrant is.

Dan Seavey introduces himself [as a representative from 91 York Street LLC]. He notes that they had another plan where it was 6 detached duplexes to avoid [having to use] sprinkling systems. He notes that he is a long-time resident of Kennebunk. He states that this is why he cares about how [the property] looks. He notes that he thought [this design] made the most sense aesthetically in terms of trash removal and parking.

D. Smith states that if [a sprinkler system] is now “in the picture” [then the Fire Chief] will want to know. He states that for congregate living “it will be a real plus.” He thanks D. Seavey for his intentions.

D. Seavey states that there are not enough rentals in Town. D. Smith states that workforce housing is very important.

C. MacClinchy wonders if this will be rentals and not condominiums. D. Seavey states, “yes.”

E. Trainer thanks [the applicant] for considering affordable housing. He notes that it is much needed in this Town. He notes that in relation to landscape and water management it would interest him in how that would work “here.”

C. MacClinchy states that he is trying to work through the implications of the review and how [the Board] would apply [the review] to the situation. He states that he will look forward to those discussions as “we move forward.” He notes that there needs to be a required easement from the water line. He notes that this is code.

B. Walsh states that it is a “pretty big” main that runs “through there.” He notes that D. Seavey has been going “back and forth” with the water company. He notes that the water district has narrowed “that down.”

C. MacClinchy states that it certainly affects how close [the applicant] can’t get to the road with the buildings and such. He notes that he will take this into consideration when applying the standards. He wonders if [the applicant] can explain [the storm water management] again.

B. Walsh states that it is mostly sheet flow that will happen off of the front of the buildings and drain “to this area.” He notes that there is likely to be something along the back side as it does “pitch this way.” He states that it is a relatively flat site “all and all” and that they will [most likely have to] grade [the site] out. He notes that they will probably do underdrain soil filters. C. MacClinchy asks [the applicant] to explain what these are. B. Walsh states that water comes in and moves down through [the filter], which [filters using] sand and vegetation. C. MacClinchy states that it is similar to the Hannaford Plaza. B. Walsh states that they hold water but then they drain out.

C. MacClinchy notes that what he really doesn’t like to see is “things that look like moats” that “wall off things.” He notes that this is the intention of vegetation, [but that] it looks more natural and looks better. He states that [the Board] hasn’t reviewed too many properties with design

standards, [although the Board] did write the rules. He states that it will be interesting to see how [the Board works with this information]. He notes that [the Board] is supportive of affordable housing components being included and utilizing the density bonus. He thanks [the applicant].

J. Vance wonders where the snow storage will be. B. Walsh states that they have a space “right there” for snow storage and “here” and “here.” He states that they have some [area for snow storage] “right on this side.” He notes that “this is where” the easement is that they have to work through [with] planting and vegetation. He states that there is “plenty of room to make that happen.”

J. Vance wonders about trash pick-up. B. Walsh notes that the “little pad right here” will be similar to what others have in Town with residential cans and recycle bins. He notes that it will be screened on the back side.

D. Smith states that the Town doesn’t go into an actual business or living area [to pick up trash, but rather] just goes on the road. He suggests [the applicant] think about how this will work because he doesn’t think [the Kennebunk garbage trucks will go into the unit to pick up the trash].

B. Walsh states that they would have to have [the receptacles] out on the road. He notes that D. Seavey said the residential cans make more sense in this situation.

D. Smith states that having them in some sort of area to have them protected is good too. He states that he doesn’t think there will be any difficulty with the landscape plan or snow storage.

B. Walsh states that he would like to comment that the change in ordinance for the buffers is why this project works “this way now.” He gives “kudos” to the Board for pushing the reduction forward.

C. MacClinchy states that in the site walk [the Board] would need to understand where the building would be. He wonders if it is partially developed or if it is part of a developed area now. B. Walsh states that it is “a little bit of both” but that they could “stake it out.”

