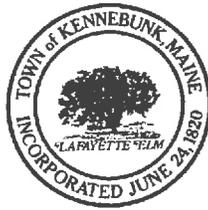


# Town of Kennebunk, Maine



## KENNEBUNK SITE PLAN REVIEW BOARD Thursday March 3, 2016 MINUTES

**MEMBERS PRESENT:** Gary *Dugas*, Chair; Jeanne *Dunn*; Philip *Parker*; Brenda *Robinson*; Matt *Fagginger-Auer*; and Kristi *Kenney*

**MEMBERS ABSENT:** None

**FROM THE TOWN:** Judith *Bernstein*, Town Planner  
Chris *Osterrieder*, Town Engineer  
Edward *Karytko*, Board of Selectmen Liaison

**ALSO PRESENT:** Michael F. *Vaillancourt*, Esq. – Ainsworth, Thelin & Raftice, P.A.  
Dwight M. *Raymond* - Seadog Properties, Owner

### 1. Open Meeting

The Chair opened the meeting at 7:01 p.m.  
The Board members introduced themselves.

### 2. Approval of Minutes of Previous Meeting

*Dugas* asked the Board to consider the minutes of December 17, 2015 and began a page review.

*Robinson* submitted the following corrections and amendments:

- Page 9, Item #3, 4<sup>th</sup> paragraph, line 8: "a buffer, spruce of fir", should read, "a buffer. Spruce of fir";
- Page 13, Item #3, 1<sup>st</sup> paragraph, line 2: "as a divider;", should read, "as a divider; and";
- Page 13, Item #3, 1<sup>st</sup> paragraph, line 3: "all color choices;", should read, "all color choices.>";
- Page 13, Item #4, 3<sup>rd</sup> paragraph, line 10: "416 spaces;", should read, "416 spaces; and"; and
- Page 13, Item #4, 3<sup>rd</sup> paragraph, line 11: "drainage details", should read, "drainage details.".

*Dunn* submitted the following corrections and amendments:

- Page 9, Item #3, 4<sup>th</sup> paragraph, line 8: "a buffer. Spruce of fir", should read, "a buffer. Spruce or fir"; and
- Page 10, Item #3, 2<sup>nd</sup> paragraph, line 2: "following the rule;", should read, "following the ordinance;".

**A motion was made to accept the minutes of December 17, 2015 as amended.**

**MOVED:** *Parker*  
**SECONDED:** *Robinson*  
**DISCUSSION:** *None*  
**MODS:** *As noted*  
**VOTE:** *5 in favor, 0 opposed; the motion carried.*

*Dugas* asked the Board to consider the minutes of January 21, 2016 and began a page review.

*Dugas* submitted the following correction and amendment:

- Page 1, Item #2, 1<sup>st</sup> paragraph, line 1: "the minutes of November 19, 2015 at", should read, "the minutes of December 17, 2015 at";
- Page 10, Item #4, 7<sup>th</sup> paragraph, line 3: "applicant is not required", should read, "applicant is required"; and
- Page 14, Item #4, 2<sup>nd</sup> paragraph, line 4: "Board does not allowed the site", should read, "Board does not allow the site".

*Robinson* submitted the following corrections and amendments:

- Page 2, Item #3, 4<sup>th</sup> paragraph, line 1: "paving the walkways.", should read, "paving the walkways to the athletic fields.";
- Page 5, Item #3, 4<sup>th</sup> paragraph, line 3: "below and determined:", should read, "below and determined.";
- Page 7, Item #4, 1<sup>st</sup> paragraph, line 6: "December 28, 2015;," should read, "December 28, 2015; and";
- Page 7, Item #4, 1<sup>st</sup> paragraph, line 7: "December 29, 2015", should read, "December 29, 2015.";
- Page 7, Item #4, 2<sup>nd</sup> paragraph, line 1: "Sebago Technics and", should read, "Sebago Technics, and";
- Page 9, Item #4, 5<sup>th</sup> paragraph, line 5: "zone, was chosen.", should read, "zone, was chosen;"
- Page 15, Item #4, 2<sup>nd</sup> paragraph, line 1: "question in this, it's not clear", should read, "question in this. It's not clear"; and
- Page 22, Item #4, 1<sup>st</sup> paragraph, 2<sup>nd</sup> last: "the High Schools exist", should read, "the High School exists".

*Kenney* submitted the following corrections and amendments:

- Page 10, Item #4, 7<sup>th</sup> paragraph, line 1: "**Bernstein sated** that", should read, "**Bernstein stated** that";
- Page 10, Item #4, 7<sup>th</sup> paragraph, line 3: "at this time or as a", should read, "at this time as a"; and
- Page 10, Item #4, 2<sup>nd</sup> last paragraph, line 1: "the waste of the dumpster", should read, "the waste dumpster".

**A motion was made to accept the minutes of January 21, 2016 as amended.**

**MOVED:** *Parker*  
**SECONDED:** *Dunn*  
**DISCUSSION:** *None*  
**MODS:** *As noted*  
**VOTE:** *5 in favor, 0 opposed; the motion carried.*

*Dugas* proceeded to the next agenda item.

