



**TOWN OF KENNEBUNKPORT  
PLANNING BOARD AGENDA  
July 5, 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/88308819326>

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*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)*

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Attendance

Approval of Minutes (6/21/23)

AGENDA

- 1. 230502 77 Pier Road – German Lucarelli – Site Plan Review Application – Public Hearing** - 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). *Case Manager: Ed Francis*
- 2. 230503 7 Belair Avenue, Unit 1 – Gretchen Palmer - David Graham - Graham Architects/Agent – Site Plan Review Application – Public Hearing** - 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). *Case Manager: George Litche*
- 3. 230504 195 Log Cabin Road – Seashore Trolley Museum – Henry Hess/Sebago Technics – Site Plan Review Application – Public Hearing** - 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). *Case Manager: Nina Pearlmutter*
- 4. 230601 845 Kings Hwy – Holly Joel-Mudd – Erik Peterson/Peterson Design Group – Site Plan Review Application – Initial Review** – This site plan review application is seeking a complete replacement of a garage on a new poured foundation. The existing garage is a nonconforming structure on a nonconforming lot. The structure is nonconforming due to being located within the 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 34, Block 1, Lot 5 in Goose Rocks Zone).
- 5. 230405 21 Norwood Lane – Mark and Katherine Badertsher/John Einsiedler, R.A. – Kennebunk River Architects/Agent – Site Plan Review Application – Findings of Fact** – 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*
- 6. Adjourn**