



**TOWN OF KENNEBUNKPORT
PLANNING BOARD AGENDA
December 20, 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/87069723023>
Webinar ID: 870 6972 3023

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 (12/6/23)

AGENDA

1. **231001 Wildes District Subdivision – Beachwood Development Fund, LP/Michael Tadema-Wielandt, P.E./Agent – ~~Postponed at the Request of the Applicant - Preliminary Subdivision Application – Public Hearing~~** – Applicant proposes to develop a three lot single family residential subdivision (Assessor's Tax Map 9, Block 10, Lot 23 in Village Residential Zone). ~~Case Manager: Nina Pearlmutter~~
2. **230802 Old Cape Rd – Mezoian Development, LLC – Austin G. Fagan/BH2M/Agent – Final Subdivision Application – Public Hearing** – The Applicant seeks 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 (Assessor's Tax Map 22, Block 9, Lots 2 in Free Enterprise Zone). *Case Manager: Mike West*
3. **231101 19 River Rd – Cape Arundel Golf Course – Philip Hesketh, R.A., NCARB/down hill architecture + design – Site Plan Review Application – Public Hearing** – The Applicant seeks to build a 20' x 14' addition onto their existing Material Storage Shed, as well as relocate their dumpster enclosure to a location adjacent to the Material Storage Shed (Assessor's Tax Map 12, Block 1, Lots 13 and 5 in Village Residential Zone). *Case Manager: George Litche*
4. **231003 14 and 24 Field Point Rd – Walsh Engineering/William Walsh/Agent – Site Plan Review Application – Findings of Fact** – Applicant proposes to replace existing shoreline revetment and existing timber frame retaining wall due to storm damage which occurred during the December 23, 2022 Nor'easter (Assessor's Tax Map 20, Block 1, Lot 1 and 2 in Village Residential Zone). *Case Manager: Charles "Larry" Simmons.*
5. **221003 K.J. Trudo Properties, LLC/The Glen at Goose Rocks Subdivision - Jason Vafiades/Agent – Preliminary Subdivision Application – Discussion – Request for Extension** – The Applicant proposes a 9 lot residential subdivision. The project will be served by private wells and septic. Access to the site will be from Goose Rocks Road via a single road that splits into two segments each with a cul-de-sac (Assessor's Tax Map 15, Block 1, Lot 1B in Farm and Forest Zone). *Case Manager: Charles "Larry" Simmons.*
6. **Other Business: Discuss draft ordinance amendments:**
 - Chapter 240-2.2 (Definitions)
 - Chapter 240-6.10 (Residential Parking Standards)
 - Chapter 240-6.19 (Dwellings)
 - Chapter 240-7.14 (Residential Rental Accommodations)

7. Adjourn