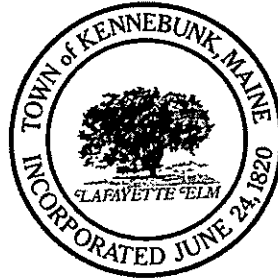


Town of Kennebunk, Maine



Planning Board

MEETING MINUTES

April 25, 2022

In Person, Kennebunk Town Hall Meeting

Present: Chris MacClinchy [Chair], Richard Smith [Vice Chair], David Smith [Secretary], Robert Metcalf [Member], Janice Vance [Member], Edward Trainer [Alternate]; and Daniel Kiley [Alternate];

Absent: None;

Also Attending: Brittany Howard [Town Planner], Michael Tadema-Wielandt [Terradyn Consultants], Jason Vafiades [Atlantic Resource Consultants], and William Ward, Jr. [Select Board Liaison].

1. **Call to Order:** Chair and presiding officer C. MacClinchy called the meeting to order at 7:00pm on April 25, 2022. C. MacClinchy initiated the session with a brief synopsis of the meeting's procedural sequence. There were five voting members present: C. MacClinchy, R. Smith, D. Smith, J. Vance, and R. Metcalf.

2. Agenda Items

a. Public Hearing – Major Subdivision – “Millstone Farm” – 231 Alewife Road – Map 30 Lot 99

B. Howard re-introduced this application from Binhill Phase 2, LLC for authorization to create nine residential lots on 15.78 acres in West Kennebunk. The property currently has one dwelling and wetlands. The existing lot area, Howard said, is 687,376 sq. ft. and the minimum lot area per lot is 20,000 sq. ft. This application had initially been heard by the Board on March 28, 2022.

Howard shared correspondence from the Town Engineer together with the applicant's responses. She stated that the concerns and recommendations which the Board cited at its prior hearing of this case — to include a recommendation for street trees, wetland markers on lots #7 and #8, light poles, a note on certified organic pesticides to be included in homeowner documents, etc. — had been duly addressed by the applicant in the latest plan set.

B. Howard also noted that applicant seeks a waiver from the hydrogeological assessment otherwise required by Article 6.3.C.3 of Planning Board Standards.

M. Tadema-Wielandt, applicant's representative, showed an aerial diagram of the project, indicating the locations of wetlands, bordering stream, and the acreage to be left vacant. D. Smith subsequently asked that the note in homeowner documentation calling for organic pesticides and fertilizers specifically stipulate that they be "certified organic." J. Vance concurred.

R. Smith posed questions about the sidewalk and curbs around the cul-de-sac, and M. Tadema-Wielandt affirmed that the sidewalk had been altered to afford more space. E. Trainer and C. MacClinchy then questioned the project's drainage and storm water maintenance plans. In response, M. Tadema-Wielandt explained the expected drainage flow, discharge mechanisms, culverts, natural inlets, slow-down aprons, and use of natural vegetation for discharge maintenance. "It is the applicant's intent," Tadema-Wielandt said, "to maintain existing drainage patterns" with no adverse impact.

At 7:28pm C. MacClinchy opened a public hearing and invited public comments and questions. There being none, he subsequently closed the public hearing.

R. Metcalf then asked Mr. Tadema-Wielandt for further detail about drainage and the "slow-down aprons." Metcalf encouraged the applicant to use "level spreaders" and to maintain as much of the existing vegetation as possible. J. Vance inquired if there was a subdivision landscaping plan, and M. Tadema-Wielandt replied in the negative. Other than the addition of trees by the developer, he said, each property owner would landscape his or her own property.

M. Tadema-Wielandt then explained the rationale for seeking the hydrogeological assessment waiver. Such an assessment is not needed, he said, because (1) there would be, on average, more than one acre of land per dwelling, (2) no wells will be drilled as homeowners will use public water; and (3) direction of any run-off would be away from the nearest neighbor.

Motion: Move that the Planning Board of the Town of Kennebunk grant a waiver of the hydrogeological assessment otherwise required by Article 6.3.C.3.

Moved: D. Smith

Second: R. Metcalf

Vote: Show-of-hands vote, 5 in favor, none opposed; the motion passed.

Motion: Move that the Planning Board of the Town of Kennebunk approve the preliminary plan for a Major Subdivision, "Millstone Farm", 231 Alewife Road, Map 30 Lot 99, for nine [9] residential lots in West Kennebunk with the following conditions: (1) homeowner and deed documentation is to stipulate that only "certified organic" fertilizers, pesticides, and insecticides can be used, (2) the town engineer review the stormwater analysis; (3) reach out to Public Services about snow storage and sidewalk location; (4) add list of drawings and revision dates to the recording page;

(5) review the use of level spreaders as opposed to just rip rap exiting culverts

Moved: D. Smith

Second: R. Metcalf

Vote: Show-of-hands vote, 5 in favor, none opposed; the motion passed.

b. Preliminary Meeting – Multifamily Project – 44 York Street – Map 54 Lot 129

B. Howard next re-introduced this proposal for authorization to create 12 residential units in six duplexes on 1.36 acres on York Street. The minimum net lot area per unit is 5,000 sq. ft. and the overall lot area is 67,518 sq. ft. in total. The zoning, Howard said, is York Street Mixed Residential and Commercial.

