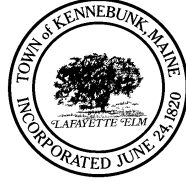


Town of Kennebunk, Maine



Kennebunk Planning Board Agenda Kennebunk Town Hall – Room 301 – Regular Meeting 7:00 PM Monday, February 23, 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

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

1. Open Meeting – Call to order

2. Agenda Items

a. PUBLIC HEARING – Request for Shoreland Map Amendment – Tax Map 91

Lot 1

i. SUBMISSION MATERIALS

1. [Supplemental Information, dated 1-21-2026 \(PDF\)](#)

ii. ADDITIONAL MATERIALS

1. [Planner Memo \(PDF\)](#)
2. [Conservation Commission Memo, dated 12-21-2025 \(PDF\)](#)
3. [Normandeau Wetlands Study \(PDF\)](#)

iii. The Planning Board has previously reviewed this application on the following dates:

1. [November 10, 2025 \(link to agenda and materials\)](#)
2. [December 8, 2025 \(link to agenda and materials\)](#)

b. Sketch Plan Review – Major Subdivision – 55 York Street (Tax Map 59 Lot 4)

– The application proposes the construction of multiple two-family dwelling units in the York Street Mixed Residential and Commercial Use district (MRCU).

i. SUBMISSION MATERIALS

1. [Complete Sketch Plan Submission \(PDF\)](#)

- ii. ADDITIONAL MATERIALS
 - 1. [Planner Memo \(PDF\)](#)
 - c. **Zoning Map Amendment Request – Giles Family Holdings, LLC – Tax Map 61 Lot 1** – The applicant requests the consideration of a zoning map amendment for a parcel located off Kingsbury Lane and Bragdon Lane to change the zoning from Business Park (BP) to York Street Mixed Residential and Commercial Use (MRCU).
 - i. SUBMISSION MATERIALS
 - 1. [Supplemental Information, dated 12-12-2025 \(PDF\)](#)
 - ii. ADDITIONAL MATERIALS
 - 1. [Planner Memo \(PDF\)](#)
 - iii. The Planning Board has previously reviewed this application on the following date:
 - 1. [February 10, 2025 \(link to agenda and materials\)](#)
 - d. **Proposed Zoning Ordinance Amendment for Impact Fees in Article 14, Section 10.E – Bicycle Facility Improvements Impact Fee**
 - i. [Memo from Chris Osterrieder, Director of Community Development / Town Engineer](#)
- 3. Approval of Meeting Minutes
 - a. [DRAFT Meeting Minutes – February 9, 2026 \(PDF\)](#)
 - 4. Other Business
 - 5. Adjournment