

Staff Review Committee Minutes

Kennebunk River Food Court

8/21/2023

Site Walk Minutes

Staff present for the site walk included: Jim Nagle, Lee Jay Feldman, Terry Merrill, Andrew Stevenson, & Renald Tardif. A number of the people who live on Walkers Lane were also present during the visit.

The applicant provided an overview of the project at which time the abutters asked numerous questions including:

Do they plan to keep the trees and to what extent?

Will the parking area be kept as gravel, or will it be paved?

What is the length of the season going to be?

Do they plan on having Porta potties on the site?

The biggest issue raised by all of the neighbors is Traffic circulation on Walkers Lane and through the site as well as access at the Water Pump station easement.

Review Minutes

Staff present for the meeting includes Lee Jay Feldman, Jim Nagel, Andrew Stevenson, Terry Merrill, Renald Tardif

Public Attendees: Adam Burgess, Jennifer Wasson, Debra & Bill Ridlon, Kurt Shillington, Nicki Bean, Deborah Bloomer, David Cate, Michael Marceau, Stephanie Nadeau

Lee Jay opened the meeting, explained the process to the public who were present for the discussion and opened the meeting to the public to see if they had any additional issues or questions.

One person wanted to point out that Walkers Lane was narrower in pavement and Right of Way than the standard required. The same person had asked about what level was Walkers Lane A Minor Street, Collector etc. Lee Jay read the ordinance and noted that it is a Minor Street due to the level of Average Daily Trips being less than 250.

One question asked about Porta Potties on the site and Jim Nagel indicated that they are not allowed as a permanent solution.

Another person asked that if this did get approved could the trees be trimmed on Route 1 to allow for better site distance and yes they can.

One neighbor was concerned about wetlands and Shoreland zoning and the need for a wetland fill permit or a Vernal pool study.

Lee Jay pointed out for the applicant that there are four items they will need to address:

1. Wetland analysis
2. Site Circulation for Traffic
3. Stormwater analysis
4. A Change of use permit from Maine DOT to allow the existing curb opening to be used for the food trucks and not just the KKW pump station.

Terry Merrill made a motion to Table the application.

Jim Nagle 2nd Vote was 4-0