

**Kennebunkport Planning Board**  
**February 2nd, 2022 @ 6:00 PM**  
**Virtual Meeting Via ZOOM**

A virtual meeting of the Planning Board was held on Wednesday, February 2nd, 2022 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, George Lichte, John Harcourt  
Mr. Harcourt will have voting privileges for tonight's meeting.

Approval of Minutes: Ms. Pearlmutter made a motion to approve the minutes from the January 19<sup>th</sup>, 2022 Planning Board meeting. Mr. Francis seconded the motion, and the vote was unanimous.

Items:

1. **220101 28 Wildwood Avenue (Revision to Previous Approval)/Peterson Design Group, Authorized Agent – Site Plan Review – Initial Review** – The Planning Board previously approved a proposal that did not take advantage of the available 30% expansion. This application seeks to gain additional approval for a full 30% expansion (28 Wildwood Avenue, Assessor's Tax Map 35, Block 1, Lot 12).

Mr. Boak introduced the agenda item and asked Mr. Peterson to be promoted as panelist. Mr. Boak also confirmed with the videographer there are 3 attendees viewing tonight's meeting.

Mr. Erik Peterson representing the owners of 28 Wildwood Avenue addressed the Board stating this is a new Application that amends a previous approval to take full advantage of the allowed 30% expansion. Mr. Peterson explained they are proposing to expand two corners of the house out the back where the footprint will change slightly, and the area of expansion comes to within ½ square foot of what the full 30% expansion would be.

Mr. Francis asked for clarification that the expansion is about the existing structure not the one that was proposed and approved. Mr. Peterson replied they are still proposing to tear the current house down so taking the volume and area of the old house and applying a 30% expansion to it where the first application to the Board left 70 square feet of volume unused and this application is trying to capture that additional 70 square feet of floor area.

Mr. Mahoney asked if this proposal is still less than the full 30%. Mr. Peterson replied it is slightly under 30% in area and less on the volume also.

Mr. Boak asked Mr. Gilliam if there was any problem with this project legally. Mr. Gilliam responded No, he does not have any issue with what is being presented and he does not have any issues or concerns with the application.

Ms. Pearlmutter cautioned about the use of screens or UV decals on the windows to prevent bird strikes. Mr. Peterson stated he recalls the discussion from the previous application and nothing different will be done on the marsh side of the building than what was approved.

Mr. Boak reminded Mr. Peterson that in reviewing the prior application's Findings of Fact, whatever terms in the Board's approval such as no use of pesticides, fertilizers, etc. will also be in this new Findings of Fact if approved. Mr. Peterson agreed it was his expectation.

For efficiency's sake, Mr. Francis suggested reviewing the previous Findings of Fact and redlining it to show what the changes would be made to accommodate this new application. The Board members and the Applicant agreed with Mr. Francis's suggestion.

Mr. Boak read aloud the previously approved application's Findings of Fact and made corrections and changes as agreed upon with Mr. Peterson.

Mr. Peterson shared the proposed site plans on the screen to provide the Board members and viewing audience a visual of the proposed changes.

Mr. Francis made a motion the Application was complete. Ms. Pearlmutter seconded the motion, and the vote was unanimous. Ms. Pearlmutter is Case Manager for this Application.

Mr. Boak announced a Public Hearing will be held at the next Planning Board meeting on February 16th, 2022.

**Adjournment:** A motion was made to adjourn. It was seconded, and the vote was unanimous.

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