

Town of Kennebunk, Maine



Kennebunk Planning Board Agenda Kennebunk Town Hall – Room 301 – Regular Meeting 7:00 PM Monday, March 9, 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. New Business
 - a. **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. Old Business
 - a. **PUBLIC HEARING – 29 York Street Subdivision - Request for After the Approval of changes and Subdivision Amendment - (Tax Map 54, Lot 91)**
 - i. **SUBMISSION MATERIALS**
 1. [Cover Letter, dated 2.27.2026 \(PDF\)](#)
 2. [Updated Plan Set \(PDF\)](#)
 - ii. **ADDITIONAL MATERIALS**
 1. [Review Memo from Christopher J. Osterrieder, P.E. Director of Community Development/Town Engineer \(PDF\)](#)
 2. [DRAFT Findings of Fact \(PDF\)](#)
 - iii. The Planning Board has previously reviewed this application on the following dates:
 1. [September 9, 2024 \(Link to agenda & materials\)](#)

2. [September 8, 2025 \(Link to agenda & materials\)](#)
3. [October 27, 2025 \(Link to agenda & materials\)](#)
4. [January 12, 2026 \(Link to agenda & materials\)](#)
5. [February 9, 2026 \(Link to agenda & materials\)](#)

b. Special Exception - 15 Atlantic Circle – (Tax Map 67, Lot 106)

i. SUBMISSION MATERIALS

1. [Supplemental Information Submitted for Review \(PDF\)](#)

ii. ADDITIONAL MATERIALS

1. [Planner Memo \(PDF\)](#)
2. [Approved Plan \(PDF\)](#)
3. [Signed Findings of Fact \(PDF\)](#)

c. PUBLIC HEARING - 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. [Updated Application Package \(PDF\)](#)
2. [Updated Plans \(PDF\)](#)

ii. ADDITIONAL MATERIALS

1. [Planner Memo \(PDF\)](#)

iii. This application was previously reviewed by the Planning Board at the following meeting:

1. [February 9, 2026 \(Link to agenda & materials\)](#)

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

i. SUBMISSION MATERIALS

1. [Application \(PDF\)](#)
2. [Plans \(PDF\)](#)
3. [Comment Response Letter \(PDF\)](#)

ii. ADDITIONAL MATERIALS

1. [Planner Memo \(PDF\)](#)

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

- a. [November 10, 2025 \(Link to agenda & materials\)](#)
- b. [February 9, 2025 \(Link to agenda & materials\)](#)

4. Other Business

- a. **Dogwood Circle – Subdivision Plan Correction** - The Kingsmeadow Subdivision was approved in 2022 and is currently under construction. The applicant is before the Board to correct an error in the plan notes. This action does not constitute an amendment to the approved subdivision.
 - i. [Planner Memo \(PDF\)](#)
 - ii. [Approved Plan \(PDF\)](#)
 - iii. [Corrected Plan \(PDF\)](#)

 - b. **Housing Opportunity Program Community Engagement Event – CoastCraft**
 - i. [Planner Memo \(PDF\)](#)
5. Approval of Meeting Minutes
- a. [DRAFT Meeting Minutes – February 9, 2026 \(PDF\)](#)
6. Adjournment