

**CALL TO ORDER**

**ROLL CALL**

Present: Robert Doyle, Member, Karen Kalmar, Member, Steve Bellantone, Member, Earledean Wells, Member, Ethan Bensley, Vice Chair, Dutch Dunkelberger, Chair, and Russell White, Member

Absent:

Staff: Max Zakian, Town Planner

Advisory:

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**PUBLIC COMMENTS**

The public may attend the meeting in person or remotely via Zoom. Attendees via Zoom will be recognized during the public hearings and public comment portion of the meeting.

Public comment and opinion are welcome during this meeting. However, comments and opinions related to development projects currently being reviewed by the Planning Board will be heard only during a scheduled public hearing when all interested parties have an opportunity to participate. The public may submit written public comments via email, US Mail, or by hand delivery to Town Hall. Those in the room providing comments must clearly state their name and address and record it in writing at the podium. For those attending via Zoom, please state your name and address for the record.

Emailed comments should be sent to: [mzakian@kitteryme.org](mailto:mzakian@kitteryme.org), or hand-delivered to Town Hall. Comments received by noon on the day of the meeting will become part of the public record and may be read in whole or in summary by the Planning Board or Town Staff.

There being no public comments, the Chair closed the public comments.

**OLD BUSINESS –**

2:35

**ITEM 1—90 US Route 1—Major Site Plan — Preliminary Review**

Action: accept site plan as complete. Schedule site walk/public hearing. Geoff Aleva, on behalf of owner/applicants 90 US Route 1 LLC, requests approval to develop a hotel with 62 rooms and associated parking and utilities on the property of 90 US Route 1, Tax Map 14, Lot 2, in the Bypass-Old Post Road Commercial (C-3) Zone.

Geoff Aleva, Civil Consultants, presented the project to the Board and reviewed the changes since the sketch plan review. The parking waiver request was mentioned.

Discussion ensued briefly on rear access, approval letters, environmental impacts, snow storage removal, plantings guarantee, stormwater treatment, maintenance report, trash and refuse, rear walkway and buffer plantings, gate and signage, impacts to the residential road, sidewalks, glare, and elevations.

**Mr. White moved to accept the application as complete. Seconded by Ms. Kalmar. The motion passed 7-0-0.**

**Mr. White moved to schedule a site walk on February 20, 2024 at 4:30 PM. Seconded by Ms. Kalmar. The motion passed 7-0-0.**

**Mr. White moved to schedule a public hearing on March 14, 2024 at 6 PM. Seconded by Ms. Kalmar. The motion passed 7-0-0.**

**APPROVAL OF MINUTES**

28:25

**ITEM 2 – January 25, 2024 Meeting Minutes**

Line 51: add “change to the project to include two affordable housing units on the lower level.”

**Vice Chair Bensley moved to accept the minutes as amended. Seconded by Ms. Kalmar. The motion passed 7-0-0.**

30:52

**BOARD MEMBER ITEMS-**

Chair Dunkelberger discussed storm damage procedures and an expedited process for in-kind repairs.

Subcommittee reports

38:10

**STAFF ITEMS-**

**ITEM 3** – Planning board 2024 goals

Chair Dunkelberger reviewed the proposed goals handout, suggesting a quarterly review to monitor the goals.

Mr. Zakian mentioned a housekeeping ordinance update coming up.

47:00

**Adjournment**

**Ms. Kalmar moved to adjourn. Seconded by Vice Chair Bensley. The motion passed 7-0-0.**

The Kittery Planning Board meeting of February 8, 2024 adjourned at 6:47 p.m.

Submitted by Carrie Varao, Development Staff Clerk on February 15, 2024.

Disclaimer: The following minutes constitute the author's understanding of the meeting. Whilst every effort has been made to ensure the accuracy of the information, the minutes are not intended as a verbatim transcript of comments at the meeting, but a summary of the discussion and actions that took place. For complete details, please refer to the video of the meeting on the Town of Kittery website at

<http://www.townhallstreams.com/locations/kittery-maine>.