

TOWN OF KITTERY, MAINE  
PLANNING BOARD MEETING  
Council Chambers

APPROVED  
February 12, 2015

Meeting called to order at 6:01 p.m.

Board Members Present: Karen Kalmar, Deborah Davis, David Lincoln, Ann Grinnell, Robert Harris, Mark Alesse

Members absent: Tom Emerson

Staff: Chris DiMatteo, Town Planner

Pledge of Allegiance

Minutes: January 22, 2015

Ms. Kalmar moved to approve as submitted

Mr. Lincoln seconded

Motion carried: 6-0-0

Site Walk Minutes: 42 State Road, 2/4/15

(Ms. Davis suggested a sidewalk on Love Lane; Mr. Lincoln requested DPW comment on site distances from the top of Love Lane to the residence entrance.)

Ms. Kalmar moved to approve as amended

Mr. Lincoln seconded

Motion carried: 5-0-0

Site Walk Minutes: 118 Pepperrell Road, 2/4/15

(Include name of Ben Davis apple tree; Ms. Davis: Questioned drainage along Moore's Island Lane)

Ms. Kalmar moved to approve as amended

Mr. Lincoln seconded

Motion carried: 5-0-0

Site Walk Minutes: 15 Old Armory Way, 2/4/15

(Ms. Davis: Because of the time schedule, she suggested abutters take pictures from their porches and forward them to the Planning Department, following a request by an abutter for the Board to view the from their porches.)

Ms. Kalmar moved to approve as amended

Mr. Lincoln seconded

Motion carried: 5-0-0

Public Comment:

Ken Markley: Town Code includes 'review by the York County Soil and Water Conservation Commission'. This is no longer done and review is accomplished in peer review and in larger projects by the DEP. This requirement is old and should be removed from the Code.

There was no further public comment.

**OLD BUSINESS**

**ITEM 1. – State Road Mixed Use Development – Sketch Plan Review** Action: Review, grant or deny concept plan approval. Owner/Applicant, Aaron Henderson, HGC, LLC requests approval for a mixed

residential/commercial development at 42 State Road, Map 3, Lots 5, 6 & 7 in the Business Local 1 Zone. Agent is Jeff Clifford, P.E., Altus Engineering, Inc.

Mr. Clifford: Summarized the project, noting this has been changed since originally before the Board in May, 2014 and brings the structure closer to State Road, per Ordinance recommendation:

- 125' x 40' (first floor) with permitted business uses
- 125'x45' (second floor) with 5 residential condominiums
- Associated parking requirements: upper level for residential and business use; parking deficiency could be pursued through a shared use with the businesses at preliminary review;
- Access from State Road (entrance and exit), and Love Lane (entrance only);
- State Road sidewalk; landscaping; screening and fencing;
- Stormwater to be handled through an existing drain and a subsurface system for cooling of site drainage; though below MS-4 threshold, proposed drainage plan would comply;
- Traffic: Project is in an Urban Compact area; proposed uses will be well below 100 trips per hour requiring state review;
- Sidewalk along Love Lane isn't practical due to the grade;
- Lighting, snow storage, etc. will be addressed.

Ms. Davis: Referenced the gravel area off Love Lane, noting it would be a good area to landscape and not be used for parking in the future.

Mr. Alesse: Where will snow be stored on site?

Mr. Clifford: This is a tight site, and sometimes you have to haul snow away.

Mr. Lincoln: Love Lane is described as a collector road in the Comprehensive Plan. Suggests working with DPW regarding location of an entrance drive off Love Lane onto the property, regarding site distances and speed.

Ms. Kalmar: It appears the Board of Appeals will need to deal with a shared parking plan.

Ms. Grinnell: Could a crosswalk connect with existing sidewalks to the crosswalk at TD Bank? This could be discussed with DPW.

Ms. Kalmar moved to approve the 42 State Road sketch plan submitted by Aaron Henderson, HGC, LLC, for property located at 42 State Road, Map 3 Lots 5,6, and 7.

Mr. Lincoln seconded

Mr. DiMatteo: With the issues noted in the plan review notes and Board discussion, the applicant appears well directed.

Motion carried: 6-0-0

## **PUBLIC HEARING**

**ITEM 2 – Beatrice Way – Preliminary Major Subdivision Plan.** Action: Hold a Public Hearing, accept or deny preliminary plan. Owner Operation Blessing LP, and applicant Richard Sparkowich, propose a five lot subdivision on remaining land from the previously approved 3-lot subdivision located between Highpoint Circle and Kittree Lane. The site is identified as Map 61 Lot 08, in the Residential - Rural (R-RL) Zone. Agent is Ken Markley, Easterly Survey Inc.

Ken Markley: Noted this was originally proposed as a 15-lot cluster subdivision and is now before the Board as a 5-lot subdivision.

- Beatrice Lane is proposed at slightly over 500 feet in length with a hammerhead turnaround for minimal impact;
- Noted existing parcel off Old Farm Road, but all parcels will be accessed via Beatrice Lane;

Ms. Grinnell read a public hearing statement

The Public Hearing opened and closed at 6:40 p.m. There was no public comment  
Mr. DiMatteo noted letters submitted from Joe and Linda Gasbarro (12/9/14) and James Rothwell (1/26/15) were included in the Board's packets and are part of the public record.

Mr. Markley: There was a High Intensity Soil Survey conducted in 2006 and 2007 and the parcel has not been disturbed and doubts there would be a change, so a recertification should not be necessary. The majority of the wetlands adjacent to the lots were re-delineated in 2014, and believes the studies should be accepted.

Ms. Kalmar moved to continue review of the Operation Blessing major subdivision proposal, not to exceed 90 days.

Mr. Alesse seconded

Discussion followed regarding soils and wetland study re-certifications, and the Board agreed this was in order.

Mr. Markley: Surprised that the common open space area was located by staff, and is far removed from the building lots. The open space will be located in the southeast area of the large parcel and will be included in legal documents.

Mr. Harris: Questioned the need to re-certify soil and wetland studies. Land doesn't change from one year to the next and this seems redundant.

Mr. DiMatteo: Only the soil and wetland studies that were done in 2006 need to be re-certified, not the 2014 wetland study.

