

**Kennebunkport Planning Board**  
**April 6th, 2022 @ 6:00 PM**  
**Virtual Meeting Via ZOOM**

A virtual meeting of the Planning Board was held on Wednesday, March 2nd, 2022 via the ZOOM format. The meeting convened at 6:00 p.m.

Members Present: Mr. Tom Boak (Chair), Ed Francis, D. Scott Mahoney, Larry Simmons, George Lichte

Mr. Boak confirmed with the videographer there are 2 people signed on as attendees for tonight's meeting.

Mr. Boak also reminded the viewing audience there is still a vacancy on the Planning Board and asked anyone interested in volunteering to contact the town offices.

Approval of Minutes: Mr. Simmons made a motion to approve the minutes from the March 2nd, 2022 Planning Board meeting. Mr. Lichte seconded the motion, and the vote was unanimous.

Items:

- 1. 220201 Vincent & Nathan Theilin / Longview Partners, Authorized Agent** – Final Subdivision Application – **Public Hearing** – To amend a previously approved subdivision resulting in the creation of 1 new lot (245 Arundel Road, Assessor's Tax Map 15, Block 3, Lot 4 in the Farm and Forest Zone.)

Mr. Boak introduced the agenda item.

Mr. James Logan addressed the Board members and gave a brief list of the items the Board members requested from the last meeting, which were:

1. Add the previously approved curb cut from the main road to the site plans
2. Remove the request for an additional waiver regarding an erosion sediment control plan
3. Add an erosion sediment control plan as Attachment #13 to the site plans
4. Correct the name of the Applicant to Vincent Theilin and not Vincent and Nathan Theilin.

Mr. Boak asked if the Board members had any questions for the Applicant. There were no questions from the Board members.

Mr. Boak opened the Public Hearing. There were no comments or questions from the viewing audience. Mr. Boak closed the Public Hearing.

Mr. Simmons made a motion to approve this Subdivision Application. Mr. Lichte seconded the motion, and the vote was unanimous.

Mr. Boak read the Findings of Fact into the record. Mr. Lichte made a motion to approve said Findings. Mr. Simmons seconded the motion, and the vote was unanimous.

**2. 220301 Brian Glasser and Michael Spenard / Brian Beaudette  
Authorized Agent – Site Plan Review Application – Initial Review –  
Demolish existing house and cottage and build a new single family home (35  
Langsford Road, Assessor's Tax Map 21, Lot 11, Block 22 in the Cape Porpoise  
West Zone**

Mr. Boak introduced the agenda item and asked the Applicant's agent to be promoted to panelist. The Applicant or their agent was not signed into the meeting. Mr. Gilliam offered to get in touch with the Applicant and inform them they will be placed on the next agenda.

Mr. Boak asked if the Planning Board could be provided a copy of the Findings of Fact from this Applicant's previous approval.

Mr. Boak also suggested perhaps updating the Planning Board's Rules and Regulations to reflect current practices of holding meetings at 6:00p.m. Mr. Gilliam agreed that could be added to the agenda for a future meeting to make those amendments.

**3. 2030 Comprehensive Plan Review / Eli Rubin, Community Planner and  
Werner Gilliam/Director of Planning and Development.**

Mr. Gilliam explained in working with the Growth Planning Committee on updating the Comprehensive Plan they have decided to instead of handing off certain tasks or responsibilities to the Boards after the plan is done, they felt it would be better to do so before in the goal of having the Boards' input on those items.

Mr. Gilliam shared the appropriate sections on the screen for each goal, policy, and strategy where the Planning Board was assigned as the responsible party. With each strategy, Mr. Gilliam and Mr. Rubin asked for the Board members' ideas on whether they think that strategy falls within the Planning Board's scope or if there should be some modifications made.

The Board members, Mr. Gilliam, and Mr. Rubin had extensive conversations on sections of the Comprehensive Plan regarding Historic Resources, Natural Resources, Forest Resources, Agricultural Resources, and Adapting to Climate Change. Mr. Rubin thanked the Board members for their input and stated he would submit the second half of the items for discussion to be placed on the agenda for the next meeting.

Mr. Brian Beaudette representing Mr. Brian Glaser and Michael Spenard signed into the meeting stating he could not connect to the Zoom platform until now. Mr. Gilliam explained their Application will be placed on the agenda for the next Planning Board meeting on April 20<sup>th</sup>, 2022.

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

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