



**TOWN OF KENNEBUNKPORT  
PLANNING BOARD AGENDA  
April 5, 2023 @ 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/84828974863>

By Telephone: US: +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325

Webinar ID: 848 2897 4863

International numbers available: <https://us06web.zoom.us/j/kvcGO9KYH>

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*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>

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Attendance

Approval of Minutes (3/15/23)

AGENDA

- 1. 230202 45 Ocean Avenue/Bruce Read, Esq./Agent- Site Plan Review – Public Hearing –**  
This application is seeking a change of use for one of the first-floor units at 45 Ocean Ave. The current use of this unit is a hair salon, with a proposed use of retail. A findings of fact from June 3rd, 2009 provided approval for said unit to operate as a hair salon, with the existing use being retail (Assessor's Tax Map 10, Block 1, Lot 8 in the River Front Zone). **Case Manager: Scott Mahoney**
- 2. 230201 Roberts Lane – J.W. Group, LLC/Joshua Waterhouse – Site Plan Review – Finding of Fact –** the Applicant seeks approval to extend the road to a new lot that was created. A prior Planning Board approval for extension of that road was for the purpose of one house lot (Assessor's Tax Map 22, Block 9, Lot 1D in Free Enterprise Zones). **Case Manager: Ed Francis**
- 3. 230301 47 The Long & Winding Road – Longview Partners/James Logan – Sketch Plan Review –** This application seeks approval for a major revision to an existing subdivision with the intent to split 25-1-3, identified as Lot 3 on the 1984 Trumbull Plan. This change would result in one (1) additional lot being added to the existing subdivision. (Assessor's Tax Map 25, Block 1, Lot 3 in Farm and Forest Zones).

**4. Adjourn**