Motion carried: 6-0-0

Ms. Kalmar moved to have applicant re-certify HISS and wetland delineations from 2006

Mr. Lincoln seconded

Ms. Davis: There has been a fair amount of logging done since 2006 affecting the soils

Motion carried: 5 - 1 (Harris) - 0

Ms. Davis: Is the applicant aware of issues that came up in the site walk, such as:

- When will the Woods Road be closed?

Mr. Markley: When the project is approved lots will be accessed via Beatrice Way, and Woods Road will be closed.

- Is it the intention to intensify the buffer along Woods Road?

Mr. Markley: It should be allowed to grow and refill in a natural state.

Ms. Grinnell: The Town Manager, Attorney and Planner have discussed Tom Emerson's position as a member of the Planning Board while presenting an application before the Board. It has been decided, and mutually agreed, that Mr. Emerson cannot continue as a Board member.

Mr. Lincoln: Requested permission to read Mr. Emerson's letter of resignation (Attached).

Ms. Grinnell. Tom will be missed.

**ITEM 3 – Old Armory Way Mixed Use - Preliminary Site Plan.** Action: Hold a Public Hearing, accept or deny preliminary plan. Owner/applicant Ken McDavitt requests approval to construct two condominiums (total of three dwelling units) with 8 commercial boat slips at 15 Old Armory Way, Map 4, Lot 51 in the Mixed Use Kittery Foreside Zone, Shoreland and Commercial Fisheries/Maritime Activities Overlay Zones. Agent is Ken Wood, P.E., Attar Engineering, Inc., Eliot, Maine.

Ms. Grinnell: Noted she was dismayed to receive a letter from Matthew Howell on February 9 stating she had bias towards this project and should recuse herself. She stated she does not have bias and will not recuse herself. Any project before her and the Board must follow the code. It appears Mr. Howell read a newspaper article that misquoted what happened at the site walk of February 4. At the site walk, residents

voiced their concerns about how the project would impact their view of the water, and requested the Board members step to their porches to see for themselves. Ms. Grinnell stated this was not appropriate, and Ms. Davis suggested those abutters could take photos of their view and send to the Planner. This suggestion was announced. This is similar to the abutter who stated they had a boundary survey and was told she could take the survey to the staff to share with the Board.

Board members (Lincoln, Kalmar, Davis, Alesse) agreed Ms. Grinnell does not need to recuse herself from this project (Mr. Harris stated he was not at the site walk).

Ed Brake, Attar Engineering: Summarized the proposal to date:

- Replace existing 3- unit building with 2 residential units with three condominium units;
- Addition of 8 boat slips and parking to be rented for private use;
- Proposed structures fit within the allowed building envelope;
- 10 parking spaces are required and 12 are provided on the site and within the units;
- Snow storage space is located west of the parking and other area;
- Impervious area is increased slightly due to parking and stormwater will be handled by a level spreader;
- Height of the proposed buildings are similar to existing structures

Public Hearing opened at 7:15 p.m.

Ms. Grinnell: Board members have received written testimony from Dena Dudarevitch, Betsy Cutler, Andrew Pearson, and a boundary map from Beverly Dufresne.

Kathy Wolf, 10 Old Armory Way: Read statement from Michael Landgarten (Attachment 1) and presented her own testimony (Attachment 1A)

Susan Emery: Noted the Foreside Committee established in the 90s had a commercial and residential component. She was opposed to the zoning change that has contributed to the project now before the Board, and requested the Board look back to the way the area was zoned in the 1990s. Regarding this project, the existing historic building should be incorporated into the project, though it may be out of code. Wants to conserve open space, the character of the village concept with homes close to and facing the street.

Terry Lochhead, 16 Old Armory Way: (Attachment 2)

The history of home should be carefully reviewed before being removed. Questioned parking, traffic, width of road, and requested the building be built in an adaptive way through the Design Review process.

Tracy Johnson, 4 Gerrish Court: (Attachment 3)

Jackson Yeten, 4 Commercial Street: Grandfather worker at shipyard; grew up in neighborhood; amateur historian; neighborhoods like this disappear all the time; would like to raise children in the Foreside and does not want them living in a neighborhood of marinas and codos; more value in retaining history for current and future generations;

Tom Ryan, 16 Old Armory Way: (Attachment 4 and photos)

Codes address the spirit and intent of the neighborhood; the proposal will place two structures totaling 80 feet long and 35 feet high, 10 feet from the property line with only 10 feet of open space between structures. [Referenced map and photos] Spoke on behalf of Joan Newton, neighbor, who has lived on Old Armory Way for 37 years. Her view will be obstructed by the proposed buildings. This proposal does not maintain the value of the neighborhood. Because the building footprint is so small, fitting the proposed structures on the site requires the removal of the Dennett home. Regarding the marina, there is insufficient parking for users and guests forcing parking on the street or other properties; the road is

barely wide enough for existing traffic; what is to prevent house boats or yachts from docking on the slips and used as year-round residences; what about snow removal, where there is little remaining room; what would be the impact of moving utility poles; it is unclear what the buildings look like, facing the Back Channel; per design standards, the retaining wall may not use modern concrete materials; need the Design Review Committee in place to review this project, as requested.

Ms. Grinnell: In the interest of time, asked for a show of hands for those in support of Mr. Ryan's testimony. [Count was not taken]

Tim Yeaten, 4 Commercial Street: Agree with previous testimony, including letter from Mr. Landgarten. Fears this project will set a precedent and will further limit affordable housing in the Foreside.

Janice Wolak, 17 Jones Ave: Supports everything said tonight.

Jill Belilah, 4 Gerrish Court: Supports everything said tonight.

Marie Carey, 4 Commercial Street: Supports everything said tonight.

Ms. Grinnell: The Board has deliberated on the issue of the Foreside Committee, and reviewed documentation regarding its history and continuance. This Committee no longer exists and the Board will review this project in the same manner as the Committee would until the Committee is re-formed.