C. MacClinchy [asks the applicant to stake out how close the building would be to] Route 1, the corners of the parking lot, and “maybe” flag or paint or chalk the edge of the water easement so [the Board] can understand how that impacts what [can be done].

D. Smith states that for lighting [the Board] would want full cut-off fixtures. He notes that he would strongly urge [the applicant] in the back areas to have spot lights or flood lights. He states that there is a church behind [the site and] some residences but they are not “close enough” [for light pollution to occur]. B. Walsh states that some low-lighting in the back would be useful for the patios.

D. Smith confirms that there are no wetlands. B. Walsh [states that there are no wetlands].

C. MacClinchy [schedules the site walk for] Saturday, [August] 17<sup>th</sup>, [2019] at 8:45-9:00 AM.

### C. Sketch Plan—275 Alewife Road

C. MacClinchy states that the next item [on the agenda] is a proposed sketch plan application, a residential subdivision located at 274 Alewife Road.

J. Stoll states that this subdivision application is a number of lots, map 30, lot 79 and 75, 114, 123, 126, 122 and 121; he states that the zoning is West Kennebunk Village Residential. He notes that [the Board] has “two different concepts” in front of them, one with sewer and one with [out sewer]. He notes that there is wetland impact. He reminds the applicant that for all wetland impacts the Board will review that concurrently with the subdivision application when it is submitted. He notes that West Kennebunk Village is a growth area. He states that he did want to share R. Smith’s comments on this application; he notes that R. Smith’s comment was that it appears as though [the applicant] has maximized the subdivision in order to accommodate as many lots as possible and he would like to see a more aesthetically pleasing design; R. Smith would also like to know the full extent of the wetland impacts. J. Stoll states that the Board [should be] looking to schedule a site walk.

Jason Vafiades introduces himself [as a representative from] Atlantic Resource Consultants on behalf of Kingsley Development Company. He notes that he has been working with J. Stoll on this project. He states that the current sketch plan has 67-70-acres of land. He states that this area was [Howard] Farms and there was a big piece of land that was left “in the back.” He notes that there are a number of other parcels “out there.” He states that the Truman’s Field road which comes off of Thompson Road has been a point of contention [in the past]. He notes that the back parcels on Truman’s Field have a connection to Route 35. He notes that [there was a building there] that was burned down, as it was in “very bad shape.” He states that [the applicants] have had conversations with Mike Bolduc ([the Kennebunk Sewer District Superintendent]) and Chris Osterrider ([the Town Engineer]). He states that the best [option] would be to “get sewer out there.” He notes that it is not in the [sewer] district which can be [altered] “quite easily.” He states that this phase [of the project is phase] one of a much larger project. He notes that if sewer “gets out here,” the applicant is prepared to absorb some of the costs, to offset some of those costs. He notes that this would open up the whole Thompson Road, Route 35 area. He states that there is a water quality study that indicates that [the Town] doesn’t need 100-septic systems going over clay with sand that [the applicant] will build in. He states that this is the standard subdivision layout. He notes that the sewer layout would [allow] a lot size that is half the size of the 20,000-square feet. He states that they do have public water, which would be a 12-inch main coming in. He notes that [the applicant] will provide the lot calculations. He notes that [the Board] won’t see the preliminary [report] until October because they are working through things with abutters and the sewer district. He states that if they know that sewer is “coming” they will put infrastructure in for phase 1 [that will involve] building a temporary system. He notes that switching the lines [to the Town sewer] is the “ultimate goal” if sewer [is extended into the area in question]. He states that phase 2 and 3 will [concern] affordable housing. He notes that there will be trails and open space. He states that they want trails “all the way through.” He notes that there is a lot of thinking, [but that] hopefully it will start bearing some fruit.



C. MacClinchy notes that the Town participated in a study with Sustain Southern Maine where they looked at Howard Farm and did a design on how that might look developed out in the expanded growth area in Town. He notes that how to incorporate housing in the growth area in a responsible way [was discussed]. He states that he is interested to see how [this project would function in this way].

