



**TOWN OF KENNEBUNKPORT
PLANNING BOARD AGENDA
January 17, 2024 @ 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.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/85412238749>

1 929 205 6099 US (New York)

Webinar ID: 854 1223 8749

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 (1/3/24)

AGENDA

1. **231202 132 Marshall Point Rd – Marshall Point Realty, LLC/Walsh Engineering Associates, Inc./Agent** – Site Plan Review Application – **Public Hearing**. The Applicant is seeking alterations to their existing shoreline stabilization to protect the existing structure from future erosion that has continued over time due to sea levels, increased storm severity and frequently as well as existing erosion issues (Assessor's Tax Map 31, Block 1, Lot 20 in Goose Rocks Zone). *Case Manager: Charles "Larry" Simmons.*
2. **231001 Wildes District Subdivision – Beachwood Development Fund, LP/Michael Tadema-Wielandt, P.E./Agent** – Preliminary Subdivision Application – **Continued Public Hearing** – **Postponed at the Request of the Applicant**. ~~The Applicant proposes to develop a three lot single family residential subdivision (Assessor's Tax Map 9, Block 10, Lot 23 in Village Residential Zone).~~ *Case Manager: Nina Pearlmutter*
3. Continued discussion of the proposed Land Use Ordinance Changes (LD2003)
 - §240-7.1 Accessory apartments.
 - §240-2.2 Definitions
 - §240-7.15 Affordable Housing Density
 - §240-6.10 Residential Parking Standards
 - §240-6.19 Dwellings

4. **Adjourn**