

# Town of Kennebunk, Maine



## KENNEBUNK SITE PLAN REVIEW BOARD Thursday September 22, 2016 MINUTES

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

**MEMBERS ABSENT:** Philip *Parker*

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

**ALSO PRESENT:** Michael E. *Tadema-Wielandt*, P.E., Vice President, Terradyn Consultants LLC

### 1. Open Meeting

The Chair opened the meeting at 7:00 p.m.

The Board members introduced themselves.

Due to the absence of Board member *Parker*, *Dugas* designated alternate Board member *Kenney* as a voting member for this meeting.

### 2. Approval of Minutes of Previous Meeting

*Dugas* asked the Board to consider the minutes of August 4, 2016 and began a page review.

There being no amendments or corrections to the minutes of August 4, 2016, *Dugas* asked for a motion.

**A motion was made to accept the minutes of August 4, 2016 as submitted.**

**MOVED:** *Dunn*

**SECONDED:** *Kenney*

**DISCUSSION:** None

**MODS:** None

**VOTE:** 4 in favor, 0 opposed, and 1 abstained (*Robinson*); the motion carried.

*Dugas* proceeded to the next agenda item.

### 3. **Public Hearing for GymNation by Kennebunk Gymnastic and Sport for Proposed Gymnastics School and Nursery School at 117 York Street**

**Bernstein** informed the Board that the applicant had contacted her and asked for the public hearing to be rescheduled due to additional changes needed in their site plan. She recommended that the Board consider a future date at the end of the meeting when scheduling is normally addressed.

### 4. **Site Plan Application of 92 York Street by GSM Holdings**

**Bernstein** reviewed the project as detailed in her memo of September 16, 2016 “*Summary of Thursday, September 22, 2016, Agenda*” (provided to the Board in the site plan packet). She identified the applicant, owner, site location, and nature of the request. Packet contents of note included:

- A review from the Town Engineer;
- A list of requested temporary waivers including;
  - Final certifications for water and sewer districts;
  - Sign-off from D.E.P. for proposed work within 75' of stream; and
  - Permanent waiver is requested for submission of a high density soil survey.

**Bernstein** asked for a project summary from the applicant.

Michael E. **Tadema-Wielandt**, Terradyn Consultants LLC, introduced himself, the project applicants Jeff and Steve **Bowley**, and began a review of the project. His presentation included the following information and highlights:

- An illustration of the overall site including nearby water bodies;
- The parcel size, soil condition, site access, abutting property access easement, designated parking areas, refuse collection area, and storm water runoff patterns;
- The proposed building dimensions, materials, selected architectural features, and delivery/service entries;
- Utilities, landscaping/plants, lighting, signage;
- Impervious area reduction will be greater than 40%; and
- The 3 previously noted requested waivers and 1 additional waiver from the design review criteria requiring that all parking be located next to or behind the building.

**Dunn** asked if handicapped parking will be provided.

**Tadema-Wielandt** replied in the affirmative.

**Fagginger-Auer** asked if a traffic pattern is anticipated around the island.

**Tadema-Wielandt** replied in the affirmative and provided traffic pattern details.

**Fagginger-Auer** asked if screening will be provided for abutting properties.

**Tadema-Wielandt** replied in the affirmative and provided a description of the screening materials.

**Kenney** opened a discussion regarding the design review criteria requiring all parking be located next to or behind the building. Highlights included:

- A desire to keep tractor trailer traffic separate from the general public; and
- No other reasonable alternative was available.

**Robinson** suggested an elliptical shape for the traffic island.

**Tadema-Wielandt** agreed.

**Osterrieder** reiterated his suggestion for pavement striping for enhanced traffic control.

There being no further comments regarding this issue, **Dugas** asked for motions for temporary submission waivers.

**A motion was made to grant a temporary waiver of Article 11, Section 6 A (3) (n) & (o) for the Water and Sewer Districts.**

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

**A motion was made to grant a temporary waiver of Article 11, Section 6 A (3) (w), the DEP Permit by Rule.**

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

**A motion was made to grant a permanent waiver of Article 11, Section 6 B (3) for submission of a high intensity soil survey.**

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

A discussion developed proposing a waiver to allow parking on the front side of the building.

**A motion was made to grant a waiver of the design criteria on the Route 1 corridor to allow parking on the front side of the building due to the site constraints, lot size, lot shape, and impact to existing on-site wetlands.**

**MOVED:** *Kenney*  
**SECONDED:** *Fagginger-Auer*  
**DISCUSSION:** None  
**MODS:** None  
**VOTE:** 5 in favor, 0 opposed; the motion carried.

A discussion developed regarding site walk desires and schedule. Highlights included:

- Building corners flagged;
- Driveway centerline and island clearly marked; and
- Lot boundary and shoreland zone setback flagged.

All agreed that a site walk would be conducted on Wednesday, September 28, 2016 at 4:30 P.M.

**Bernstein** recommended a review of the Town Engineer's comments in order for the Board to become familiar with the issues prior to the actual site walk.

**Osterrieder** agreed and began a review of his comments detailed in his memo of September 16, 2016 (provided to the Board in the site plan packet). His summary included the following information and highlights:

- The need for additional striping and signage to better define circulation within the site;
- Storm water flow from the building rear;
- Surface composition at the LP tank location;
- Entrance driveway separation waiver proposal; and
- Storm water flow impact resulting from site grading mismatch along route 1.

**Robinson** proposed an alternate sign configuration.

**Tadema-Wielandt** agreed to review the proposal.

A discussion developed regarding scheduling desires for a 92 York Street by GSM Holdings public hearing.

All agreed that a 92 York Street by GSM Holdings public hearing would be conducted on Thursday, October 6, 2016 at 7:00 P.M.

A discussion developed regarding scheduling desires for a GymNation public hearing.

All agreed that a GymNation revised plan review hearing would be conducted on Thursday, October 20, 2016 at 7:00 P.M., and a GymNation public hearing would be conducted on Thursday, November 3, 2016 at 7:00 P.M.

**Bernstein** informed that Board that a site plan review is scheduled for the Garden Street Market Bowling Alley project on Thursday, October 20, 2016 at 7:00 P.M. with a potential Garden Street Market Bowling Alley project public hearing to be conducted on Thursday, November 3, 2016 at 7:00 P.M. resulting in two public hearings on November 3, 2016.

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

#### 4. Other Old/New Business

**Bernstein** reminded the Board members about the Selectmen workshop scheduled for Tuesday, October 4, 2016 to discuss the comprehensive plan and committee procedures and mission statements.

#### 5. Adjournment

**Dugas** asked for a motion to adjourn.

A motion was made to adjourn the meeting at 8:01 p.m.

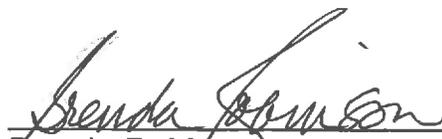
MOVED: **Dunn**

SECONDED: **Kenney**

DISCUSSION: **None**

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

Signed by:

  
Brenda **Robinson**

Date signed:

