



# TOWN OF KENNEBUNKPORT, MAINE

~ INCORPORATED 1653 ~

MAINE'S FINEST RESORT

**Kennebunkport Planning Board  
December 7, 2016 ~ 7:00 PM  
Village Fire Station, 32 North Street  
AGENDA**

Attendance  
Approval of Minutes  
AGENDA

- 1. 161001 Melissa Winstanley / Sandra Guay, Authorized Agent** – Site Plan Review – **Findings of Fact** – for re-approval to do a maintenance dredge to remove approximately 310 cubic yards of silt and sand to restore adequate mooring and access depths at an existing recreational pier. [85 Ocean Avenue, identified as Assessor's Tax Map 08, Block 001, Lot 18 in the Village Residential, Shoreland and Resource Protection Zones.] *Peter Fellenz, Case Manager*
- 2. 161101 Sandpiper Capital Management II, LLC (Ebs Cove Subdivision) / Sebago Technics, Authorized Agent** – Minor Revision to previously approved subdivision - Initial Review – for approval to make lighting changes and to eliminate Condition of Approval #5 of previous Planning Board Approval stating “changes to Ebs Cove Declaration of Covenant must receive Planning Board Approval”. [Ebs Cove Lane, Assessor's Tax Map 21, Block 009, Lot 52 (portion) in the Village Residential Zone.]
- 3. 161102 Binnacle Hill, LLC / Sebago Technics, Authorized Agent – Sketch Plan** – for review of a 15-lot cluster subdivision. [New Biddeford Road, Assessor's Tax Map 41, Block 002, Lots 8C & 8D in the Goose Rocks Zone.]
- 4. 161103 Barbara Muller / Richard Roy, Authorized Agent** – Site Plan Review – **Initial Review** – for approval to replace failing foundation with a new poured and concrete block foundation. [34 New Biddeford Road, Assessor's Tax Map 41, Block 001, Lot 09 in the Shoreland and Goose Rocks Zone.]

**Other Business:** Letter from Ralph Austin requesting the Planning Board's opinion on whether subdivision regulations had been violated as a result of conveyances within the Rocky Pasture properties. [36 Rocky Pasture Lane, Assessor's tax Map 8, Block 3, Lots 18, 26, 27 & 27E.]

*Under no circumstances shall an applicant or an applicant's representative contact any member of the Planning Board regarding Planning Board personnel, or pending or active applications. All emails, US mail, phone calls and any other correspondence concerning Planning Board issues must be directed to the Code Enforcement Office only. Please be aware that occasionally, Public Hearings are continued to another day. Please check the website on the Town's calendar to ensure the matter will be going forward, or call 967-4243, extension 105 for additional information.*