

TOWN OF KENNEBUNK
CONSERVATION AND OPEN SPACE PLANNING COMMISSION
REGULAR MEETING – TUESDAY JANUARY 17 2017
MINUTES

I. CALL TO ORDER

On January 17, 2017 at 6:15 p.m. in Room 306 of the Town Hall, Ellen Wolf, Chairman of the Conservation and Open Space Planning Commission (COSPC) for the Town of Kennebunk, called to order the Regular Meeting.

Present: Ellen Wolf, Chair; Nick Branchina, Vice Chair; Jen Shack, Todd Bridgeo
Guest: Timothy H. Dwight, Medullan, Inc.

February meetings: Monday February 6 2017 @ 6:30 pm
Tuesday February 21, 2017 @ 6:30 pm

March meetings: Monday March 6, 2107 @ 6:30 pm
Monday March 20, 2017 @ 6:30 pm

- II. MINUTES** The minutes of January 4 2017 were accepted as read.
The minutes of November 21 2016 were accepted as amended.

III. REVIEW OF SITE PLAN PROPOSALS and/or SITE WALKS

- A. Planning Board site walk, Saturday Jan 21 @ 8 am on Gooch's Ave,**
Map 93/Lot78.

1. The entire lot of 100'x100' is a Priority 3 freshwater wetland but has been grandfathered in for a residence.
2. The proposal implies that the wetlands are manmade.
3. The Shoreland Zone is part of the lot which is in the Coastal Zone.
4. Questions for Gooch's Lane proposal
 - a. Where is sewer main?
 - b. Is the driveway on Gooch's Lane ROW?
 - c. Will there be a septic tank and leach field in the wetlands?
 - d. What kind of landscaping and grading is being planned?

**Branchina will check out the exact placement of the town sewer line in the area.

- B. Site Plan Review Board meeting Thursday Jan 19 @ 7 pm to review the Kennebunk**
Sewer District proposal for Administration Building
 - a. Wolf cannot go to this meeting. Bridgeo or Shack might be available
 - b. Snow storage is planned to be next to the Mousam River

**KSD Site Walk on Monday Jan 23 at 4 pm at the old Gymnation site on Water Street

C. Discussion with Tim Dwight about Contract Zone request for Communication Tower north side of Rte-9 opposite Harts Road.

1. The land is zoned RC and includes a Shoreland Zone overlay.
2. Mr. Dwight is requesting a Contract Zone to accommodate a Communications Tower which will be 100' x 100'.
3. Fire Chief Rowe prefers that the dirt/gravel road be widened to 20' but Mr. Dwight will proffer a 16 foot width plus the requested turnaround at the Tower pad.
4. There are 4 documented vernal pools on the site plans with one of them certified by Maine DEP.
 - a. Maine law requires a 250' setback from a certified Vernal Pool
 - b. The existing dirt road is 158' from the certified Vernal Pool
 - c. There is a 30-40' drop from the road to the certified Vernal Pool.
 - d. A suggestion to use great care during road reconstruction
5. A Visibility Plan of the Tower with photos from 7 sites within a 1 – 4 mile radius showed an occasional glimpse of the proposed tower.

****Wolf will write COSPC recommendation to the Planning Board**

6. The current proposal shows utility poles spaced along the road from Rte-9 to the Tower.
7. Project does not require town water or sanitary sewer service.

****COSPC members will review the Town Comprehensive Plan Natural Resources section in preparation for the Comp Plan Revision Comm. meeting on Wednesday Jan 25 at**

The Commission adjourned its meeting at 8:12 p.m.

Ellen Wolf, Chair

Kennebunk Conservation and Open Space Planning Commission

Minutes Approved: Ellen R Wolf Date: Feb 15, 2017