Howard shared a memo from the Town Engineer and then read these comments from the Town's Fire and Public Services Departments:

Fire Department

- The proposed hydrant would better serve all units if located opposite the 3rd duplex;
- The wooded island between the 4th and 5th duplexes should be shortened to facilitate Fire Department turnarounds; and,
- Walkways beside each duplex should be reconfigured to give firefighters clear access to the rear of the buildings.

Public Services Department

- Commented on the need for a drainage ditch and possible location for one;
- A row of arborvitae on the backside of the sidewalk may be located in the ROW.

B. Howard then enumerated several waivers which applicant also seeks:

- (1) Waiver of Zoning Article 10, Section 9.D.1 which requires unobstructed parking;
- (2) Waiver of Town Street Design Standards Zoning Article 10, Section 10.C as applicant proposes to create more than four dwelling units;
- (3) Waiver of the high intensity soil mapping requirement stipulated by Zoning Article 11, Section 6.B.3;
- (4) Waiver of the 24-30 ft. driveway width otherwise required by Zoning Article 11, Section 8.6.e as applicant proposes a 20-ft width instead;
- (5) Waiver of Article 10, Section 23 of the Design review as the project would be accessed via Day Street; and,
- (6) Waiver of the 50-ft. perimeter buffer required by the Town's ordinances as applicant proposes a smaller, 20-ft. buffer due to lot size and topography limitations.

J. Vafiades, representing the applicant, spoke next, reminding the Board that it had first heard this application on May 10, 2021 and had conducted a site walk on May 22, 2021. The applicant, he said, had revised the plan in response to prior Board comments. It is

the applicant's intent, Vafiades added, to make 25% or three of the proposed 12 dwelling units "affordable" rentals.

However, J. Vafiades also announced a significant change not illustrated in the latest plan. Instead of six "duplexes", he said, the applicant now proposes to create two "triplexes" — meaning 2 sets of *three* conjoined townhouses — as well as three "duplexes" or sets of *two* conjoined townhouses. There would still be 12 units in total, but one less "structure." The units would be modular and joined in different configurations to occupy less space. These changes, Vafiades said, will be depicted in the next set of plans.

C. MacClinchy suggested that vegetation be put in place for screening between the structures and abutters. D. Kiley asked questions about drainage and the existing retention pond. J. Vafiades responded that the retention pond was now overgrown and its drain pipe clogged beyond repair. Both would be removed, Vafiades said, to facilitate "natural drainage." The applicant specifically intends to create several depressions to hold water and let it drain naturally.

D. Kiley also asked if there would be separate driveways for each dwelling unit, and J. Vafiades responded that driveways will be shared but have parking space delineated by paint lines.

D. Smith suggested possible locations for a fire hydrant. He also opined that it would be "highly preferable" to have internal sidewalks and driveways at least 22 feet wide. However, R. Metcalf countered that he had "no issue" with the 20-ft driveways proposed.

R. Smith expressed concern that there could be severe internal traffic congestion when morning commuters all use the same, narrow, internal road at the same time. R. Smith likewise posed questions about drainage, and J. Vafiades explained the direction of drainage flows, but agreed that "there was need for a solution."

J. Vance asked for confirmation of the buildings' height, and J. Vafiades confirmed that both "duplexes" and "triplexes" would be 32 feet tall. They would differ in width, not height, he said. Vance also expressed concern that renters in "affordable" housing with young children would have to negotiate narrow internal stairs. Vance then asked how a sofa would be moved upstairs. J. Vafiades responded that larger pieces of furniture would have to be moved upstairs *externally* via the outside decks.

J. Vance then asked where trash receptacles would be located. "Residents," J. Vafiades responded, "will use Town bins and have to keep them along the sides of the buildings." E. Trainer expressed concern that the "space is cramped" and has to accommodate parking, driveways, and bins.

R. Smith asked to see a modular unit, if there were similar buildings nearby and J. Vafiades agreed to check into that possibility. D. Smith questioned whether sprinkler systems would be needed in the triplex buildings and whether tenants or the owner would be responsible for yard maintenance. J. Vafiades replied that yard upkeep would be the owner's responsibility. D. Smith then urged the applicant to ensure that lighting would not visually intrude on neighbors and to include language calling for "certified organic" pesticides, fertilizers, and insecticides in ownership documentation.

C. MacClinchy concluded that the Board would need to see applicant's revised plan before any further consideration or action. J. Vafiades agreed to provide that documentation.

3. Approval of Meeting Minutes

C. MacClinchy then led the Board in a page-by-page review of the minutes of its April 11, 2022 meeting. Several errors were identified and corrected.

Motion: Move that the Planning Board of the Town of Kennebunk approve the minutes of its April 11, 2022 meeting as corrected.

Moved: D. Smith

Second: R. Smith

Vote: Show-of-hands vote, 5 in favor, none opposed; the motion passed.

4. Other Business

Members next agreed to continue in-person meetings at Town Hall until further notice.

5. Adjournment:

There being no further business, the Chair adjourned the meeting at 8:33pm.

Motion: Move that the Planning Board of the Town of Kennebunk adjourn this meeting.

Moved: R. Metcalf

Second: D. Smith

Vote: Show-of-hands vote, 5 votes in favor, none opposed; the motion carried.

Respectfully submitted by
J. Schlagheck, Clerk

Adopted by the Planning Board in its Meeting
of May 9, 2022

Signed by:



PLANNING BOARD

5/9/22

