



**TOWN OF KENNEBUNKPORT
PLANNING BOARD AGENDA
MARCH 15, 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/89014219674>

By Telephone: US: +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325

Webinar ID: 890 1421 9674

International numbers available: <https://us06web.zoom.us/u/k8YTpAzqA>

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 (3/1/23)

AGENDA

- 1. 221003 K.J. Trudo Properties, LLC/The Glen at Goose Rocks Subdivision - Jason Vafiades/Agent** – Preliminary Subdivision Application – **Continued Public Hearing** – 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.*
- 2. 230201 Roberts Lane – J.W. Group, LLC/Joshua Waterhouse** – Site Plan Review – **Public Hearing** – the Applicant seeks approval to extend the road to a new lot that was created. A prior Planning Board approval for extension of that road was for the purpose of one house lot (Assessor's Tax Map 22, Block 9, Lot 1D in Free Enterprise Zones).
- 3. 230202 45 Ocean Avenue/Bruce Read, Esq./Agent**– Site Plan Review – **Initial Review** – This application is seeking a change of use for one of the first-floor units at 45 Ocean Ave. The current use of this unit is a hair salon, with a proposed use of retail. A findings of fact from June 3rd, 2009 provided approval for said unit to operate as a hair salon, with the existing use being retail (Assessor's Tax Map 10, Block 1, Lot 8 in the River Front Zone).
- 4. Adjourn**