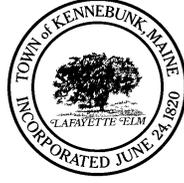


# Town of Kennebunk, Maine



**Kennebunk Planning Board Agenda**  
**Kennebunk Town Hall – Room 301 – Regular Meeting 7:00 PM**  
**Monday, February 9, 2026**  
**UPDATED February 6, 2026**

**There are multiple ways to participate in or view this meeting:**

1. Attend meeting in person
2. View on Cable TV Channel 5
3. View online anytime at [www.kennebunkmaine.us/tv](http://www.kennebunkmaine.us/tv)

**PLEASE NOTE: The Planning Board will not take any new business after 10 PM**

1. Open Meeting – Call to order

2. Agenda Items

**a. Preliminary Completeness Review – Major Subdivision – 25 Ross Road – (Tax Map 35, Lot 4)** – This application proposes a 5-lot subdivision in the Village Residential zoning district.

1. SUBMISSION MATERIALS

- a. [Application \(PDF\)](#)
- b. [Plans \(PDF\)](#)
- c. [Comment Response Letter \(PDF\)](#)

2. ADDITIONAL MATERIALS

- a. [Planner Memo \(PDF\)](#)

3. This application was previously reviewed by the Planning Board at the following meetings:

- a. [November 10, 2025 \(Link to agenda and materials\)](#)

**b. Special Exception – 7 Valley Ave – (Tax Map 95, Lot 129)** – This application proposes to demolish and reconstruct an existing single family residence in the Resource Protection and Shoreland Overlay Districts.

i. SUBMISSION MATERIALS

1. [Application Package \(PDF\)](#)

2. [Plans \(PDF\)](#)
- ii. ADDITIONAL MATERIALS
  1. [Planner Memo \(PDF\)](#)
- c. **PUBLIC HEARING – 29 York Street Subdivision - Request for After the Approval of changes and Subdivision Amendment and Request for Reduction in Landscaped Buffer Requirement (Zoning Ordinance, Art. 10, Sec. 10(D)) - (Tax Map 54, Lot 91)**
  - i. SUBMISSION MATERIALS
    1. [November 10, 2025 Submission Materials](#)
    2. [December 15, 2025 Submission Materials](#)
    3. [Updated Plans \(Sheets C0.1 and C2.0\), February 4, 2026\\*\\*](#)
  - ii. ADDITIONAL MATERIALS
    1. [Review Memo from Christopher J. Osterrieder, P.E. Director of Community Development/Town Engineer and Hannah Watson, Town Planner, dated January 6, 2026\\*\\*](#)
    2. [Memo from Kim Carter, Director of Public Services, dated February 5, 2026\\*\\*](#)
    3. [Public Comment, submitted October 23, 2025\\*\\*](#)
  - iii. The Planning Board has previously reviewed this application on the following dates. To watch past meetings, visit [Kennebunk-me.cablecast.tv](http://Kennebunk-me.cablecast.tv):
    1. [January 12, 2026 \(link to agenda & materials\)](#)
    2. [October 27, 2025 \(link to agenda & materials\)](#)
    3. [September 8, 2025 \(link to agenda & materials\)](#)
    4. [September 9, 2024 \(link to agenda & materials\)](#)

**Note: Items marked with \*\* have been added with the 2/6/26 agenda update for the Planning Board’s review and consideration**

- d. **Review of Proposed Amendments to Article 11, Section 3**
  - i. [Planner Memo \(PDF\)](#)
  - ii. [Proposed Amendment to Article 11 Draft Language \(PDF\)](#)
3. Approval of Meeting Minutes
  - a. [DRAFT Meeting Minutes – January 12, 2026 \(PDF\)](#)
4. Other Business
5. Adjournment