



# TOWN OF KENNEBUNKPORT, MAINE

~ INCORPORATED 1653 ~

## **PUBLIC SITE WALK BCD DEVELOPMENT, LLC Woodland Drive, Kennebunkport, ME**

The Kennebunkport Planning Board conducted a Public Site Walk for the BCD Woodland, LLC on August 23, 2022 at 1:00 p.m., as discussed at the Planning Board meeting on August 17, 2022 to view the scope of splitting existing lot on Woodland Drive into two residential lots:

Chairman Tom Boak called the meeting to order at 1:10PM

Subject: Site Walk to view scope of splitting existing residential lot on Woodland Drive into two residential lots.

Present:

### Board Members

Tom Boak  
Nina Pearlmutter  
Ed Francis  
George Lichte  
Larry Simmons

### Code Enforcement

David Gilchrest, Deputy Code Enforcement Officer

### Developer (BCD Woodland, LLC)

Represented by Coastal Creations of Maine:  
Duncan MacDougall  
Rick Ober

### Public

Susan Boak  
Amy Francis  
Lillian Ross

Contractor summarized discussions with Fire Department confirming road width of either 12ft or 16ft is acceptable for emergency access. Hammer head turn-around is planned at end of road.



## TOWN OF KENNEBUNKPORT, MAINE

~ INCORPORATED 1653 ~

Contractor confirmed that fence and gate separating Woodland Rd from Sandy Cove would remain intact without modification.

Contractor pointed out that developer is evaluating providing potable water either from wells or from 8" connection to KPT water main.

After viewing proposed location for Lot #2, Board reminded Contractor that next steps are as follows:

1. Preliminary Application
2. Public Hearing
3. Final Application (not less than 30 days after step 1. above)
4. Public Hearing
5. Approval of Application
6. Finding of Facts

Board also reminded Contractor that a waiver is required for estimated road length of 1,700 feet. Loss Prevention / Fire Safety requires dead-end roads to be less than 1,000 feet unless Fire Chief and Planning Board grant approvals.

Meeting was adjourned at 1:35PM

Typed as dictated by Charles Simmons on 8/23/22. ACF