J. Vafiades states that he has seen a lot more of that [concept]. He notes that the multi-phase of what [this area] could be in 10, 12, 15 years, [as] there is a “lot of demand here.” He states that [the applicant] would like to provide some quality affordable housing [with] 40-50-units [and] open space. He notes that the developers are studying what works in other areas. He notes that there [is a lot of examples of] shared farming facilities, garden plots, bike trails, and cross-country skiing.

C. MacClinchy wonders about access. J. Vafiades begins discussing the 250-daily trip ordinance. He states that for phase 1, there is unrestricted housing and senior housing—which [creates] a reduced daily trip calculation. He notes that the access would be off of Alewife Road. He states that there is a lot of wetland impact on that but he is working on something that would reduce that by “quite a bit.” He notes that the wetlands in open space [have a] 25-foot buffer. He notes that there are priority 3 and 2 [wetlands] associated with Ward Brook. He states that “unfortunately” they have to fill a tier 1 [wetland] to the top. He states that there is a stream crossing and there is an associated stream that eventually drains to Ward Brook and underneath Route 35. He states that they will have to “cross that” and that it is a “fairly sizable crossing” [that is] an 8-foot large culvert. He notes that there is an 8-foot large culvert. He states that phase 2 has to interconnect to a secondary entrance. He states that Truman’s Field Road will “probably not work for that.” He states that there was some litigation with the previous owners and some of the owners of the parcels that are included in this [proposed] subdivision. He notes that this litigation has been dropped, [but that] potentially it will be discussed with [what may occur further down on] Thompson Road. He notes that there is an area to get out [of the subdivision] for secondary access.

C. MacClinchy wonders if everything that was on the plan would fit into the access because [the applicant] is restricting [the number of trips per day]. J. Vafiades states “yes.”

D. Smith states that the most the Board has approved has been 25-[units with one point of access], which is 3 over the 22-[units] that is the desired target. He notes that [the applicant has proposed 38 units].

J. Vafiades states that this goes back to [trips per day related to the ordinance, which says a subdivision] is allowed 250 total trips on a dead-end road. He notes that a single-family [has on average] 10-trips a day. He states that in generations of the IT manual, he thinks it references number 7. He states that with 25-houses “you’re maxed out.” He notes that if this is age-restricted to senior [housing, the trips per day is] 3.7.

D. Smith states that if there are seniors, there is a need for Fire Rescue [services that will be] higher if there is an accident. He notes that he wants to make sure that safety, the width of the road, and

what types of access for Fire-Rescue [will be available and will be addressed]. He notes that Fire-Rescue doesn't make the distinction between regular housing and senior housing.

J. Vafiades states that they are performing a full traffic study. He notes that they are doing counts in other locations in Kennebunk in what the Town Engineer calls a "bottleneck." He notes that there are developments that do have more than 250 [daily trips] that do have one way [access]. He notes that no one has reviewed the intent of the ordinance, so he thinks "a little more investigation" and working with the Town Planner, the Town Engineer and Chief Rowe will provide something more tangible with what it means to have a certain number of houses on a dead-end road.

J. Vance states that this is a lot of progress where this road comes out on Alewife. She wonders how close [the proposed road] will be to the blind turn.

J. Vafiades states that it is "almost too close." He notes that they do have the site distance with 448 feet [from the curve] and [the Town] requires 425-[feet]. He notes that they looked at 85% speed because people go faster than the posted speed limit. He notes that the further he can push the entrance toward Thompson [Road] "the better off we are." He notes that by the time [the applicant is in front of the Board again], they will push [the distance] to 570-[feet].

J. Vance states that the wetland crossing seems [like] a lot. She notes that there is a concern from a design standpoint. She states that this is not a traditional subdivision. She wonders why it is not a cluster subdivision.

J. Vafiades states that if there is sewer they can't cluster more than the standard lot sizes can allow. He notes that with setbacks it puts the building envelopes down to 4,500-square feet. He notes that they are not putting "mansions." He states that they are going to create open spaces, paths, and trail-ways. He notes that the drawing doesn't "really do it justice." He states that when "certain things" fall into place, then he will start "tweaking these," [with the] roads getting more curvilinear, the lots with the corners in wetlands [will have] all the wetlands outside of the lots lines and the trail system will be "drawn in."

