



**TOWN OF KENNEBUNKPORT
PLANNING BOARD AGENDA
July 19, 2023 @ 6:00 PM**

**HYBRID MEETING
VIA ZOOM AND IN-PERSON**

**ALL BOARD MEMBERS AND APPLICANTS ARE EXPECTED TO BE PRESENT IN-PERSON
AT THE VILLAGE FIRE STATION (except when not practicable) LOCATED AT 32 NORTH
STREET, KENNEBUNKPORT.**

THE PUBLIC IS WELCOME TO JOIN VIA ZOOM OR IN-PERSON.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/85133915345>

*All Applications and associated documents are available for your review on the Kennebunkport
Website under the Planning Board page and can be reached here:*

<https://www.kennebunkportme.gov/planning-board/pages/active-planning-board-applications>

Attendance

Approval of Minutes (7/5/23)

AGENDA

- 1. 230502 77 Pier Road – German Lucarelli – Site Plan Review Application – Continued Public Hearing** - This site plan review application is seeking approval to add a refreshment trailer in the existing paved area adjacent to the restaurant located at 77 Pier Road. (Assessor's Tax Map 29, Block 2, Lot 5b in Cape Porpoise South Zone). *Case Manager: Ed Francis*
- 2. 230601 845 Kings Hwy – Holly Joel-Mudd – Erik Peterson/Peterson Design Group – Site Plan Review Application – Public Hearing** – This site plan review application is seeking a complete replacement of a garage on a new poured foundation. The existing garage is a nonconforming structure on a nonconforming lot. The structure is nonconforming due to being located within the setback, triggering planning board approval. The applicant is also seeking to utilize the 30% expansion for an increase in interior square footage and volume (Assessor's Tax Map 34, Block 1, Lot 5 in Goose Rocks Zone). *Case Manager: Charles "Larry" Simmons*
- 3. 230603 47 The Long & Winding Road – Longview Partners/James Logan – Final Subdivision Application – Initial Review** - This application seeks approval for a major revision to an existing subdivision with the intent to split 25-1-3, identified as Lot 3 on the 1984 Trumbull Plan. This change would result in one (1) additional lot being added to the existing subdivision. (Assessor's Tax Map 25, Block 1, Lot 3 in Farm and Forest Zone).
- 4. 230602 Old Cape Road and Roberts Lane – Pamela G. Hutchins/owner – Mezoian Development, LLC/Applicant — Austin G. Fagan/BH2M/Agent – Sketch Plan Review Application** – The new division being brought before the board is seeking to split one additional lot off from 22-9-2 (Old Cape Rd). This would create a three-lot division within five years, triggering planning board approval for subdivision. The proposed lot to be created is identified as lot one on the BH2M June 2023 plan entitled "Sketch Plan Subdivision Old Cape Rd Kennebunkport, Maine".

5. Adjourn