



TOWN OF KENNEBUNKPORT

PLANNING BOARD AGENDA

November 16, 2022 @ 6:00 PM

HYBRID MEETING VIA ZOOM AND IN-PERSON

ALL BOARD MEMBERS AND APPLICANTS ARE EXPECTED TO BE PRESENT IN-PERSON AT THE VILLAGE FIRE STATION (except when not practicable) LOCATED AT 32 NORTH STREET, KENNEBUNKPORT.

THE PUBLIC IS WELCOME TO JOIN VIA ZOOM OR IN-PERSON.

<https://us06web.zoom.us/j/82666933252>

By Telephone: US: +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592

Webinar ID: 826 6693 3252

International numbers available: <https://us06web.zoom.us/u/kdA9mjbLaK>

All Applications and associated documents are available for your review on the Kennebunkport Website under the Planning Board page and can be reached here:

<https://www.kennebunkportme.gov/planning-board/pages/active-planning-board-applications>

Attendance

Approval of Minutes (11/2/22)

AGENDA

- 1. 220902 Woodland Drive – Duncan MacDougall – Coastal Creations/Agent** – Major Revision to Previously Approved Subdivision – **Public Hearing** – the Applicant seeks approval to split the lot on Woodland Drive into two (2) lots and eventually build two (2) separate homes (Assessor's Tax Map 8, Block 3, Lot 29 in Cape Arundel Zone).
- 2. 221001 Kitty's Run – Christopher Coppi – Coppi Environmental, LLC/Agent** – Site Plan Review Application – **Public Hearing** – This site plan review application is seeking to alter the number of service lots accessible by the existing driveway. A findings of fact from August 15th, 2012 stipulated the approval of the access driveway to service two lots. Applicant is seeking the altered driveway to ultimately service three lots. The existing driveway initially required approval by the Planning Board due to wetland crossing (Assessor's Tax Map 13, Block 3, Lot 16B in Free Enterprise Zone). *Case Manager: Ed Francis.*

3. **221002 37 Pier Road – Devin Prock – Permitting with Prock, LLC/Agent** – Site Plan Review Application – **Public Hearing** – The site plan review application has been submitted with the intent to reconstruct a preexisting pier. The existing pier also serves as a support structure for a residential cottage. ~~Cottage to be temporarily relocated on the property for the duration of the requested rebuild.~~ (Assessor's Tax Map 30, Block 1, Lot 10 in the Cape Porpoise East Zone). *Case Manager: George Lichte.*
4. **220903 58 Langsford Road, LLC/Eric Peterson - Peterson Design Group/Agent** – Site Plan Review Application – **Findings of Fact** – the Applicant seeks approval to remove the existing house and construct a new house in a location that is less non-conforming (58 Langsford Road, Assessor's Tax Map 29, Block 1, Lot 22 in the Cape Porpoise West Zone). *Case Manager: Charles "Larry" Simmons.*
5. **220904 Hidden Pond - Stephen Doe – Sebago Technics/Agent** – Site Plan Review Application – **Findings of Fact** – the Applicant seeks to convert the bungalows (Phase II) from a seasonal use to a year-round use (354-356 Goose Rocks Road, Assessor's Tax Map 38-1-8 and 37-3-3 in the Free Enterprise Zone). *Case Manager: Nina Pearlmutter.*
6. **220901 52 Wildes District Road – Jim Logan – Longview Partners, LLC/Agent** – Site Plan Review Preliminary Application – **Findings of Fact** – The Applicant seeks to alter the existing driveway and propose a private road that will include adaptation to allow for access for two additional gifted family lots (gifted lots are exempt from subdivision rules) (Assessor's Tax Map 9, Block 4, Lot 26A in Village Residential Zone). *Case Manager: Scott Mahoney*

7. Adjourn