



**TOWN OF KENNEBUNKPORT
PLANNING BOARD AGENDA
January 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/83984611915>

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

Webinar ID: 839 8461 1915

International numbers available: <https://us06web.zoom.us/j/kCqvXuvT1>

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 (12/7/22)

AGENDA

1. 221101 Ocean Sound Subdivision – Robert Metcalf – Mitchell &

Associates/Agent – Minor Revision to Previously Approved Subdivision – **Public Hearing** – This application for minor revision to a previously approved subdivision has been submitted with the intent to alter Ocean Sound Subdivision’s plan. The applicant is seeking a revision to wetland delineation for lot 1c. The existing plan displays a wetland “finger” along the cul de sac, being the primary focus of this application (Assessor’s Tax Map 20, Block 4, Lot 1C in Cape Arundel Zone). *Case Manager: Charles “Larry” Simmons.*

- 2. 221102 Turbats Creek Preserve – Robert Metcalf – Mitchell & Associates/Agent**
– Minor Revision to Previously Approved Subdivision – **Public Hearing** – This application for minor revision to a previously approved subdivision has been submitted with the intent to alter Turbats Creek Preserve’s plan. The applicant requests to “add” an existing lot from outside of Turbats Creek Preserve Condominium, to be included as part of the subdivision. The lot in question, 7 Timber Ledge Lane (21-9-52A), is proposed to be Unit #8 of Turbats Creek Preserve. This lot is located between Ebs Cove Subdivision and Turbats Creek Preserve Condominium. It is accessed via a private deeded right of way that travels over Nehoc lane to Timber Ledge Lane (Assessor’s Tax Map 21, Block 3, Lot 2A in Village Residential Zone). *Case Manager: Nina Pearlmutter.*
- 3. 221003 K.J. Trudo Properties, LLC/The Glen at Goose Rocks Subdivision - Jason Vafiades/Agent – Initial Review** – The Applicant proposes a 9 lot residential subdivision. The project will be served by private wells and septic. Access to the site will be from Goose Rocks Road via a single road that splits into two segments each with a cul-de-sac (Assessor’s Tax Map 15, Block 1, Lot 1B in Farm and Forest Zone).
- 4. Adjourn**