



**TOWN OF KENNEBUNKPORT  
 PLANNING BOARD AGENDA  
 April 17, 2024 @ 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/84496230984>

Phone: 929-205-6099

Webinar ID: 844 9623 0984

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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>

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Attendance

Approval of Minutes (4/3/24)

AGENDA

1. **240301 Goose Rocks Beach Association (GRBA)/Coppi Environmental - Christopher J. Coppi/Agent** -- Site Plan Review Application - **Continued Initial Review** - The Applicant proposes to construct a new pickle ball court, a portion of which, is contained within an existing 78' x 32' half-basketball court (Assessor's Tax Map 36, Block 1, Lot 1 in Goose Rocks Beach Zone). Case Manager: Charles "Larry" Simmons.
2. ~~240303 773 Kings Hwy/KW Architects - Kristi Kenney/Agent - Site Plan Review Application - Initial Review~~ - **CONTINUED AT THE REQUEST OF THE APPLICANT** - The Applicant proposes to remove the existing 579 SF garage and build a new 575 SF garage with a flow-through foundation closer to the house, out of the flood zone and out of the 75' setback from Smith Brook (Assessor's Tax Map 34, Block 1, Lot 19 in Goose Rocks Beach Zone).
3. ~~240305 21 Norwood Lane/KW Architects - John Einsiedler/Agent - Site Plan Review Application - Initial Review~~ - **APPLICANT WITHDREW APPLICATION** - Proposing to change the previously approved application, to raise the entire structure an additional 24". The new structure would be the same as what was previously approved, just on a taller foundation. Further, they are also proposing to bring in fill to taper off the front and rear of the lot (Assessor's Tax Map 34, Block 2, Lot 2 in Goose Rocks Beach Zone).
4. **240401 670 Kings Highway/Walsh Engineering Associates - Werner Gilliam/Agent** -- Site Plan Review Application - **Initial Review** - Proposing to demolish existing home and rebuilding a new single-family home on the existing building footprint (Assessor's Tax Map 34, Block 2, Lot 13 in Goose Rocks Beach Zone).
5. ~~240302 438 Kings Hwy/KW Architects - Kristi Kenney/Agent - Site Plan Review Application - Public Hearing~~ - **CONTINUED AT THE REQUEST OF THE APPLICANT** - The Applicant proposes to construct a new 728 SF garage on a lot with an existing house within the 250' shoreland zone setback (Assessor's Tax Map 33, Block 2, Lot 27 in Goose Rocks Beach Zone). Case Manager: Mike West.
6. **240304 293 Goose Rocks Rd/Nonantum - Tina Hewett-Gordon/Agent** -- Site Plan Review Application - **Public Hearing** - The Applicant proposes to expand its offerings to encompass a diverse range of events, including but not limited to rehearsal dinners, bridal showers, and corporate team building gatherings to be held at Blackrock Farm (Assessor's Tax Map 25, Block 5, Lot 2A in Free Enterprise Zone). Case Manager: Nina Pearlmutter.
7. **Old business**
8. **New business**
  - LD2003 - LUO Amendments - Administrative Discussion
9. **Adjourn**