

To: Kittery Planning Board

From: Economic Development Committee

Re: EDC/Planning Board workshop to Review of Zoning associated with Business Park

Planning Board Members,

During a recent informal workshop, the EDC met with William Cullen, one of three current parcel owners that make up the Business Park (BP), to discuss "potential" future business growth opportunities, both from a commercial as well as residential standpoint.

During our discussion we spoke about the infrastructure needs of bringing 3-Phase electric power, Water and Sewer facilities to the BP. To date Mr. Cullen has, at his own cost, hired engineering firms to design and understand the requirements of bringing these services to the BP down Dennett Road. Additionally, Mr. Cullen has also extended the current sewer lines that run through the BP in a manner to better serve future business growth opportunities within the BP.

As we looked at the potential business opportunities, i.e. Townhouse development, commercial business and warehouse needs, walking trails, etc. the impact of the current zoning regulations were discussed. The key areas that we feel need Planning Board discussion and certainly again need to be incorporated into the Comprehensive Planning Update (CPU), include:

- 3-Acre Lot size
- Wetland Setback at 100'
- Clarity on the mixed-use requirements – per parcel or BP in totality
- Building requirements – roof pitches
- Zoning around entering BP from Dennett Road and Rte 236

These were just a few of the key zoning aspects that we feel need to be reviewed as they will, and currently do, impact the potential for future property tax growth.

Another component that we also would like to setup a time with the Planning Board is the discussion of the TIF's that are in placed throughout Kittery, but in particular the BP.

As always we appreciate the time and discussion with the Planning Board. Through our collaboration I know all of Kittery will be well served as we build upon property tax growth in a managed manner benefiting all of Kittery.

Thank you,

George Dow

Chair, EDC