



# TOWN OF KENNEBUNKPORT, MAINE

*- INCORPORATED 1653 -*

MAINE'S FINEST RESORT

**Board of Selectmen Agenda  
Site Walk – 26 Langsford Avenue  
January 9, 2018 – Noon**

1. Call to Order.
2. Site Walk at 26 Langsford Avenue regarding application submitted by Wilson Goodwin and Elizabeth Witt-Goodwin for construction of a 4 ft wide x 10 ft long access ramp, a 4 ft wide x 40 ft long pier, and a 3 ft wide x 40 ft long ramp, and a 10 ft wide by 20 ft long float.
3. Adjournment.



135 River Road • Woolwich, ME 04579  
207 - 837 - 2199 • tim@atlanticenviromaine.com  
www.atlanticenviromaine.com

December 19, 2017

Mr. Werner Gilliam, Director of Planning and Development  
Town of Kennebunkport  
P.O. Box 566  
Kennebunkport, ME 04046

Re: Site Plan Application for a Residential Dock within the Shoreland Zone for Wilson Goodwin and Elizabeth Witt-Goodwin, 26 Langsford Road, Kennebunkport, ME.

Dear Werner,

On behalf of Wilson Goodwin and Elizabeth Witt-Goodwin, Atlantic Environmental, LLC (AE) requests the Town of Kennebunkport's Board of Selectmen consider the application for a proposed residential dock located at 26 Langsford Road that will provide partial tide access to Cape Porpoise. The proposed dock will begin in the upland and will consist of a four (4) foot wide by ten (10) foot long access ramp, a four (4) foot wide by forty (40) foot long pier, and a three (3) foot wide by forty (40) foot long ramp, and a ten (10) foot wide by twenty (20) foot long float.

The attached application and supporting documents provide detailed site plans and demonstrate how the proposal relates to the Town of Kennebunkport's Zoning Ordinances. The Applicant has submitted notice of the proposed project to the Cape Porpoise Harbormaster. In addition, the Applicant has received approval from the Maine Department of Environmental (DEP) and the U.S. Army Corps of Engineers (ACOE). A copy of these permits is included with the application materials.

Thank you in advance for your consideration of this Application. If you require any additional information or clarifications, please feel free to contact me at 207 - 837 - 2199 or by email at tim@atlanticenviromaine.com.

Sincerely,  
Atlantic Environmental LLC.

A handwritten signature in black ink that reads 'Timothy A. Forrester'.

Tim Forrester, Owner

**EXHIBIT 1.0: SITE PLAN APPLICATION**  
**APPLICATION FOR SITE PLAN REVIEW**  
**KENNEBUNKPORT PLANNING BOARD**

1. Applicant:

Name: Atlantic Environmental, LLC c/o Tim Forrester

Address: 135 River Road

(street)

Woolwich

(city)

ME

(state)

04579

(zip)

Phone: (207) 837 - 2199

2. Owner of Record:

Name: Wilson Goodwin and Elizabeth Witt-Goodwin

Address: 411 Walnut Street #3173

(street)

Green Cove Springs

(city)

FL

(state)

32043

(zip)

Phone: (412) 716 - 8918

3. Subject Property location: 26 Langsford Road

Zone: CPW

Tax Assessor's Map 30

Block 1

Lot 37

Shoreland x

Resource Protection \_\_\_\_\_

Lot Width \_\_\_\_\_

Depth \_\_\_\_\_

Area \_\_\_\_\_

4. Existing use of Property: Residential

5. Proposed Use of Property: Residential

6. Type of Sewage Disposal: N/A

Existing \_\_\_\_\_

Proposed \_\_\_\_\_

7. Water Supplied by: N/A

8. Lot coverage (in percentage)

Existing 14%

Proposed 16%

9. Interior Square Footage: N/A

Existing \_\_\_\_\_

Proposed \_\_\_\_\_

10. If volume expansion, interior volume: N/A

Existing \_\_\_\_\_

Proposed \_\_\_\_\_

11. Exterior dimensions of existing and proposed structure (footprint square footage): N/A

Existing \_\_\_\_\_

Proposed \_\_\_\_\_

12. Commercial Floor Space (square feet): N/A

Existing \_\_\_\_\_ Proposed \_\_\_\_\_

13. Details on easements or other restrictions on the property. Attach deeds and/ or agreements.  
There are no easements or restrictions in the location of the proposed dock.

14. Describe new structures, additions to existing structures and alterations proposed:

The Applicant proposes to construct a dock consisting of a four (4) foot wide by ten (10) foot long ramp, a four (4) foot wide by forty (40) foot long pier, a three (3) foot wide by forty (40) foot long ramp, and a ten (10) foot wide by twenty (20) foot long float.

15. Attachments:

1. List full names and current mailing addresses of owners of properties within 200 feet of the subject property. (*List on a separate sheet*). Also include a copy of the tax map, highlighting your property.
2. A site plan containing all the data required under Article 10 of the Kennebunkport Land Use Ordinance.
3. Attach a copy of official decisions (or note pending applications) of other Federal, State or local agencies regarding the use of this property (Army Corps., D.E.P., etc.).
4. On a separate sheet, attach any supplemental information, or explain any points you feel need clarification.
5. Please attach 11" x 17" copies of plans to this form if submitting blueprint sized plans.

**Note:** All applications must conform to the Kennebunkport Land Use Ordinance and all applicable local, State and Federal ordinances. Planning Board approval is required before any building permit is issued.

**All postage, application and public notice fees must accompany this application**

To the best of my knowledge, all information submitted on this application is true and correct. All proposed uses will be in conformance with the application and the Kennebunkport Land Use Ordinance.

**I understand that if my application is approved by the Planning Board, I am responsible for recording the Findings of Fact, and must provide a copy of that to Code Enforcement prior to any permit being issued. Additionally, I understand that I must take out a permit within 180 days of the date of Planning Board Approval, per Article 11.7.B, or that approval will be void.**

Signature Timothy A. Fennell Date December 19, 2017

**For Office Use Only**

Date Received \_\_\_\_\_ Application Fee Paid \_\_\_\_\_ Postage Fee Paid \_\_\_\_\_  
Legal Notice Fee Paid \_\_\_\_\_