Tom Despres, 9 Old Armory Way: Have owned the property since 1960 and son currently lives there; supports previous comments; primary concern is the change of the residential nature by a marina at the end of a narrow street, and safety concerns; an 8 slip marina is not small and will dominate the neighborhood and river at that location; concerned about the live-aboard possibility; if marina is market driven, slips could rent to 2 smaller boats instead of 1 larger boat, possibly doubling the impact on parking and traffic problems; providing slips for condominium owners is appropriate; recognizes Mr. McDavitt has property rights to develop his property, according to code, though facing a 40-foot wall only 20 feet from his home is not what they would like, however.

Galen Beale, 63 Chauncey Creek Road: Two things that of concern about the OAW development before the Board: the proposed marina and the destruction of a historic house. The Foreside is lucky to have attracted thoughtful entrepreneurs who have rehabilitated existing structures. The motivation for real estate developers is different today, and the town should have a clear sense of how they want the Foreside to be developed before it is high jacked in a development frenzy. Kittery has been called the oldest town in Maine, but citizens do not appear to know or acknowledge its own history. The town should undertake a historic survey of buildings in the Foreside with the idea of outlining a historical district, and develop a study leading to a better understanding of what historical sites exist. That study, coupled with information gained from various public Foreside meetings, could help the town create a well thought out future for Kittery Foreside. Residents want to know about their history, as indicated by the recent attendance at a slide show presented by the Historical and Naval Museum at the Star Theater. In reference to the marina, five of the boat slips will be sold to people who have no interest or commitment to the small neighborhood of Old Armory Way. This family oriented street does not seem to be an appropriate location for a public marina. Combining the notion of a historic district in conjunction with input from citizen groups and Boards could result in a master plan for the Kittery Foreside. To that end, suggest the current proposal be tabled until the planning pieces are in place and the Board's decision can be based on a deeper understanding of how the town would like to develop the Foreside.

Dave Kaselauskas, Kittery Point: Noted the individuals who saved Strawberry Banke in Portsmouth. It is time for Kittery to look at what they have, or create another Badgers Island. Would like to see a reassessment of historic buildings in town, starting with this one.

Public Hearing Closed at 8:08 p.m.

Mr. DiMatteo: Staff and CMA support the need for a boundary re-certification or conduct a new boundary survey.

Mr. Brake: The original survey was lost in a flood. What is shown on the proposed site plan shows the TF Moran survey and DEP H.A.T., and meets code requirements. The survey received from the abutter references the TF Moran survey and shows the width of Old Armory Way as the same at 22 feet.

Ms. Kalmar: The Peer Review Engineers have stated a stamped survey should be provided "...with appropriate notes and associated documentation in accordance with current technical standards of practice per Maine Board of Licensure." as there is no record of recordation of the TF Moran survey

Mr. Harris: Weren't 3 monuments found to note boundaries? If the same pins will be used to re-survey, why require another survey?

Board members Alesse, Davis, Lincoln, Kalmar and Grinnell requested a current boundary survey be conducted; Mr. Harris did not agree this was necessary.

Mr. Brake: Due to the amount of snow, requested the survey requirement be allowed to be submitted at final plan submission and not preliminary plan approval. If the Board does not move forward with preliminary plan approval, this is an added expense for his client.

Mr. DiMatteo: Survey information is the basis for the preliminary plan approval, and is part of the process. This is required.

Ms. Grinnell: The recommendation is that we need the survey before moving to final plan review. Because a marina is proposed, when will that plan be submitted to the Port Authority?

Ken McDavitt: Waiting for the Port Authority to fill it's membership as there are only 4 members on the Authority and Steve Lawrence may recuse himself as he has a mooring adjacent to the proposed marina, resulting in no quorum.

Ms. Grinnell: The Council just appointed a new member to the Port Authority.

The following items need to be further reviewed and discussed:

1. Input from Maine Historic Preservation Commission

Mr. Brake: The MHPC website does not show this site as a historic site, but further research can be made. Ms. Kalmar: The Board can only ask that identified historic and archaeological sites be preserved.

Mr. Lincoln: The requirement is the MHPC needs to provide a written opinion.

2. Piers/Public Use:

Mr. McDavitt: The requirements for marine development will be addressed as preparation is made for submittal to the Port Authority. This will be a commercial pier that could be considered private as renting an apartment building would not be required to be open to the general public.

Ms. Kalmar: Suggested the applicant respond in writing to the issues brought up at the public hearing and in the plan review and peer review notes, including scenic views, parking, traffic, historic character, etc.

Mr. DiMatteo: Does the Board request that design standards be addressed by a third party architectural or design firm?

Mr. Alesse moved to continue the site plan application of Ken McDavitt to construct residential condominiums with commercial boat slips at 15 Old Armory Way, not to exceed 90 days.

Ms. Davis seconded

Mr. Lincoln: Several codes were referenced during the public hearing and asked the Planner to address their relevancy to the Board's review. Would also like the following issues addressed for the Board as well: traffic and parking, proximity of development to the water and grading of the lot, applicability of the proposal to the comprehensive plan (including pages 138, 220, 227, 257), including water access (pages 125-127). Mr. Brake: The entire lot is within the Shoreland Overlay Zone.

Motion carried: 6-0-0

Ms. Grinnell: Does the Town allow parking on Old Armory Way?

Recess

**ITEM 4 – 118 Pepperrell Road - Shoreland Development Plan Review**

Action: Hold a Public Hearing, accept or deny sketch plan. Steven Gerhartz and Susan Pendry, owner/applicant, requests approval to remove and reconstruct secondary dwelling unit and reconfigure existing stairs on primary dwelling unit at 118 Pepperrell Road in the Residential-Kittery Point Village and Shoreland Overlay zones, Tax Map 27, Lot 37. Agent is Ken Markley, R.L.S., North Easterly Surveying, Inc.

Ken Markley: Summarized the request to modify an approved plan.

Public hearing opened at 8:44 p.m.

Mr. Markley: Read a letter of support from Jacquelyn Ellis, abutter (Attachment 5).

Public hearing closed at 8:47 p.m.

Mr. Markley: Drainage from the existing house structure will flow through a closed drain and be further absorbed through the soil. Through discussions with the CEO, the setback from the proposed new structure and the existing septic system is allowed by state regulations. Additionally, this was previously a seasonal structure but will be converted to a year round structure at the time of the building permit application as the septic requirements have been met for year-round use.