J. Vance wonders what the plan would become if the sewer doesn't [extend to the area].

J. Vafiades states that it would be a standard subdivision and they would "play around" with working with secondary access with septic systems. He notes that he does a lot of engineered septic systems with new technologies and new aerators. He states that it is all computer programmed. He notes that he thinks that is the future [with what] all Towns do with internal sewer departments. He notes that [they would] concentrate the septic flow in pods and increase in density according to the ordinance.

D. Smith states that he is glad to hear that J. Vafiades is working with engineered systems. He notes that if it "comes to that," it isn't J. Vafiades "first rodeo." He notes that the concern is that the Kennebunk Sewer District has a more pervasive treatment than even J. Vafiades' system would be. He notes that it would resonate with him to use "the sewer option" because of how close Ward Brook is. He states that especially in phases 2 and 3 with hammerheads coming off of 2-spots on

the end of the road. He notes that this is how [the applicant] will deploy the future development with secondary access that makes sense. He states that for the sewer district to increase it needs to be invited to increase.

J. Vafiades states that normally [the applicant] could work with local legislature. He states that there is a lot of goodwill in the Town to have the sewer extended. He notes that the sewer needs to expand with upgrades that are needed [and could be supported by] the bigger usership.

D. Smith thanks [the applicant] for understanding that an engineered system can't do the same as an EPA requirement on the sewer system.

E. Trainer states that there are many moving parts and variables [in this plan]. He states that the sewer department is independent of the Town and will decide everything. He notes that [this decision] will be "everything." He notes that once it is settled there will be so many other things to look forward to, with hopefully some development "up there."

J. Vafiades states that they are further along with the sewer district. He notes that [the sewer] requires a lot of upgrades from Fletcher Street and they are trying to best assess how to get those on line as soon as possible.

E. Trainer notes that there will be a lot of cost involved as well.

C. MacClinchy states that when they went to expand the growth in other zones through the Comprehensive Plan, the Sewer District was very reticent to discuss expansion to West Kennebunk. He notes that [the Town] has had this discussion with [the sewer district] and they seem rather against the idea of ever expanding out "there" because of the cost. He notes that if [the applicant] is able to make headway and think "those things are happening" he is all in support, [as] it would help [the Town] manage the growth to ease the pressure from the more sensitive areas of Town for housing. He notes that it is encouraging to hear. He states that he is [partly skeptical] that this can happen as "we work with" the history [of sewer expansion].

J. Vafiades states that he doesn't know if there is a procedure. He states that he almost feels like there needs to be a masterplan of this line. He notes that it is hard to "throw" a sketch plan [for review when it relies on the expansion of the sewer]. He states that he is open to having a workshop where they bring in the whole plan based on the sewer [expanding]. He notes that [the Board's] input is valuable and he doesn't want to do anything [incorrectly].

C. MacClinchy notes that it would help with the public to understand what the vision is. He states that when people hear about this, it is a lot of development.

J. Vafiades states that [the proposed development] is so setback [the public] can't see [it]. He notes that they are planning on keeping the aesthetic "going in." He states that [they are thinking of doing] single-family [units designed as] modern farmhouses.

C. MacClinchy states that he hopes [the Town] can "get there" with the "tools we have available to us." He states that he didn't read about the age restriction part in what that means with the overall

picture. He states that [the proposed subdivision] is closer to the West Kennebunk Fire Station, but that he doesn't know what the staffing scenario is there.

J. Vafiades states that there is a fee involved. He notes that in sewer he has worked on "things" in the past with extending the sewer. He notes that certain things have happened when [the sewer district] realized they had more capacity. He states that it is different when it is a user that would be sharing the cost or paying for the whole thing. He states that this would change the conversation.

