

Staff Review Committee

Minutes

Kennebunk River Food Court

Map 35 Lot 1

12/11/23

Staff present: James Nagle, Lee Jay Feldman, Terry Merrill and Renald Tardif.

Public Attendees: Deborah Bloomer, Mary Pilon, Bill & Debra Ridlon, Isaac Nicoll, Stephanie Nadeau, Cyrus Chilton, Carl Marcotte, Chad Binette, Jim Rooney, Jim Murray, Mario Binette, Nicki & Adam Bean, Bob Zuke, Keith Huard, Michael Marceau, Gernold Nisius, Jen Wasson, Adam Burgess

Lee Jay Feldman opened the meeting at 9:30 and welcomed everyone to the meeting. Lee Jay then went through the e-mail that Stephanie Nadeau had sent to the town as well as the e-mail sent in by Mr. Shillington.

Lee Jay opened the public portion of the meeting and asked if anyone wanted to speak? Deborah Bloomer of 13 Dunham Lane spoke indicating that she was pleased that Adam Burgess had cut trees in front of his property for Site visibility. She then went on to note that she was a Trauma nurse and had seen horrific issues from auto accidents in her career and is concerned that we could see this happen at the intersection of Route 1 and Walkers Lane if this use is allowed.

Lee Jay asked if anyone else would like to speak? No one indicated a desire to speak so that portion of the meeting was closed.

Terry Merrill, Public Works Director asked the applicant if he planned on widening the entrance with the pump station since it is very narrow? Adam Burgess indicated that based on the Maine DOT permit it would have to go from 16' to 24' as part of the permit. Mr. Merrill also asked about traffic counts? Mr. Burgess indicated he visited another food court and took pictures of vehicles and indicated he only documented 6 vehicles per hour.

Terry also indicated a concern with vehicles parking on Walker's Lane. Mr. Burgess went on to indicate that the site visibility was now 363' based on using the standards for site visibility.

Terry Merrill went on to indicate that he also thought there may be drainage issues in the proposed parking lot since there is a catch basin in the lot.

Jim Nagle, Code Enforcement Officer wanted to point out that some of the information in Stephanie Nadeau's e-mail was not correct, indicating that the 300' shoreland zone frontage was pertaining to new lots, not existing lots, making this lot a non-conforming lot of record. Mr. Nagle also wanted to point out he too had concerns about traffic issues in the area.

Terry Merrill made a motion to table the application until the applicant can have a full traffic impact study completed. Lee Jay Feldman made the 2nd and the vote was 4-0

The meeting was adjourned at 10:15a.m.