



**TOWN OF KENNEBUNKPORT
PLANNING BOARD AGENDA
December 7, 2022 @ 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/82532889073>

By Telephone: US: +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592

Webinar ID: 825 3288 9073

International numbers available: <https://us06web.zoom.us/j/82532889073>

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 (11/2/22 and 11/16/22)

AGENDA

- 1. 221101 Ocean Sound Subdivision – Robert Metcalf – Mitchell & Associates/Agent** – Minor Revision to Previously Approved Subdivision – **Initial Review** – This application for minor revision to a previously approved subdivision has been submitted with the intent to alter Ocean Sound Subdivision’s plan. The applicant is seeking a revision to wetland delineation for lot 1c. The existing plan displays a wetland “finger” along the cul de sac, being the primary focus of this application (Assessor’s Tax Map 20, Block 4, Lot 1C in Cape Arundel Zone).

2. 221102 Turbats Creek Preserve – Robert Metcalf – Mitchell & Associates/Agent

– Minor Revision to Previously Approved Subdivision – **Initial Review** – This application for minor revision to a previously approved subdivision has been submitted with the intent to alter Turbats Creek Preserve’s plan. The applicant requests to “add” an existing lot from outside of Turbats Creek Preserve Condominium, to be included as part of the subdivision. The lot in question, 7 Timber Ledge Lane (21-9-52A), is proposed to be Unit #8 of Turbats Creek Preserve. This lot is located between Ebs Cove Subdivision and Turbats Creek Preserve Condominium. It is accessed via a private deeded right of way that travels over Nehoc lane to Timber Ledge Lane (Assessor’s Tax Map 21, Block 3, Lot 2A in Village Residential Zone).

3. 221001 Kitty’s Run – Christopher Coppi – Coppi Environmental, LLC/Agent –

Site Plan Review Application – **Findings of Fact** – This site plan review application is seeking to alter the number of service lots accessible by the existing driveway. A findings of fact from August 15th, 2012 stipulated the approval of the access driveway to service two lots. Applicant is seeking the altered driveway to ultimately service three lots. The existing driveway initially required approval by the Planning Board due to wetland crossing (Assessor’s Tax Map 13, Block 3, Lot 16B in Free Enterprise Zone). *Case Manager: Ed Francis.*

4. 221002 37 Pier Road – Devin Prock – Permitting with Prock, LLC/Agent –

Site Plan Review Application – **Findings of Fact** – The site plan review application has been submitted with the intent to reconstruct a preexisting pier. The existing pier also serves as a support structure for a residential cottage. ~~Cottage to be temporarily relocated on the property for the duration of the requested rebuild.~~ (Assessor’s Tax Map 30, Block 1, Lot 10 in the Cape Porpoise East Zone). *Case Manager: George Lichte.*

5. Adjourn