C. MacClinchy states that it takes this project for those costs to be spread out and "make it happen." He notes that he is sure [the Board] will have a lot to say in the future.

D. Smith states that he commends [the applicant] for hiding this development. He notes that he didn't look at the elevation of where the pavement cut is on Alewife [Road], [but] that he can see a road that goes around and isn't a "straight shot in." He states that he likes that the road meanders. He notes that [the applicant] has made allusions to the plan [for the space] to be part of the Ward Brook trail system. He states that he wants to put his "full enthusiasm" behind that. He states that he is assuming [the road] won't be private but will be [a Town road]. He notes that if there is a turn-out for 2 or 3 cars that won't be near the residences but [would be] a place to part to use the trail along Ward Brook, [it would be] a tremendous advantage. He states that the resource is a Town resource.

J. Vafiades states that D. Smith will be "very happy" because that is part of the concept plan in some versions. He states that there even may be a publicly available open center [with] open space with buildings and resources. He notes that they have looked at a lot of different things outside of what "you typically get."

D. Smith states that it is a "touchy thing" and he wants to encourage [the applicant] thinking "beyond that."

J. Vance wonders if [the area] is accessible to Ward Brook to launch a canoe. J. Vafiades states that it "certainly is" but he is not sure how navigable Ward Brook is. J. Vance states that the Town is looking for more public access to its waterways. J. Vafiades states that there will be public access to it, especially in the "northeast corner." He notes that this is the "perfect point" where [the brook] "meanders in."

C. MacClinchy refers to the masterplan. He wonders if [the applicant] is envisioning 2 access points or 3 or 4.

J. Vafiades states that "potentially" there could be 3 [but that] he thinks that 2 would be more than sufficient. He notes that there is interconnectivity. He states that the road would wind around and "tie" back in. He notes that in the masterplan they would keep short segments of dead ends [with] a grid and interconnection and curvilinear roads. He notes [it would be] a network.

C. MacClinchy wonders [how the applicant] would like to proceed. He notes that [the site] isn't "quite ready" for a site walk.

J. Vafiades states that he is thinking this might be [a site the Board] would want to do a site walk [with]. He notes that he doesn't know if [the Board] wants to familiarize themselves [with the site]. He notes that they could use Truman's Field Road [to access the site]. He notes that [the Board] could all park where the "old house used to be" and take a "couple vehicles" down Truman's Field Road. He notes that "from there" [the Board members] could "see what is going on." He states that it would be "nothing" for him to get [the area] staked.

D. Smith states that Truman's Field [Road] is a private road. J. Vafiades states, "yes," and that some parcels are owned. He notes that they have access rights to use them. He states that he has reached out to some of the people on the road anyway.

C. MacClinchy states that this would be a good second access [point]. J. Vafiades notes that they haven't "given up on that yet."

C. MacClinchy notes that eventually the one "dead end" becomes a 3-way. J. Vafiades notes that it would alter the layout. D. Smith states that [the area] connects to "Dan Higgins." J. Vafiades states, "yes" and that what "Dan Higgins" divided and subdivided there is a connection point [there]. He notes that the road had been proposed for public [use].

J. Vafiades states that he would be more than happy to do a site walk "now." He states that they could schedule it later, [as] he would like all the Board members [present].

C. MacClinchy states that it would have to be a "couple hours" [or] at least a full hour or hour and a half. He states that [it will be tentatively scheduled for] September 21<sup>st</sup> [2019]. He notes that if [the applicant] wants to have a masterplan discussion [the Board] would be open to that. He states that [the Board] can talk about how they would schedule that or what that would look like.

J. Stoll states that it could be [held on] a special meeting or a policy night.

C. MacClinchy states that they will discuss it and try to "figure that out," if [the applicant] is open to that. He notes that [the Board] would be appreciative of the initial discussion. He states that maybe it wouldn't be a televised workshop but would be a round table [discussion].

