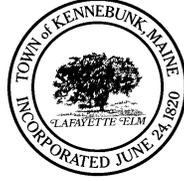


Town of Kennebunk, Maine



Kennebunk Planning Board Agenda Kennebunk Town Hall – Room 301 – Regular Meeting 7:00 PM Monday, February 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. 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](#)
 - 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](#)
 - iii. The Planning Board has previously reviewed this application on the following dates:
 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 \(link to agenda & materials\)](#)
- 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