**3. Workshop discussion for Site Plan Application of Seadog Properties LLC & Sealand Properties LTD to add proposed Floating Restaurant and Site Improvements to 2 – 4 Harbor Lane**

**Dugas** introduced the next agenda item stating that this discussion will be a brief 30 min workshop for the purpose of gathering information and answering a few key questions.

Michael F. **Vaillancourt**, Ainsworth, Thelin & Raftice, introduced himself and Dwight M. **Raymond**, Owner, Seadog Properties, and proceeded with his presentation. He identified a new plan package dated March 3, 2016 which will be submitted for the next meeting and current drawings dated February 5, 2016. His presentation included the following highlights:

- Reduced restaurant seating and parking;
- Additional safety features including fencing;
- Parking lot wheel stops and pavement striping;
- Redesigned parking layout;
- Reduced number of waivers;
- A new lighting plan;
- The package is segregated in Sections “A” through “Z.”
- Attachment 1, related to Section “D”, is identified as a waiver request for a High Intensity Soil Survey;
- Attachment 2, related to Section “P”, is identified as a waiver request for Parking Lot Design Standards, topics addressed included:
  - Additional striping and fire lane improvements;
  - Pedestrian circulation, ingress and egress; and
  - Driveway width is restricted to 15 feet due to the easement.
- Attachment 3, related to Section “K”, is identified as a waiver request related to the landscaping plan or green space, topics addressed included:
  - The site is 100% impervious; and
  - No negative impact on safety.
- Attachment 4 (Paving), related to Section “P”, is identified as a waiver request for Parking Lot Design Standards, topics addressed included:
  - A section of the lot will remain unpaved; and
  - No negative impact on safety.
- Attachment 5, related to Section “N”, is identified as a temporary waiver request for Water and Sewage disposal, topics addressed included:
  - Ongoing discussions with the Water and Sewer Districts.
- One additional waiver request will be submitted regarding the parking lot two-way travel widths, topics addressed included:
  - The current parking lot two-way travel width is 21.8 feet; and
  - The Ordinance recommends 24 to 44 feet.

**Vaillancourt** asked the Board for any comments or feedback.

Referring to Attachment 5, identified as a temporary waiver request for Water and Sewage disposal, **Bernstein** asked if the waiver will be required through the entire process or will the applicant have the sign off letters prior to the Board acting on the application.

**Vaillancourt** responded that the plan is to have the sign off prior to the final Board determination.

Referring to the Fire Risk Management Report, **Kenney** suggested that the seating be updated from 157 to the 100.

**Raymond** agreed.

**Kenney** asked for clarification regarding which of the two ramps providing access to the vessel is designated ADA compliant.

**Raymond** identified the long ramp as ADA compliant and explained how it will function.

A discussion developed regarding details of the ADA designated ramp, highlights included:

- The ramp should be designated on the plan as ADA compliant (**Robinson**);
- A method for accessing the ramp from the parking lot should be illustrated on the plan (**Robinson**);
- A detail in Section "Y" fully illustrates the ramp details (**Osterrieder**);
- Section "Y" should be referenced on the plan drawings front page (**Kenney**); and
- Move space #81, designated for handicapped parking, from its present location to the head of the ramp, thus providing direct access to the Ramp entrance IAW ADA guidelines (**Kenney**).

**Kenney** asked if cluster parking had been eliminated.

**Raymond** replied in the affirmative.

**Kenney** noted that the wheel stop should be located at the end of the space and not at the striping.

**Raymond** agreed.

Referring to the Police and Fire Chief's letters, lighting, and work schedule, **Robinson** noted that her comments have been addressed and thanked **Raymond** for his hard work on revising this package.

Referring to landscaping, **Robinson** suggested placing large potted plants at various locations to add green space.

**Raymond** agreed, adding that a landscape plan will be assembled.

**Osterrieder** noted that the landscape requirement is a percentage of the lot area. Therefore, the requirement could be waived with Board acceptance of an alternative plan.

Referring to the waiver request regarding pedestrian way separation from vehicular traffic, **Kenney** questioned whether the need for separated parking spaces still exist since cluster parking has been eliminated. She suggested moving the spaces closer together in the middle and allow pedestrian circulation around the outside.

**Raymond** disagreed, adding that he didn't want pedestrian circulation around the outside and explained the parking details.

**Kenney** asked for verification that the ramps widths are sufficient to allow occupants off the boat in case of fire.

**Raymond** agreed, adding that the issue will be reviewed by the Fire Marshal.

**Dugas** asked **Osterrieder** if his concerns have been adequately addressed.

**Osterrieder** replied in the affirmative, adding that he has seen the new plan and is satisfied that it answers his comments.

**Dugas** asked the applicant and members of the Board if they had any additional questions or concerns.

**Raymond** replied in the negative and thanked the Board for their input.

**Dugas** proceeded to the next agenda item.

## 5. Other Old/New Business

**Bernstein** informed the Board that she has no other business.

**6. Adjournment**

*Dugas* asked for a motion to adjourn.

**A motion was made to adjourn the meeting at 8:07 p.m.**

**MOVED: *Robinson***

**SECONDED: *Parker***

**DISCUSSION: *None***

**VOTE: *5 in favor, 0 opposed; the motion carried.***

Date signed: *17 March 2014*

Signed by: *Brenda Robinson*  
**Brenda *Robinson***