

**Kennebunkport Planning Board**  
**March 20th, 2024 @ 6:00 PM**  
**Hybrid Meeting Via ZOOM and In-Person**  
**32 North Street, Kennebunkport**

A meeting of the Planning Board was held on Wednesday March 20th, 2024, in-person and 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, Charles “Larry” Simmons, George Lichte, Michael West

Approval of Minutes: Ms. Pearlmutter made a motion to approve the minutes of the February 21st, 2024, Planning Board meeting. Mr. Mahoney seconded the motion, and the vote was unanimous.

Items:

1. **240101 K.J. Trudo Properties, LLC/The Glen at Goose Rocks Subdivision – Jason Vafiades/Agent – Final Subdivision Application – Findings of Fact**  
– The Applicant proposes a 9-lot residential subdivision. The project will be served by private wells and septic. Access to the site will be from Goose Rocks Road via a single road that splits into two segments each with a cul-de-sac (Assessor’s Tax Map 15, Block 1, Lot 1B in Farm and Forest Zone). *Case Manager: Mike West*

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

**2. Old business**

- 230701 St. Ann’s Episcopal Church/William R. Walsh, III, P.E., LEED AP/Agent – Site Plan Review Application – **Revise Findings of Fact** – Replacement of the existing masonry seawall to provide adequate shoreline protection and protect the existing structures from flood damage (Assessor’s Tax Map 7, Block 1, Lot 9 & 9A in Cape Arundel Zone). *Case Manager: Charles “Larry” Simmons*

Mr. Todd Gamon of Walsh Engineering addressed the Board representing St. Ann’s Episcopal Church stating they received final approval on August 16, 2023 and subsequent to that town approval they have moved forward with final construction drawings and been involved with the bidding for contractors. Mr. Gamon admitted they were quite surprised with the numbers of the bids that came in and explained the property has also experienced more damage from the recent storm events, which have added an element of urgency. Due to the

additional damage and escalating costs to repair the seawall, Mr. Gamon explained they are requesting to change essentially one word in item #11 of the recorded Findings of Fact from “should” to “may” to allow them the flexibility to consider other alternatives to the veneer façade.

The Board members had no questions.

Mr. Simmons read the 2 paragraphs of the revised Findings of Fact into the record. Ms. Pearlmutter made a motion to approve the revised Findings. Mr. Mahoney seconded the motion, and the vote was unanimous.

### **3. New business**

There was no new business at this meeting.

**Adjournment:** The meeting ended at 6:18 p.m. A motion was made to adjourn, it was seconded, and the vote was unanimous.

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