

Town of Kennebunk, Maine



KENNEBUNK SITE PLAN REVIEW BOARD Thursday October 20, 2016 MINUTES

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

MEMBERS ABSENT: Kristi *Kenney*

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

ALSO PRESENT: Stephen G. *Doe*, RLA, LEED-AP, Senior Landscape Architect, Sebago Technics
Robert D. *Lightbody*, Staff Engineer – Main-Land Development Consultants, Inc.
John *Nelson*, Co-Owner – 11 Garden Street, LLC
Brenda *Plante*, Co-Owner – GymNation
Carol *Dickinson*, Co-Owner – GymNation

1. Open Meeting

The Chair opened the meeting at 7:02 p.m.
The Board members introduced themselves.

2. Approval of Minutes of Previous Meeting

There being no minutes to review, *Dugas* proceeded to the next agenda item.

3. Site Plan Application of 11 Garden Street, LLC for Proposed Plan Revision of the 11 Garden Street Market plan to a Bowling Alley and Restaurant

Bernstein reviewed the project as detailed in her memo of October 13, 2016 "Summary of Thursday, October 20, 2016, Agenda" (provided to the Board in the site plan packet). She identified the applicant, site location, and nature of the request. Packet contents of note included:

- A review from the Town Engineer; and
- Abutter E-mails.

Bernstein asked for a project summary from the applicant.

Stephen G. *Doe*, Sebago Technics, introduced himself, principal participants present, and began a

review of the project. His presentation included the following information and highlights:

- The project consists of a bowling alley and restaurant;
- The existing building proposed changes include:
 - Entrance relocation, parking space reconfiguration, propane tank location, and an 89 sq. ft. addition.
- A raised brick walkway pedestrian connection from Garden Street to the building;
- Additional green space;
- Dumpster and service area location and access;
- Traffic island addition;
- Fence renovation;
- Lighting;
- Signage;
- Elevation renditions; and
- Floor plan.

Continuing his presentation, **Doe** responded to the following Town Planner comments:

- Parking directional signage;
- Two way street access and circulation route striping;
- Abutting property parking and access;
- Lighting plan;
- Traffic report clarification; and
- Service truck signage.

Concluding his Town Planner comments response, **Doe** addressed the following Town Engineer comments:

- Sidewalk radius;
- Angle parking for one additional space;
- Parking on Town property;
- Increased traffic flow; and
- Fire prevention sprinkler system.

Parker expressed concern regarding spill over parking and increased traffic flow.

Fagginger-Auer asked the applicant to address the following issues:

- Curbing repair between the subject, town, and/or abutter parcels;
- Snow storage; and
- Abutter screening.

Doe replied that curbing repair will be considered, plan notes will be added addressing snow storage, and abutter screening was previously discussed.

A discussion developed regarding fire prevention. Highlights included:

- Sprinkler system water supply; and
- Location of the closest hydrant.

Co-Owner John **Nelson** addressed the Board detailing the type of activity planned and community involvement.

Dugas asked the Board to consider site walk scheduling.

A discussion developed regarding site walk desires and schedule.

All agreed that a site walk would be conducted on Tuesday, October 25, 2016 at 4:30 P.M.

Dugas asked the Board to consider scheduling of a public hearing.

A discussion developed regarding Board member availabilities for a public hearing.

All agreed that a public hearing would be scheduled for Thursday, November 3, 2016 at 7:00 P.M.

4. **Site Plan Application of GymNation by Kennebunk Gymnastic and Sport for Proposed Gymnastics School and Nursery School at 117 York Street**

Bernstein reviewed the project as detailed in her memo of October 13, 2016 "*Summary of Thursday, October 20, 2016, Agenda*" (provided to the Board in the site plan packet). She identified the applicant, building size, site location, and nature of the request. Packet contents of note included:

- A review from the Town Engineer.

Bernstein recommended the applicant provide a project summary.

Robert **Lightbody** – Main-Land Development Consultants, introduced himself and began a review of the project. He identified the applicant as 1 South, LLC. (GymNation), site location, usage, and began his presentation which included the following information and highlights:

- Storm water retention pond alterations;
- Overflow parking addition of 20 extra spaces;
- Wetland and Shoreland overlay buffer; and
- Playground addition.

Bernstein asked if the Shoreland Zone overlay line had been revised on the plan since the 8/18/2016 revision.

Lightbody replied that the plan has not changed and agreed to modify the notes to reflect the true Shoreland Zone boundary.

Continuing his presentation, **Lightbody** addressed parking issues from the last meeting, his comments included:

- The parking designation of "*Business, Professional Use, Non-Medical*" was changed to "*Commercial Schools*", increasing the minimum parking space requirement to 50;
- The plan provides for 51 parking spaces;
- The application labeling and use sections will be revised to reflect the designation change;
- Since events are only scheduled on the weekends, all 51 spaces will be available for parking because school will not be in session on Saturday or Sunday;
- If overflow parking is needed, 20 extra spaces will be provided; and
- Overflow parking will be standard 9 x 18 ft. spaces on a 1 ½% graded slope grass surface.

Co-Owner Carol **Dickinson** addressed the Board detailing the schedule of events planned for the facility that may require overflow parking.

Continuing his presentation, **Lightbody** provided the following information:

- The water and sewer lines were slightly relocated to accommodate the playground area;
- The proposed total wetland impact is 3,700 sq. ft.; and
- The total shoreland zone impact is 13,000 sq. ft.

Robinson asked if the applicant had a contingency parking plan.

Dickinson replied that arrangements have been made with the abutting property (Garrett – Pillsbury plumbing and heating) to allow parking in their lot during non-business hours.

Robinson asked if the applicant could obtain a letter from Garrett Pillsbury indicating that parking will be allowed during non-business hours.

The applicant stated that a letter would be obtained.

A discussion developed regarding shared entrance driveways and drainage culverts.

Continuing his presentation, **Lightbody** provided a summary of the elevation rendering that faces route

1. Highlights included:

- Siding material and color;
- Entrance details;
- Maximum height at the peak 25 ft. 6 in.;
- State requirements for schools; and
- Fire hydrant location is not depicted because the building will have an installed sprinkler system.

Concluding his presentation, **Lightbody** asked the Board members if they had any questions.

Robinson asked if the sign design was chosen for a particular reason.

Co-Owner Brenda **Plante** provided the following information:

- The material was chosen because it provided an industrial look to match the industrial building type; and
- Metal was chosen because it will project colors better than wood.

A discussion developed regarding wetland delineation, wetland impact, and stormwater drainage.

Dugas asked the Board to consider scheduling of a public hearing.

A discussion developed regarding Board member availabilities for a public hearing.

All agreed that a public hearing would be scheduled for Thursday, November 3, 2016 at 6:00 P.M.

5. Other Old/New Business

Parker opened a discussion regarding the Town of Kennebunk Comprehensive Plan stressing that the committee needs public feedback.

6. Adjournment

A motion was made to adjourn the meeting at 8:40 p.m.

MOVED: Robinson

SECONDED: Dunn

DISCUSSION: None

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

Date signed: 17 November 2016

Signed by: Brenda Robinson

Brenda **Robinson**