



# TOWN OF KENNEBUNKPORT, MAINE

~ INCORPORATED 1653 ~

MAINE'S FINEST RESORT

**Kennebunkport Planning Board  
October 4, 2017 ~ 7:00 PM  
Village Fire Station, 32 North Street  
REVISED AGENDA**

Attendance

Approval of Minutes

AGENDA

- 1. 170801 The Town of Kennebunkport Recreation Department /Wright-Pierce, Authorized Agent, Site Plan Review – Public Hearing, continued**, for approval to replace the current building on the adjacent property as well as a storage shed on this property with a new single-story structure. (School Street, identified as Assessor's Tax Map 11, Block 005, Lot 02 in the Village Residential Zone.)

**Other Business:**

1. Olde Port Village Subdivision / Mitchell & Associates, Authorized Agent – request for clarification of subdivision procedures.
2. Review Kennebunkport Land Use Ordinance change regarding removal of growth permit for accessory apartments. (See attached)

*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 967-1605 for additional information.*

## 11.10 Growth Management Permit Required

### A. Purpose. The purpose of this section is to:

1. Ensure fairness in the allocation of building permits between sub-dividers and single lot property owners.
2. Avoid a situation in which the rapid completion of major subdivisions could outstrip the Town's capability to expand its municipal services.
3. Guide the Town's growth in an orderly fashion so that the annual increase in population can be adequately served by community facilities as those services are needed.
4. Manage the Town's future residential growth in a manner consistent with the Town of Kennebunkport's Comprehensive Plan.

### B. Compliance required; violations.

1. All new dwelling units, including new manufactured housing dwelling units, within the Town, whether occupied permanently or seasonally, shall conform with the provisions of this section. It shall be a violation of this section for any person to construct or place a new dwelling unit within the Town, without first having obtained a growth management permit and building permit, in accordance with this section and Article 11, from the Code Enforcement Officer, unless such construction or placement constitutes an exception under this section.
2. If a dwelling unit has been constructed or placed without a growth management permit or building permit as required under the provisions of this Ordinance, it shall also be a violation for any person to convey such dwelling unit.

### C. Exemptions. The following are exempt from the provisions of this section:

1. The repair, replacement, reconstruction or alteration of any existing building or structure not resulting in additional dwelling units;
2. Housing for the elderly which is constructed, operated, subsidized or funded, in whole or in part, by an agency of the state or federal government; and
3. The construction or alteration of a nonresidential building or structure.

4. The Construction or alteration of a new Accessory Apartment.

G. Application. Applications for growth management permits shall comply with the following:

1. A growth management permit application must be completed by the lot owner of record and/or the owner's agent, including all endorsements and certifications.
2. Applications shall be on forms provided by the Town. The Code Enforcement Officer may request additional information and shall have the authority to require that the application be revised or supplemented in order to meet state or local requirements.
3. Growth management permit applications shall be accompanied by a non-refundable application fee of ~~\$250.00, as set annually by the Municipal Officers,~~ a complete application for a building permit and Planning Board and/or Zoning Board of Appeals approval, when necessary.