Ms. Kalmar moved to approve the application of Steven Gerhartz and Susan Pendery to remove and reconstruct secondary dwelling unit and reconfigure existing stairs on primary dwelling unit at 118 Pepperrell Road in the Residential-Kittery Point Village and Shoreland Overlay zones, Tax Map 27, Lot 37.

Mr. Lincoln seconded

Motion carried: 6-0-0

### FINDINGS OF FACT

WHEREAS: Steven Gerhartz and Susan Pendery request to remove and reconstruct a secondary dwelling unit and reconfigure existing stairs on the primary dwelling unit at 118 Pepperrell Road, Tax Map 27, Lot 37, Kittery Point Village, Shoreland Overlay and Resource Protection Zones. This is an amendment to a previously approved plan (April 11, 2013).

NOW THEREFORE, based on the entire record before the Planning Board as and pursuant to the applicable standards in the Land Use and Development Code, the Planning Board makes the following factual findings:

#### I. Zoning Standards in the Shoreland Overlay Zone

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| 16.3.2.17. Zoning Standards in the Shoreland Overlay Zone appear to have been met |
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| Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
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#### II. Standards for Nonconforming Structures

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| The proposed development appears to meet the above Part II, <i>Standards for Nonconforming Structures</i> and all <i>Factors for Consideration</i> , with no adverse impact. |
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| Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
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#### III. Standards for Structures in the Shoreland Overlay Zone

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| The proposed development appears to meet the standards for expansion and reconstruction of a nonconforming structure in the Shoreland Overlay Zone. |
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| Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
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#### IV. Procedures for Administering Permits For Shoreland Development Review

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| 16.10.10.2 D. An Application will be approved or approved with conditions if the reviewing authority makes a positive finding based on the information presented. It must be demonstrated that the proposed use will: |
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| 1. <i>maintain safe and healthful conditions;</i> |
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| The proposed development does not appear to have an adverse impact. |
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| Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
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| 2. <i>not result in water pollution, erosion or sedimentation to surface waters;</i> |
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| The proposed development does not appear to have an adverse impact. |
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| Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
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| 3. <i>adequately provide for the disposal of all wastewater;</i> |
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| This standard appears to have been met.  | Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
| 4. <i>not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;</i>                              |  |
| The proposed development does not appear to have an adverse impact.  | Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
| 5. <i>conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;</i>                               |  |
| The proposed development does not appear to have an adverse impact.  | Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
| 6. <i>protect archaeological and historic resources;</i>   |  |
| The proposed development does not appear to have an adverse impact.  | Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
| 7. <i>not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/ maritime activities district;</i> |  |
| The project is not located in a commercial fisheries/maritime activities district. This standard is not applicable.                        | Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
| 8. <i>avoid problems associated with floodplain development and use</i>  |  |
| This standard appears to have been met.  | Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
| 9. <i>is in conformance with the provisions of this Code; and</i>  |  |
| The proposed additions appear to be in conformance with the Town Code.   | Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
| 10. <i>recorded with the York County Registry of Deeds.</i>  |  |
| The final plan is required to be recorded at the York County Registry of Deeds.  | Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |

NOW THEREFORE the Kittery Town Planning Board adopts each of the foregoing Findings of Fact and based on these Findings determines the proposed development will have no significant detrimental impact, contingent upon the following condition(s):

Conditions of Approval:

1. No changes, erasures, modifications or revisions may be made to any Planning Board approved final plan. (Title 16.10.9.1.2)
2. Prior to the commencement of grading and/or construction within a building envelope, as shown on the Plan, the owner and/or developer must stake all corners of the envelope. These markers must remain in place until the Code Enforcement Officer determines construction is completed and there is no danger of damage to areas that are, per Planning Board approval, to remain undisturbed.
3. A native tree must be planted to replace the juniper tree to be removed, and must be located in a similar location (Title 16.7.3.5.4.C)
4. All Notices to Applicant contained herein (February 12, 2015 Findings of Fact).

**ITEM 5 – McCoy Residence - Shoreland Development Plan Review.** Action: Hold a Public Hearing, grant or deny plan approval. Kevin and Terry McCoy, owners/applicant request approval for a nonconforming structure reconstruction, removal of an existing house, garage and shed and construct a new house, garage and barn at 24 Goose Point, Kittery, Map 34 Lot 9 in the Residential-Rural, Shoreland and Resource Protection Overlay zones. Agent is Architect Tom Emerson, Studio B-E.

Mr. Emerson: Summarized the proposal to remove existing structures and replace with more conforming structures, further away from the resource. The curb cut and driveway will remain the same. Vegetated areas will increase and changes to volume and square feet will not exceed percent allowed in the Shoreland Overlay zone.

The public hearing opened at 9:04 p.m.

Steven Hall: The original windmill on the promontory pumped seawater into the indoor pool.

The public hearing closed at 9:05 p.m.

Mr. Emerson: There is no pool or windmill in the current proposal.

Ms. Davis: How will the pool be removed?

Mr. Emerson: The pool would have to be removed piece by piece as it cannot be simply filled given its proximity to the shoreline. Once removed, the area could be filled with blast material

Mr. Alesse moved to approve the application of Kevin and Terry McCoy for the removal of an existing house, garage and shed and construction of a new house, garage and barn at 24 Goose Point, Kittery, Map 34 Lot 9 in the Residential-Rural, Shoreland and Resource Protection Overlay zones

Ms. Davis seconded

Motion carried 6-0-0

FINDINGS OF FACT

WHEREAS: Kevin and Terry McCoy, owners and applicant, request approval for a nonconforming structure demolition and new construction, including the removal of an existing house, garage and shed and construction of a new house, garage and barn at 24 Goose Point, Kittery, Tax Map 34 Lot 9 in the Residential-Rural, Shoreland and Resource Protection Overlay zones. Agent is Tom Emerson, Studio B-E, hereinafter the “Development”; and NOW THEREFORE, based on the entire record before the Town Planning Board and pursuant to the applicable standards in the Land Use and Development Code, the Town Planning Board makes the following factual findings and conclusions:

