



**TOWN OF KENNEBUNKPORT
PLANNING BOARD AGENDA**

January 3, 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/88462396469>

929 205 6099 US (New York)

Webinar ID: 884 6239 6469

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 (12/20/23)

AGENDA

- 1. 231202 132 Marshall Point Rd – Marshall Point Realty, LLC/Walsh Engineering Associates, Inc/Agent** – Site Plan Review Application – **Initial Review** – 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).
- 2. 231001 Wildes District Subdivision – Beachwood Development Fund, LP/Michael Tadema-Wielandt, P.E./Agent** – Preliminary Subdivision Application – **Public Hearing** – 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 Pearlmuter*
- 3. 231101 19 River Rd – Cape Arundel Golf Course – Philip Hesketh, R.A., NCARB/down hill architecture + design** – Site Plan Review Application – **Public Hearing** – The Applicant seeks to build a 20' x 14' addition onto their existing Material Storage Shed, as well as relocate their dumpster enclosure to a location adjacent to the Material Storage Shed (Assessor's Tax Map 12, Block 1, Lots 13 and 5 in Village Residential Zone). *Case Manager: George Litche*
- 4. 230802 Old Cape Rd – Mezoian Development, LLC – Austin G. Fagan/BH2M/Agent** – Final Subdivision Application – **Findings of Fact** – The Applicant seeks to develop seeks to split one additional lot off from 22-9-2 (Old Cape Rd). This would create a three-lot division within five years, triggering planning board approval for subdivision (Assessor's Tax Map 22, Block 9, Lots 2 in Free Enterprise Zone). *Case Manager: Mike West*
- 5. 231201 Heritage Housing Trust - Beachwood Avenue (Landon Woods) – Larissa Crockett/Agent** – Sketch Plan – The applicant seeks to develop three lots each with a two-family dwelling for a total of six homes (Assessor's Tax Map 23, Block 1, Lots 27C in Free Enterprise Zone).
- 6. Adjourn**