

**Kennebunkport Planning Board**  
**November 1st, 2023 @ 6:00 PM**  
**Hybrid Meeting Via ZOOM and In-Person**  
**32 North Street, Kennebunkport**

A meeting of the Planning Board was held on Wednesday, November 1st, 2023, in-person and via the ZOOM format. The meeting convened at 6:00 p.m.

Members Present: Mr. Tom Boak (Chair), Nina Pearlmutter, Ed Francis, Charles “Larry” Simmons, George Lichte, Michael West

Approval of Minutes: Ms. Pearlmutter made a motion to approve the minutes of the October 18th, 2023, Planning Board meeting. Mr. Simmons seconded the motion, and the motion passed.

Items:

- 1. 231002 21 Norwood Lane – Mark and Katherine Badertsher/John Einsiedler/Agent – Site Plan Review Application – Initial Review** – Applicant proposes to remove existing single-family home utilizing the 30% expansion to replace the structure. (Assessor’s Tax Map 34, Block 2, Lot 2 in Goose Rocks Zone).

Mr. Boak introduced the agenda item.

Mr. John Einsiedler addressed the Board on behalf of his clients, Kate and Mark Badertsher for a project at 21 Norwood Lane.

Mr. Francis asked Mr. Einsiedler if he could point out where the changes are in this Application compared with the past application. Mr. Einsiedler explained that when the pricing came in for the project that was approved by the Planning Board, basically it would be cheaper to tear down the house and rebuild it as is while at the same time it would meet all the new energy codes and floor structure would be up to code as well.

Ms. Pearlmutter asked if they were still going to put in fill and raise the structure up. Mr. Einsiedler replied yes but there will not be a basement. Ms. Pearlmutter then asked if their permit for the fill would be the same. Mr. Einsiedler responded they would need to get a Permit-By-Rule from the Maine DEP which he has not filed for yet.

Mr. Lichte asked if raising the structure up would go above the height restriction. Mr. Einsiedler responded No.

Mr. Francis volunteered as Case Manager for this Application.

Mr. West made a motion the Application is complete. Ms. Pearlmutter seconded the motion, and the vote was unanimous.

Mr. Boak announced a Public Hearing will be held at the next Planning Board meeting.

**Adjournment:** A motion was made to adjourn. It was seconded, and the vote was unanimous.

**Submitted By:** Patricia Saunders, Planning Board Recording Secretary