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| 16.3.2.17. D Shoreland Overlay Zone - Standards.<br>The area currently covered by the existing, nonconforming house will be revegetated per Title 16.7.3.5.4.C, as applicable. This standard has been met. |
| Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining   |

II. Standards in the Shoreland Overlay Zone

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| 16.7.3.1 Prohibitions and Allowances.<br>A. <i>Except as otherwise provided in this Article, a non-conforming condition must not be permitted to become more non-conforming.</i> |
| This requirement has been met.   |
| Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining   |

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| 16.7.3.5.6 Nonconforming Structure Reconstruction            |
| This standard appears to have been met.                      |
| Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |

III. Procedures for Administering Permits For Shoreland Development Review

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| 1. <i>Maintain safe and healthful conditions;</i> |
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| The proposed development does not appear to have an adverse impact.  | Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
| 2. <i>Not result in water pollution, erosion or sedimentation to surface waters;</i>   |  |
| This standard appears to be met.   | Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
| 3. <i>Adequately provide for the disposal of all wastewater;</i>   |  |
| This standard appears to be met.   | Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
| 4. <i>Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;</i>                              |  |
| The proposed development does not appear to have an adverse impact.  | Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
| 5. <i>Conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;</i>                               |  |
| The proposed development does not appear to have an adverse impact.  | Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
| 6. <i>Protect archaeological and historic resources;</i>   |  |
| The proposed development does not appear to have an adverse impact   | Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
| 7. <i>Not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/ maritime activities district;</i> |  |
| The project is not located in a commercial fisheries/maritime activities district. This standard is not applicable.                        | Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
| 8. <i>Avoid problems associated with floodplain development and use</i>  |  |
| The proposed development is not located within an identified flood area.   | Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
| 9. <i>Is in conformance with the provisions of this Code;</i>  |  |
| This standard appears to have been met.  | Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |
| 10. <i>Be recorded with the York County Registry of Deeds.</i>   |  |
| Shoreland Development plans must be recorded with the York County Registry of Deeds prior to the issuance of a building permit.            | Vote: <u>6</u> in favor <u>0</u> against <u>0</u> abstaining |

Based on the foregoing Findings, the Planning Board finds the applicant has satisfied each of the review standards for approval and, therefore, the Planning Board approves the Shoreland Development Plan Application of Kevin and Terry McCoy, to remove an existing nonconforming house, an existing garage and shed, and reconstruct a new house, garage and barn at 24 Goose Point, Kittery, Tax Map 34 Lot 9 in the Residential-Rural, Shoreland and Resource Protection Overlay zones, subject to any conditions and/or waivers, as follows:

Conditions of Approval (to be included on final plan to be recorded):

1. No changes, erasures, modifications or revisions may be made to any Planning Board approved final plan. (Title 16.10.9.1.2)
2. Prior to the commencement of onsite construction, areas to remain undisturbed must be clearly marked with stakes and caution tape. Removal of the stakes, caution tape, silt fences, and such other materials used during construction, is required at the completion of the onsite work, but not before permission to remove such has been given in writing by the Code Enforcement Officer (Title 16.7.3.5.4.2).
3. Applicant/contractor will follow Maine DEP *Best Management Practices* for all work associated with site and building construction to ensure adequate erosion control and slope stabilization.
4. Erosion and sedimentation control materials will be in place prior to the demolition of the house and boathouse. An inspection will be required prior to removal of materials.
5. The shorefront area currently covered by the existing, nonconforming house will be revegetated per Title 16.7.3.5.4.C, as applicable.
6. All Notices to Applicant contained herein (Findings of Fact dated February 12, 2015).

The Planning Board authorizes the Planning Board Chairman to sign the Final Plan and the Findings of Fact upon confirmation of compliance with any conditions of approval.

Vote: 6 in favor 0 against 0 abstaining

ITEM 6 – Board Member Items (Not discussed)

ITEM 7 – Town Planner Items: (Not discussed)

[Mr. Harris requested permission to add a comment but was not recognized prior to adjournment.]

Ms. Kalmar moved to adjourn

Mr. Lincoln seconded

Motion carried 6-0-0

The Kittery Planning Board meeting of February 12, 2015 adjourned at 9:16 p.m.  
Submitted by Jan Fisk, Recorder, February 16, 2015



Attachment #1

Cathy Wolff <cathywolff@gmail.com>

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**Fwd: Letter for tomorrow night.**

1 message

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Jill Bellilah <jbellilah@gmail.com>  
To: cathywolff@gmail.com

Wed, Feb 11, 2015 at 3:50 PM

Begin forwarded message:

**From:** "Michael Landgarten" <mlandgarten19@gmail.com>  
**Subject:** Letter for tomorrow night.  
**Date:** February 11, 2015 3:07:25 PM EST  
**To:** <jbellilah@gmail.com>

Hi Jill,

I don't see any way I'll be getting out of the house tomorrow night. I thought I might send you a letter and maybe someone could read on my behalf?

Here goes:

Dear Kittery Town Council,

I am not able to attend tonight – home sick – but I would certainly be there if I could.

I am a firm supporter of carefully maintaining the character of Kittery Foreside though at the same time developing and enlivening it. Renovating existing building to me is the best and really only way to go in my view. It is also the greenest approach as tear downs and new buildings create the most waste and disruption.

We have a gem of a neighborhood in Kittery Foreside. The narrow streets, quaint houses, proximity to coast and Navy Yard are all very special. I am referring mostly to the area between Wallingford Square and Route 1. There are many little towns like this on the Maine coast but most unspoiled ones are much further north. We have an opportunity to preserve the dear, charming and historic nature and feel of the place. Condo buildings and marinas like those on Badger's Island are fine but to me not a good in this Foreside zone. I think a much better direction would be to encourage more reuse and updating of the charming structures that currently exist and give the area so much character and appeal. Otherwise I think the area could become more generic and lose its uniqueness.

