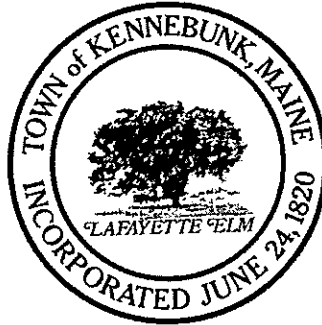


Town of Kennebunk, Maine



Planning Board

MEETING MINUTES

November 28, 2022

In Person Meeting, Town Hall, 3rd Floor, 1 Summer Street, Kennebunk

This meeting was held in person and televised on Cable TV Channel 5.
It is available for public viewing at any time at TownHallStreams.com.

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

Absent: Robert Metcalf [Member];

Also Attending: Brittany Howard [Town Planner], and Jim Logan [Longview Partners, LLC].

- 1. Call to Order:** Chair and presiding officer C. MacClinchy called the meeting to order at 7:00pm on November 28, 2022. The meeting was held in person and there were four voting members present: C. MacClinchy, J. Vance, R. Smith, and D. Smith.

2. Agenda Items

Special Exception – Wetland Crossing for Driveway – 19 Harrisecket Road – Map 64 Lot 9

B. Howard introduced this application from Longview Partners LLC on behalf of property owner Karen Andrews for a special exception to fill approximately 286 sq. ft. of Priority 3 wetlands for a driveway crossing. The property is located at 19 Harrisecket Road. The land is currently vacant, Howard said, and zoned Branch Brook Aquifer Zones A and B ["BBA" and "BBB"] as well as Shoreland Overlay District.

Kennebunk's Conservation Commission, B. Howard added, had reviewed the plan at its meeting of November 21, 2022 and formally responded that it had no objection to the project. Howard said that feedback was pending from the Town Engineer and Fire Department as well.

J. Logan, representing the owner, then addressed the Board, re-iterating that this application was exclusively for a wetland crossing exception. A reputable third party, he said, had delineated the wetlands and the proposed driveway's impact "would be minor".

Logan also observed that the owner proposed to install a culvert with a 36-inch diameter at the narrowest part of the wetland. The culvert detail, J. Logan said, had been added to the plan.

R. Smith then posed questions about the distances of the proposed house and driveway from Branch Brook, and J. Logan provided that detail. Logan specifically confirmed that the septic system for the proposed residence would be "800 to 900 feet" away from Branch Brook. R. Smith also inquired if the applicant had contacted the Kennebunk Kennebunkport Wells Water District ["KKW"] about this proposal as the KKW was an abutter, and B. Howard confirmed that they had received the digital agenda for tonight's meeting and will be noticed of the public hearing.

D. Smith asked if the applicant had explored the willingness of a nearby neighbor to share his or her driveway rather than build a new one. Karen Andrews, the property owner, responded in the negative. Ms. Andrews stated that she had, indeed, contacted the neighbor, but that party had "no interest whatsoever" in sharing the driveway already in place.

D. Smith also questioned how this application differed from the 165 High Street project which also entailed a wetland crossing. B. Howard explained that the 165 High Street crossing was to take place in the "BBA" zone, which is quite restrictive. This Harrisecket application, Howard said, was for authorization for a wetland crossing exclusively in the "BBB" zone, which is less stringent.

J. Vance posed questions about vegetation, but concluded that they would be best answered via a site walk. D. Kiley questioned the direction of likely water flows and the impact of the proposed 3-ft. culvert on an abutter's property. Would the 36-inch culvert, Kiley asked, pose flow issues for the two 12-inch culverts on the abutter's property? J. Logan responded in the negative, stating that a larger culvert would simply be more efficient and better serve wildlife, but not step up flow onto abutting properties.

C. MacClinchy noted that the applicant's plan shows drainage heading *toward* High Street while J. Logan stated that the flow would move in the opposite direction. MacClinchy called on Logan for clarification. J. Logan responded that he would investigate the matter with his associates and report back to the Board.

MacClinchy also voiced disappointment that another driveway was to be built very close to an existing one. However, he acknowledged that the applicant appeared to have attempted to achieve a "shared drive" remedy.

Board members and J. Logan then agreed to a site walk of the property on Saturday, December 3, 2022 at 8:00am. D. Smith asked if the applicant could "stake or show" where the Fire Department's turnaround would be, and J. Logan agreed to show it.

There were no other comments or action. A later discussion ensued about a public hearing date for this application, January 9, 2023 was proposed.

3. Other Business

There was initially no other business. However, later in the meeting Board members agreed to hold off on having "hybrid" meetings (i.e. meetings held in-person as well as via some Internet teleconference platform). The Select Board, they agreed, had recently held a hybrid meeting with poor audio results. Planning Board members therefore agreed to hold off on such meetings until the technology improved and the public could hear and see the Planning Board's proceedings without technical impediments.

4. Review of Meeting Minutes

C. MacClinchy then led the Board in a page-by-page review of the minutes of its meeting of November 14, 2022. Several errors were identified and corrected.

Motion: **Move that the Town of Kennebunk Planning Board approve the Minutes of its meeting of November 14, 2022 as corrected.**

Moved: D. Smith

Second: R. Smith

Vote: **Show of hands vote, 4 in favor, none opposed; the motion carried.**

5. Adjournment: There being no further business, the Chair adjourned the meeting at 7:40pm.

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

Moved: D. Smith

Second: R. 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 January 9, 2023

Signed by: 

PLANNING BOARD

