

**Kennebunkport Planning Board**  
**December 16th, 2020 ~ 6:00 PM**  
**Virtual Meeting (Via Zoom)**

A virtual meeting of the Planning Board was held on Wednesday, December 16th, 2020. The virtual meeting convened at 6:00 p.m. via Zoom.

Members Present: Mr. Tom Boak (Chair), Ed Francis, Larry Simmons, George Lichte, John Harcourt  
Mr. Harcourt and Mr. Lichte will have voting privileges for this meeting

Approval of Minutes: Mr. Simmons made a motion to approve the amended minutes from the December 2nd, 2020 Planning Board meeting. Mr. Harcourt seconded the motion, and the vote was unanimous.

Items:

1. ~~201001 Boughton Hotel Corporation d/b/a The Colony Hotel / Windward Development, Authorized Agent – North Campus – Site Plan Review – Public Hearing~~ for approval to demolish all existing buildings and parking areas and construct two new building with multiple parking areas. (128 Ocean Avenue / 12 & 14 Colony Avenue, identified as Assessor's Tax Map 8, Block 8, Lots 14, 15 & 16 in the Riverfront and Shoreland Zones.) *Nina Pearlmutter, Case Manager* **Continued to a future date at request of Applicant.**
2. ~~201002 Boughton Hotel Corporation d/b/a The Colony Hotel / Windward Development, Authorized Agent – South Campus – Site Plan Review – Public Hearing~~ for approval to demolish 4 existing buildings and construct one new building, to include building expansion, and the reconstruction of circular parking area. (140 Ocean Avenue, identified as Assessor's Tax Map 8, Block 6, Lot 4 in the Riverfront and Shoreland Zones.) *Nina Pearlmutter, Case Manager* **Continued to a future date at request of Applicant.**
3. **201005 Timothy & Kathleen Berger / John Einsiedler, Authorized Agent** – Site Plan Review – **Public Hearing** – for approval to move and attach an existing shed to the house to allow for a volume expansion to expand an existing second floor dormer. (6 Brooks Street, identified as Assessor's Tax Map 21, Block 5, Lot 33 in the Cape Porpoise West, Shoreland and Resource Protection Zones.)

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

Mr. John Einsiedler addressed the Board stating the property is located at 6 Brooks Street and the proposal is to move the approximately 8-foot by 10-foot shed that is currently in the side, rear, and Shoreland Zone setbacks. Mr. Einsiedler continued they are proposed to take the square footage and volume of the shed, increase it by a 30% allowable expansion, and add the new square footage and volume to the existing house and remove the shed to make the property more conforming and reduce the lot coverage.

Mr. Boak asked the Board members if they had any questions for the Applicant.

Mr. Harcourt commented that at the last meeting it was discussed that the Bergers would be amendable to no further expansion and wanted to confirm that was understood by the Applicant. Mr. Einsiedler agreed with Mr. Harcourt's comment.

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

Mr. Harcourt made a motion to approve the Application. Mr. Lichte seconded the motion and the vote was unanimous.

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

4. **201004 Ivy Subdivision / Sebago Technics, Authorized Agent** – Public Hearing – for approval of major changes to previously approved subdivision – to subdivide a 7.8 acre lot (previously known as Lot #2 of Ivy Subdivision approved in 2012), to create 2 lots; one lot will be accessed by Colony Avenue and the other will be accessed by Endcliffe Road. (Endcliffe Road / Colony Avenue known as Assessor's Tax Map 7, Block 13, Lot 1B in the Cape Arundel Zone.) **Public Hearing continued at the request of the Applicant to a later date.**

Other Business:

Mr. Gilliam reminded the Board members there is a Public Site Walk tomorrow at 2:00 p.m. for the Ivy Subdivision Application. Mr. Gilliam added if you are driving to the location to park at the Old Fort Inn and Mr. Steve Doe has confirmed the property will be plowed.

**Adjournment:** A motion was made to adjourn, it was seconded, and the vote was unanimous. The meeting was adjourned.

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