This approach has been successfully achieved in many buildings in the Foreside already – Anneke Jans, Black Birch, Tulsi, Doo, the 7 Wallingford Square building my partners and I recently renovated, Kittery Launderette and others. There's no lack of interest in this approach by sensitive and talented developers but if we allow bigger less indigenous structures to go up that interest may wane quickly. There is an energy and style emerging and I don't think we want

to lose that. There is evidence in the projects I just sited that there is ample opportunity to upgrade and even modernize while maintaining the local character and history as well as the proper scale.

Thank-you for considering.

Michael Landgarten

[www.bobsclamhut.com](http://www.bobsclamhut.com)

[www.robertsmainegrill.com](http://www.robertsmainegrill.com)

[www.lilscafe.com](http://www.lilscafe.com)

[www.kitteryblockparty.org](http://www.kitteryblockparty.org)

603-502-8119

**Feb. 12, 2015**

**Testimony for public hearing on development of condos/marina/parking lot on Old Armory Way**

My name is Cathy Wolff and I live at 10 Old Armory Way.

Before I begin, I want to show you this – it's an inkwell, found buried in my yard and probably from the high school that once occupied the pre-Civil War armory. That building was torn down – as so much was – in the early 1960s.

But I think others may address the history of Old Armory Way. I want to talk about neighborhood and harbingers.

20 years ago my husband, son, and I were living in a small house in the Creek neighborhood of Portsmouth. We needed more room. But Portsmouth was gripped by speculation fever. House prices soared unreasonably. There was a lot of flipping. A lot of greed. A lot of stories of second or third generation residents being forced to move out of town because they couldn't afford to live there.

We certainly couldn't. So we sold our little house on Morning Street – it may well have been the last in Portsmouth to sell for under \$100,000 – and moved across the river, buying the Crowley's family home on Old Armory Way. One Crowley daughter cried at closing. She grew up in that house. Her father and mother lived there till they died.

People who live on Old Armory Way tend to stay there. My neighbors to the left, right, and down the street have been in their homes for decades. The two houses across the street also have been owned by the same family for many years.

I hesitate to speak for my neighbors, but I know for myself – and I suspect for many of them -- a house is a home, not a way to make money.

And a street is a neighborhood. Yes, there are rental apartment, but most of those tenants, although more transient than we home-owners, are friendly and respect the community of our little lane. In fact, a series of my friends have lived in the Dennett House second floor apartment, including the man I married.

Margaret Crowley remembers, even after the house was converted into apartments, how the children on the street would swim off the Dennett House dock at high tide, with her mother, Rose Crowley, supervising.

I used to swim off that dock now and then until the current owner appointed a tenant to chase people away. More recently, that developer seemed taken aback to learn he was supposed to provide public access to the water. I don't think it's currently in the plans before you.

The proposed high-end condos provide no acknowledgement of neighborhood. They are oriented toward the water – or the “ocean view” as the developer called it on a recent site tour. The sides of the proposed high-end condos that face our little dead-end street are much like all the condos that sprung up on Badger Island -- walls of garage doors. Not very community enhancing.

I know your job is to make sure projects meet code. So consider 16.3.2.15 that states:

“Buildings ... must be oriented facing the street on which the building is located.” I suspect “oriented” might mean that the part facing the street should feel like the front of the house, open and welcoming to the street.

However, what worries me most – and as planners of our town's future I hope worries you -- is that this development may well set a precedent for The Foreside. It may well open the way to the destruction of what makes it special. That includes, centrally, old homes, work-force housing and a spectrum of incomes.

If you allow – on tiny Old Armory Way – this inappropriate, profit-pushed, view-blocking, water-access limiting, woods-and-wildlife-destroying development, what's to stop the tearing down of other Foreside historic, and still fundamentally solid homes and the eventual transformation of our funky, exciting neighborhood into a shiny playground for the rich, who, by the way, will, I'm sure, in a matter of years start complaining about the noise, lights and belching smokstacks of the Yard.

I ask that the board either reject the development as now proposed or, at the very least, postpone any action until the much discussed Foreside Review Committee be revived, populated by Foreside residents, and given a chance to review and make a recommendation on the appropriateness of this project. And if that committee is not going to be revived, then maybe at least wait until the town hires its consultant to provide that alleged “big” picture game-plan for my neighborhood.

Hello, I'm Terry Lochhead. I live with Tom Ryan at 16 Old Armory Way, across the street from the proposed development.

The Purpose Section of the code for the Mixed Use-Kittery Foreside Zone (16.3.2.15) says:

*Design Review is used to facilitate the revitalization of downtown Kittery Foreside as a neighborhood center, while promoting economic development of service businesses and walk-in shopping, as well as respecting the zone's historic and residential character.*

My comments will reference this statement and the requirement for Design Review..

I am here tonight to urge that the Planning Board use the Design Review process required in the code and specified in section 16.3.2.15 (F). This section clearly envisions a body separate from but advisory to the Planning Board. The Town Council needs to repopulate this committee for these proceedings to be legal.

More specifically, I want to urge that the committee not only review the nuts and bolts aspects of the development, as detailed in the code, but to also to perform another task required by the code, and that is to ensure that the developer adheres to the spirit and intent of the purpose statement, ie that he "respect the historic and residential character" of the Foreside. For this purpose, I would hope that the committee could make use of a historical consultant so that outside expertise was brought to bear on this development..

First, I'd like to focus on the house and the street. The house at 15 Old Armory Way, which the developer wants to tear down, is a pre-Civil War home. It was probably built between 1850 and 1862, according to Richard Candee, professor emeritus in Preservation Studies at Boston University. He viewed the house last summer and relayed this information to me.

The 1850 Walling map, as well the census, and deeds from the York County Registry of Deeds, show a fairly undeveloped area in the Foreside. The map shows that Joseph Cox, a carpenter born in 1800, built the family's first house

at the corner of Government Street and Cox's Lane, now known as Old Armory Way. He then deeded land down the lane to his son, Joseph E Cox, born in 1830, who built a house of his own at an undetermined date. Its not clear whether this house appears on the map, but there is one in the right location. To the east of these two homes, the map shows the home of Samuel Badger, the well-known shipyard owner. His federalist style home still stands and has now been successfully converted into condo's. The map shows a few other homes dotted here and there, but it was still fairly rural.

