



**TOWN OF KENNEBUNKPORT
 PLANNING BOARD AGENDA
 May 1, 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/88995083493>

Phone: 929-205-6099

Webinar ID: 889 9508 3493

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 (4/17/24)

AGENDA

1. ~~240301 Goose Rocks Beach Association (GRBA)/Coppi Environmental—Christopher J. Coppi/Agent—Site Plan Review Application—Continued Initial Review~~ **CONTINUED AT THE REQUEST OF THE APPLICANT** -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. **240402 28 Wildwood Avenue – John and Jennifer Schaefer/Terrapin Landscapes – Michael Corsie/Agent** -- Site Plan Review Application – **Initial Hearing** – The Applicant proposes revisions to their landscaping plan previously approved by the Planning Board in February of 2022 (Assessor’s Tax Map 35, Block 1, Lot 12 in Goose Rocks Beach Zone).
4. **240302 438 Kings Hwy/KW Architects – Kristi Kenney/Agent** -- Site Plan Review Application – **Public Hearing** – 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.
5. **240401 670 Kings Highway/Walsh Engineering Associates – Norm Chamberlain/Agent** -- Site Plan Review Application – **Public Hearing** – 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). Case Manager: Ed Francis.
6. **240304 293 Goose Rocks Rd/Nonantum – Tina Hewett-Gordon/Agent** -- Site Plan Review Application – **Findings of Fact** – 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**
9. **Adjourn**