



**TOWN OF KENNEBUNKPORT
PLANNING BOARD AGENDA
October 4, 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/82858821786>

Webinar ID: 828 5882 1786

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 (9/20/23)

AGENDA

- 1. 230801 Seaside Hotel Associates dba: Nonantum Resort/Tina Gordon AP/Agent – Site Plan Review Application – Public Hearing** – The Applicant seeks to repair the back lawn of the resort by adding approximately 540 cubic yards of material in the shoreland (Assessor's Tax Map 8, Block 1, Lot 13 in River Front Zone). Case manager: Nina Pearlmuter
- 2. 230803 54 River Rd - Thomas W. McClain 2009 Trust – James Logan/Longview Partners, LLC/Agent – Site Plan Review of a Minor Revision of Approved Subdivision – Public Hearing** – The Applicant seeks to adjust an existing lot line dividing lots 2 and 3 with the intent to keep the existing gazebo structure on the lot with the existing dwelling unit. Located at 54 River Rd (Assessor's Tax Map 1, Block 1, Lots 2 & 3 in Village Residential). Case manager: Thomas Boak
- 3. 230802 Old Cape Rd – Mezoian Development, LLC – Austin G. Fagan/BH2M/Agent – Preliminary Subdivision Application – Initial Review** – The Applicant 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).
- 4. 230703 63 Pier Road – Flycatcher, LLC/Lisa Vickers/Agent – Site Plan Review Application – Findings of Fact** – Applicant seeks to reconstruct a new dock to replace the original dock destroyed in October of 2022 (Assessor's Tax Map 29, Block 2, Lot 6 in Cape Porpoise East Zone). Case manager: George Litche
- 5. 230704 22 Agamenticus Avenue – Atlantic Environmental/Lisa Vickers/Agent – Site Plan Review Application – Findings of Fact** – Applicant seeks to stabilize the existing stone retaining wall that is failing and in need of repair (Assessor's Tax Map 30, Block 3, Lot 30 in Cape Porpoise East Zone). Case manager: Larry Simmons
- 6. Adjourn**