Just 22 years later, after the Civil War, an 1872 Sanford and Everts Insurance map, identifies an explosion of development, and Joseph E. Cox's house is clearly identified.

On this 1872 map, all but two of the currently existing houses on the lane also appear. So does the old Armory, which no longer exists. It was built in 1858 just before the Civil War, and later used as the town's first high school, where students sat on gun powder boxes to recite their lessons.

On the 1872 map, the lane is referred to as Armory Hall Street. Later the name was changed to Echo Street.

In 1931, the town honored its Civil War past, by changing the name of the lane again - this time to Old Armory Way. About that time, two more houses were built on the lane.

So, even though the name of the lane has changed, and the dirt road has been paved, Old Armory Way is still about as narrow as it was in horse and buggy days. It also looks quite similar to the way it looked in 1872, a hundred and forty three years ago. The two Cox homes clearly pre-date most of the development that has occurred.

Now I'd like to spend a moment on the owner of the house. The original owner of the house at 15 Old Armory Way was Joseph E. Cox. He was a master carpenter at the Shipyard and a Naval officer in the Civil War. Mr. Armory Dennett thinks he remembers someone saying that Admiral David Farragut, the head of the nation's Civil War fleet, specifically called for Joseph E. Cox to come South to help him repair his fleet after the Battle of Mobile Bay. You

know Farragut: He's the one who said, "Damn the torpedos! Full Speed ahead!" However, we have no hard proof of this interesting story so it has to be considered hearsay. We do however, have evidence of Cox and other officers reporting to Abraham Lincoln's Secretary of the Navy that it would take three weeks to repair the SS Monongahela, a steam-powered sloop of war which was hit during a 48- day Siege by Confederate troops.

Cox's daughter, Josephine, married Alexander Dennett, Armory Dennett's grandfather, in the living room of this house. Armory and his brother lived there at one time. This is why I refer to it as the Dennett/Cox house.

Surely, the history of the house and its builder should be reviewed in the Design Review process called for in that introductory statement.

The developer's plan is to knock down this house and its unique working man's history, replace it with buildings that have no historical reference, pave the yard for a parking lot, and install a commercial marina on a lane that struggles with normal traffic.

The developer supplies parking for six cars, one of which is a disabled parking spot. Optimistically speaking, that leaves five parking spots for five long boat slips. But who goes out on a boat of this size alone? You go out with friends. You park in one spot, they arrive in their own car, and they need another spot. Where exactly do they park on a street like this? Often, you cannot pass another car on this street without pulling off.

He says that three of the boat slips will be used by people in his three condo's. So he doesn't need parking places for them. But what if they don't want to use a large boat slip? He'll lease the slip to someone else. Someone who needs a parking place.

Old Armory Way is still the same little, narrow dirt road it has been for 165 years, but now it's paved. That's the difference. It is not capable of bearing the traffic from a commercial marina

Wedging a commercial marina and a commercial parking lot into the street does not acknowledge the residential character of the neighborhood.

His plan also blocks the water views of many of these houses. I have pictures here to show the impact.

The developer could best live up to the spirit and intent of the Foreside code by altering his plan to tear down the house, and turning it into a plan that fits the Foreside: a plan that re-uses the existing house to create condo's, much like the Samuel Badger house which lies within sight of the Dennett/Cox house. This has become the Foreside way to develop and energize the area.

Adaptive re-use has worked for the business district of the Foreside. Why not continue down a proven path with residential development? The developer's plan should be reviewed either by the Kittery Foreside Design Review Committee, or by a person with historical expertise who can carry out a Design Review process that respects the history of the place.

We need to live up to the spirit and intent of the purpose statement of the Mixed Use-Kittery Foreside zone code by respecting the zone's historic and residential character. So far, the developer's plan does not do this.

Comments on the proposal for 15 Old Armory Way

2/12/2015

Tracy Johnson

4 Gerrish Court

I would like to request the Planning Board seriously consider preservation as a key concept for the future of our Foreside neighborhoods and specifically regarding the Dennett/Cox House proposal at 15 Old Armory Way. There are several points within the Mixed Use – Kittery Foreside document 16.3.2.15 that I would like to call attention to that support preservation over the destruction of a sound and historic home.

The Foreside is a special area that is thriving now with lots of great small businesses and there is much attention on the local real estate. A developer like Mr. McDavitt and his proposal, in my opinion, fly in the face of the purpose of the code where it is stated that respect of the zone's historic and residential character must be honored. It is clear that his buildings look nothing like the existing structure, nor any other building on Old Armory Way. The Dennett/Cox house should be preserved. An option for the developer would be found under Section 4, subsection C, "small decorative wings may be attached to larger structures if well integrated into the overall arrangements of shapes." I feel this can be accomplished.

I co-own two buildings in the Foreside, the first is a circa 1700 cape that abuts Old Armory Way and the other is the Kittery Launderette built in 1960. Both buildings were in need of new plumbing, electrical, heat, and the house needed a new bathroom and kitchen. I can attest that restoring, respecting and rehabbing each building was far less expensive than tearing them down and building new. Each building has its own character for the period in which it was built, as does the Dennett/Cox house. The developer would like everyone to think that tearing down a civil war era home and building new structures will be more cost effective. I don't agree and I

don't think we should be quick to disrespect the existing building, and make such a vast change in the character of the neighborhood.

Also in Section 4, subsection a, i, it states "Existing views and vistas must be preserved." Once the Dennett/Cox house is destroyed and the new modern looking condos are built, our view of Wattlebury Island and the Back Channel will be lost. These buildings will not be "framing the existing view" as required in the code, they will be blocking it, which is against the Foreside Code. Again, we should be preserving the character of our neighborhoods.

Along these lines, in subsection d, "Trees, if large and healthy must be preserved." There are many large beautiful trees on the property that will be directly affected, if not cut down, in order to build the giant concrete retaining wall that is on the plan to support parking for the proposed marina. A parking lot and marina are not at all within the character of this very quiet residential neighborhood. The open space and the trees on the property need to be preserved.

