

**Kennebunkport Planning Board**  
**April 5th, 2023 @ 6:00 PM**  
**Hybrid Meeting Via ZOOM and In-Person**  
**32 North Street, Kennebunkport**

A meeting of the Planning Board was held on Wednesday, April 5th, 2023 in-person and 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, Larry Simmons, Michael West

Approval of Minutes: Mr. Simmons made a motion to approve the minutes of the March 15th, 2023 Planning Board meeting. Ms. Pearlmutter seconded the motion, and the vote was unanimous. Mr. West voted in favor. Mr. Boak abstained from voting.

Items:

- 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 3<sup>rd</sup>, 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**

Mr. Boak introduced the agenda item and asked for a brief update from the Applicant.

Attorney Bruce Read addressed the Board stating they emailed a parking plan as requested prior to tonight's meeting. Attorney Read indicated where the parking spots are located using an enlarged reproduction of the submitted plan and showed the flow of vehicular traffic with several photos taken of the property. There are a total of 9 large parking spaces, Attorney Read added, and there will be signs for entry/exit to aid the flow of traffic.

Attorney Read also stated they have submitted a letter of good standing from the Applicant's bank as well as an amendment to the purchase and sale agreement acknowledging the two Applicant's will form the LLC.

Ms. Pearlmutter asked for dimensions of the property. Attorney Read indicated on the enlarged plan the dimensions Ms. Pearlmutter was looking for.

Ms. Pearlmutter also reiterated her suggestion that the parking spaces be identified by a curbstone to indicate where each space is located.

To summarize the Board's concerns for safety, Mr. Francis stated the Findings of Fact from the 2009 Planning Board approval referred to a parking plan. Mr. Francis explained this Board also would like a reference to the parking plan also be included in these Findings. Attorney Read commented that he agrees it should be a condition of approval.

Mr. Boak opened the Public Hearing. There were no comments or questions from the audience in attendance or on Zoom. Mr. Boak closed the Public Hearing.

Mr. Francis made a motion to approve the Application. Ms. Pearlmutter seconded the motion, and the vote was unanimous.

The Findings of Fact will be read at the next Planning Board meeting.

**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 Zone). ***Case Manager: Ed Francis***

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

**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 the Farm and Forest Zones).

Mr. Boak introduced the agenda item.

Mr. James Logan addressed the Board stating this subdivision does not have a name as yet and gave some background on the subdivision.

Mr. Logan also gave a brief description of the property, stating a map of the wetlands will be completed for the final plan along with other requirements for the creation of a 3-acre lot with sufficient frontage on The Long & Winding Road.

Mr. Logan also explained the road is a private gravel road, with a 14-foot-wide travel surface with 3-foot shoulders.

After meeting with the Fire Chief, Mr. Logan stated Chief Everett agreed the road would meet the turnaround radius for emergency vehicles.

Mr. Logan also noted there are no Maine Department of Environmental Protection requirements for this Application and should pass review by the Army Corps of Engineers for the culvert.

Ms. Perlmutter reminded the Applicant that when they submit their Preliminary Subdivision Application this proposal is considered a major revision as defined in the Land Use Ordinance.

The Board members offered some guidance to the Applicant on what should be included in the Preliminary Subdivision Application.

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

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