

# Kennebunkport Planning Board

December 1st, 2021 @ 6:00 PM

Virtual Meeting Via ZOOM

A virtual meeting of the Planning Board was held on Wednesday, December 1st, 2021 via the ZOOM format. The meeting convened at 6:00 p.m.

Members Present: Mr. Tom Boak (Chair), Nina Pearlmutter, D. Scott Mahoney, Ed Francis, Larry Simmons, George Lichte, John Harcourt

Approval of Minutes: This item was deferred until the next Planning Board meeting.

## Items:

1. **210801 Vincent & Nathan Thelin/Longview Partners Authorized Agent** – Preliminary Subdivision Application – **Public Hearing** – To amend a previously approved subdivision resulting in the creation of 1 new lot (245 Arundel Road, Assessor's Tax Map 15, Block 3, Lot 4 in the Farm and Forest Zone.)

Mr. Boak introduced the agenda item and asked the Applicant to provide a brief summary.

Mr. James Logan of Longview Partners addressed the Board stating they compiled all the information requested at the last meeting and submitted to the Board prior to tonight's meeting which included the confirmation of the curb cut that was previously obtained.

Mr. Boak asked the Board members if they had any questions for the Applicant. There were no questions or comments from any of the Board members.

Mr. Boak opened the Public Hearing. There were no comments from the viewing audience. Mr. Boak closed the Public Hearing.

Ms. Pearlmutter made a motion to approve this Preliminary Subdivision Application. Mr. Simmons seconded the motion, and the vote was unanimous.

As Vice-Chair of the Planning Board, Ms. Pearlmutter will draft a letter of approval to be submitted to the Code Enforcement Office.

2. **211002 Shmalo Family, LLC/Trades Center Inc. Agent** -- Site Plan Review – **Findings of Fact** - for review of a change of use to Residential Mixed Use (24 Ocean Avenue, Assessor's Tax Map 11, Block 9, Lot 10).

Mr. Simmons read the Findings of Fact into the record. Mr. Boak made a motion to approve said Findings. Mr. Simmons seconded the motion, and the vote was unanimous.

3. **211003 Yachtsman Hotel and Marina/Sebago Technics Agent** – Site Plan Review – **Public Hearing** – for review of a proposed conversion from a 3-season hotel to a year-round hotel. (57 Ocean Avenue, Accessor's Tax Map 10, Block 1, Lot 3).

Mr. Boak introduced the agenda item.

Mr. Steve Doe of Sebago Technics addressed the Board stating there are no changes to the site itself with the exception of some winterizing of the building and some exterior utilities.

There were no comments or questions from the Board members.

Mr. Boak opened the Public Hearing. There were no comments or questions from the viewing audience. Mr. Boak closed the Public Hearing.

Mr. Simmons made a motion to approve the Application. Ms. Pearlmutter seconded the motion, and the vote was unanimous.

Mr. Mahoney read the Findings of Fact into the record. Mr. Boak made a motion to approve said Findings. Ms. Pearlmutter seconded the motion, and the vote was unanimous.

**4. 211004 Ocean Woods / Sebago Technics, Authorized Agent - Preliminary Plan Review - Initial Review - POSTPONED AT THE REQUEST OF THE APPLICANT** - ~~for removal of existing 30 units (49 bedrooms) + 2 apartments and 108 110 seat restaurant to be replaced with 30 units (43 bedrooms) hotel cottages and replacement restaurant (88 seats) with 6 hotel rooms above within existing development area, along with other proposed site improvements (71 Dyke Road, Assessor's Tax Map 37, Block 5, Lot 2 in the Goose Rocks Zone).~~

Mr. Gilliam reminded the Board there is a Site Walk scheduled for this coming Friday at 1:00pm for the Subdivision Application off Goose Rocks Road.

**Adjournment:** A motion was made to adjourn. It was seconded, and the vote was unanimous.  
**Submitted By:** Patricia Saunders, Planning Board Recording Secretary