



**TOWN OF KENNEBUNKPORT
PLANNING BOARD AGENDA
June 21, 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/85201261542>

*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](https://www.kennebunkportme.gov/planning-board/pages/active-planning-board-applications)*

Attendance

Approval of Minutes (6/7/23)

AGENDA

- 1. 230404 803 Kings Highway - John Gallant/Michael Bedell – Kennebunk River Architects/Agent** – Site Plan Review Application – **Continued Public Hearing** – the Applicant is seeking a minor expansion of existing single family home, expansion meets all criteria set forth by the Maine DEP and has been issued a permit to be modified in its current location as designed (Assessor's Tax Map 34, Block 1, Lot 12 in Goose Rocks Zone). *Case Manager: Charles "Larry" Simmons*
- 2. 230405 21 Norwood Lane – Mark and Katherine Badertscher/John Einsiedler, R.A. – Kennebunk River Architects/Agent** – Site Plan Review Application – **Continued Public Hearing** – the Applicant proposes to add a new foundation under the existing structure, elevating the structure to meet FEMA flood requirements. Additionally, they propose to move the barn structure further away from the resource on the southwest side of the property (Assessor's Tax Map 34, Block 2, Lot 2 in Goose Rocks Zone). *Case Manager: Ed Francis*
- 3. 230403 47 The Long & Winding Road – James Logan – Longview Partners/Agent** Preliminary Subdivision Application – **Public Hearing** - 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 Farm and Forest Zone).

4. **230502 77 Pier Road – German Lucarelli** – Site Plan Review Application – **Initial Review** - This site plan review application is seeking approval to add a refreshment trailer in the existing paved area adjacent to the restaurant located at 77 Pier Road. (Assessor's Tax Map 29, Block 2, Lot 5b in Cape Porpoise South Zone).
5. **230503 7 Belair Avenue, Unit 1 – Gretchen Palmer - David Graham - Graham Architects/Agent** – Site Plan Review Application – **Initial Review** - This site plan review application is seeking to demolish and replace Unit 1 at 7 Belair Ave. The existing condominium is a nonconforming structure on a nonconforming lot. The structure is nonconforming due to being located within the front setback, triggering planning board approval. The applicant is also seeking to utilize the 30% expansion for an increase in interior square footage and volume. (Assessor's Tax Map 35, Block 12 Lot 3-A in Goose Rocks Zone).
6. **230504 195 Log Cabin Road – Seashore Trolley Museum – Henry Hess/Sebago Technics** – Site Plan Review Application – **Initial Review** - This site plan review application is seeking to add a 2,400 square foot garage at the Seashore Trolley Museum. The current use of this property is a museum, being a conditional use within the farm and forest zone under article four of the LUO (Assessor's Tax Map 3, Block 1, Lot 1 in Farm and Forest Zone).
7. **230401 Mills Road Subdivision – Michael Tadema-Wielandt, P.E. – Terradyn Consultants, LLC/Agent** – Final Subdivision Application – **Findings of Fact** – the Applicant is proposing to develop a 13-lot cluster subdivision, including a 1,650 linear foot road, stormwater management infrastructure, underground utilities, and pedestrian accommodations (Assessor's Tax Map 25, Block 5, Lot 8 in Goose Rocks/Free Enterprise Zones). *Case Manager: Mike West*
8. **Adjourn**