Safety is a large concern of mine as it relates to this proposal. Old Armory Way is a very narrow, quiet, family oriented neighborhood. Large trucks, like trash pickup need to back down the street as there is no room for them to turn around. I raise this point because if the proposed marina is approved, only 1 parking space will be allotted for each slip. Where will the inevitable guests of the boaters park? Illegally, at the Launderette at the top of Old Armory Way? On the street? If they park on the street, safety vehicles, such as fire trucks and ambulances will not be able to pass, the street is just too narrow. This is a safety concern the planning board should take very seriously.

If this proposal is approved, we will be setting a precedent. A precedent that says to any developer that not only is it okay to destroy the history and character of any neighborhood, but it is completely approved of by this planning board. No open space needs to be preserved, any home, no matter the age, is a target for destruction, and there is no need to protect homes and buildings that remind us that Kittery is the oldest town in Maine. This planning board will be setting a precedent with the approval or denial of this proposal. Please consider preserving the character, open vistas and safety of our Old Armory Way neighborhood.

# Attachment #4

## Old Armory Way:

- OAW has been a road since the 1850's. It has remained largely unchanged since the late 1800's with the most recent building dating somewhere in the 1930's. It is one of the few remaining streets that has retained much of the original rural appearance <sup>of</sup> the Foreside. It should be preserved as it is.
- It remains a narrow street today and with the snow it is barely 1 lane wide as many of the streets in the foreside are today but in the middle of the summer it is still not much wider - there is barely room for 2 cars to pass and often 1 has to stop. The corner of OAW and Government is barely wide enough for a car to enter and exit at the same time without trespassing on the Laundromats property. Increasing the traffic on this road is more than an inconvenience it is a safety issue.

CURRENTLY LEAVING 64' OF UNOBSTRUCTIVE VIEW OF THE BACK CHANNEL IN THE 100' FROM THE NE CORNER OF 15 OAW.

- The ~~KF~~ <sup>MU-KF</sup> requires preserving views and vistas. The historic Dennet house is approximately 36 ft long. If the plan as presented is approved the view of the back channel along the first 100 ft of the McDavitt lot will be reduced from 64' to a mere 20 ft which is composed of 2 ten foot alleyways. In effect it will be an 80 ft wall 35 feet tall..

16.3.2.1 Dai

- Cramming two buildings into every square inch of buildable space is a complete change to the <sup>structure</sup> neighborhood; nowhere on the street is the density so exaggerated.
- Constructing an eight slip marina with 40 ft berths on the back channel and an <sup>80</sup> parking lot on a road that is barely wide enough for current traffic makes no sense. I find it hard to imagine that anyone who is fortunate enough to have a yacht will only invite guests that do not have a car to enjoy their yacht. Where are the friends going to park - on OAW no one will be able to pass. so what about the lack of parking - on the street???
- And what of the slips what is to prevent <sup>SLIP OWNERS</sup> permanent residents from living on house boats parked in their slips on OAW? More cars, traffic? <sup>YEAR ROUND.</sup>
- What about snow removal - dump it into the river?
- How about utilities? Are poles going to be moved? <sup>wires etc.</sup>
- LOCATION OF PARKING LOT FROM SITE <sup>WALK WITH UTILITY POLE ISSUE.</sup>
- ~~we~~ I think that ELEVATION VIEWS OF ALL SIDES NEED TO BE PRESENTED & DISCUSSED IN A PUBLIC HEARING. LANDSCAPING, LIGHTING ETC.
- IS REDI ROCK A MODERN CONCRETE WALL?

Tom Ryan

116

GONE



KATHY WOLFE 10 OLD ARMY WAY





Jacqueline Ellis  
6 Moore's Island Lane  
Kittery Point, ME 03905

Jan. 6, 2015

To the Kittery Planning Board Members,

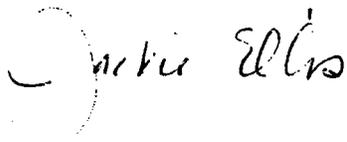
I wanted to attend this meeting in person to speak in support of the application of Susan Pendery and Stephen Gerhartz who are seeking to renovate the small building, aka "boathouse", that currently stands on the northern edge of my boundary with their property. Unfortunately, I have a prior commitment for this evening.

Susan and Stephen have been most concerned that the changes they make to this structure do not impact me negatively. In fact, the changes they are proposing are most welcome, and will improve my property, it appears. Currently the drainage is such that water flows from under the "boathouse" onto my unpaved driveway and front walk, leading to large and deep puddles or skating rinks, depending on the season. Correcting this problem is one of their goals in moving the building back from our mutual property line, onto their property by a few feet. In addition to the drainage improvement, this will allow the propane tank that current stands mostly on my property to be moved wholly onto theirs. Moving the building will also make it far easier for me to maintain the privet hedge that now marks the boundary, and often impinges on the light and ventilation of the boathouse.

Susan and Stephen have been mindful of the aesthetics and privacy issues as well. Their design involves raising the windows that will face my property, and installing them in a pleasing arrangement. Their primary residence has been so attractively renovated, I am confident that they will be bringing the boathouse appearance to a higher standard.

In conclusion, I hope the board will grant the Pendery/Gerhartz family the variances that may be needed to move forward with this construction project. I know it will improve my property's drainage and the overall appearance of Moore's Island Lane.

Sincerely yours,



Jacqueline Ellis

**Thomas Battcock-Emerson**  
10 Ox Point Drive  
Kittery, ME 03904

11 February 2015

**Mary Ann Place**  
*Town Clerk*  
Town of Kittery  
200 Rogers Road  
Kittery, ME 03904

RE: Planning Board membership

Dear Mary Ann,

This letter will serve notice of my intention to resign from the Town of Kittery Planning Board effective immediately. I understand there are some potential conflict of interest issues with my representation of applicants before the Board despite my recusal from consideration in those matters. As I am contractually obligated to provide representation to my clients, I feel this is the best course of action at this time.

I have enjoyed my time on the Board and intend to continue my involvement with the Town as a member of the Economic Development Committee.

Regards,

Thomas Battcock. Emerson

cc: Nancy Colbert Puff, Town Manger, Town of Kittery  
Christopher DeMatteo, Town Planner, Town of Kittery  
Ann Grinnell, Chair, Kittery Planning Board