J. Vafiades states that [this project] dovetails with the Comprehensive Plan initiative.

E. Trainer wonders what [the applicant's] hope is [concerning] the decision with the sewer district. J. Vafiades states that [the sewer district] has laid out the framework and are running the numbers and sizing. E. Trainer wonders if this [will occur in] the next "couple of months." J. Vafiades confirms this.

D. Smith wonders if [the sewer district] is working the numbers "from scratch." J. Vafiades states that they have a model [that] he provided them with calculations. He notes that they are taking those and plugging them into the end of the model. He notes that the 10-inch line [that already exists] has to be an 18-inch [line].

D. Smith states that the “other tough part” is getting [the sewer] under the turnpike with a size that they need in order to provide greater service. J. Vafiades states that this isn’t the problem. He notes that there is a bottle neck further down into Town.

D. Smith states that [he heard that the project of sewer expansion would cost] 12-million dollars [or] 70-million dollars. J. Vafiades states that this is part of the masterplan. He notes that the prices have “come down” in terms of how “far you can go.”

C. MacClinchy states that [the Board] will schedule a workshop before the site walk to have a better idea [of the project]. He notes that the site walk will be tentatively scheduled for [September] 21<sup>st</sup>, [2019] at 8 AM.

### **3. Approval of Meeting Minutes**

C. MacClinchy goes through the [previous meeting’s] minutes for July 22<sup>nd</sup> [2019].

D. Smith states that he moves that the Town of Kennebunk Planning Board approve the Town of Kennebunk Planning Board’s meeting minutes for Monday, July 22<sup>nd</sup>, 2019, as corrected.

J. Vance seconds the motion.

C. MacClinchy states that E. Trainer can vote in the absence of two regular members; however, he can’t vote as he was absent [at the July 22<sup>nd</sup>, 2019 meeting], so he abstains.

The motion passes 3/0, with one abstention.

### **4. Other/Information**

C. MacClinchy notes that “tonight” [was scheduled to be] a joint meeting with the [Board of] Selectmen, but that got “pushed back” or tabled.

J. Stoll states that he thinks there will be clarity [concerning this] “on Wednesday” at the Comprehensive Plan Meeting. He states that [the Comprehensive Plan Committee needed] the State to review [the plan]. He states they are “in good shape” and will “get there soon.”

D. Smith asks J. Stoll to send a memo about the site walk on Saturday.

C. MacClinchy asks J. Stoll to send notices to the Board members who are not present tonight.

C. MacClinchy states that J. Stoll sent around information [to the Board members] concerning a workshop by the Town Attorney’s firm.

D. Smith states [that this workshop] is Thursday the 16<sup>th</sup> of September, [2019].

C. MacClinchy states that “hopefully” there is a group that can attend [this workshop]. He states that J. Vance said that she is interested and E. Trainer is interested. He states that he is “in.” He notes that R. Metcalf and D. Smith are out of town. He notes that he doesn’t know about R. Smith. He states that typically the Town Planner signs [the Board members] up for these

[workshops]. He asks J. Stoll to double-check with R. Smith, and otherwise sign up “the three of us.”

**5. Adjournment**

D. Smith moves to adjourn.

J. Vance seconds the motion.

All are in favor, none opposed.

The motion passes 4/0.

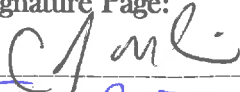

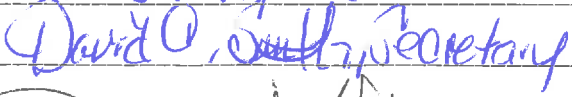
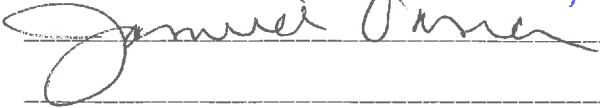
The meeting adjourned at approximately 8:53 PM.

Respectfully submitted by Megan Hall.

Town of Kennebunk Planning Board  
Meeting Minutes for August 12<sup>th</sup>, 2019

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Signature Page:

 , chair	9/9/19
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 , Secretary	9/9/19
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Signature Date: