

CALL TO ORDER

ROLL CALL

Present: John Perry, Member, Drew Fitch, Member, Steve Bellantone, Member, Russell White, Member, Ronald Ledgett, Member, Karen Kalmar, Vice Chair and Dutch Dunkelberger, Chair

Absent: none

Staff: Bart McDonough, Town Planner

Advisory: Earledean Wells, Conservation Commission

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES- None

PUBLIC COMMENTS

1:20

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. Please note, the Town is testing its hybrid meeting technology. Every effort will be made to make this run smoothly, however some technical difficulties may occur as the Town implements this new approach. To register via Zoom:

https://us02web.zoom.us/webinar/register/WN_SSk-9Fq5T-uApy5s5UZFYA

Further, the public may submit public comments via email, US Mail, or by dropping written comments in the Drop Box outside the Town Hall entrance. Emailed comments should be sent to bmcdonough@kitteryme.org. 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 Chair or Town Planner.

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

OLD BUSINESS

2:42

ITEM 1—134 Whipple Road—Shoreland Development Plan Review

Action: Continue the agenda item to a subsequent meeting, schedule a public hearing or approve or deny plan: Pursuant to §16.10.3.2 *Shoreland Development Review* and Article III *Nonconformance* of §16.7 *General Development Requirements* of the Town of Kittery Land Use and Development Code, owners Nicolas and Amy Mercier and agent Altus Engineering, Inc. requests approval to reconstruct and relocate a legally non-conforming structure on a legally non-conforming lot within the base zone setback of the Shoreland Overlay Zone located on real property with the address of 134 Whipple Road, Tax Map 10, Lot 6A, in the Residential-Urban (R-U) Zone and the Shoreland Overlay Zone.

Chair Dunkelberger told the public that the Board had a site walk in the morning and brought up several issues.

Erik Saari, Altus Engineering, Inc. gave an overview of the project. The stormwater management plan was reviewed. The patio and tree removal were discussed briefly. A comprehensive landscape plan will be provided.

Mr. McDonough read the ordinance regarding the stairs, and shared the interpretation of the Assistant Code Enforcement Officer. The Board asked that the details of the stairs be provided and that CMA review it. Discussion on the stairs and erosion control continued. The replanting and landscape plan discussed. Existing runoff and State regulations mentioned.

Mr. McDonough and Mr. Saari discussed the timeline of the project.

Mr. White moved to continue the Item to 10/14/21. Seconded by Mr. Ledgett. The motion passed by roll call vote 7-0-0.

New Business

27:00

ITEM 2— Land Use and Development Code Amendments—Recodification of Title 16

Action: Set public hearing. Pursuant to M.R.S.A Title 30-A, Chapter 187, §4352 and §16.1.9 *Amendments* of the Town of Kittery Land Use and Development Code, the Planning Board seeks to set a public hearing date for a proposed amendment to Title 16 by reorganizing the title while modifying certain provisions therein to align with the Town's Comprehensive Plan, or taking any other action relative thereto.

Mr. McDonough briefly discussed the timeline and possible dates. He told the Board that they should expect the materials a week or two before the hearing. He suggested the Board break up the sections between the members. Discussion continued on how the Board wants to organize the hearings.

Mr. White moved to schedule the public hearing for 9/23/2021. Seconded by Vice Chair Kalmar. The motion passed by roll call vote 7-0-0.

OTHER BUSINESS

36:36

ITEM 3 – Board Member Items/Discussion

Chair Dunkelberger reminded the Board about a scheduled site walk on 8/31/2021 at 1 PM. Chair Dunkelberger asked if the town line dispute would have a bearing on this site walk.

Chair Dunkelberger apologized to Eardean Wells for the Board.

38:30

ITEM 4 – Town Planner/Director of Planning & Development Items

Mr. McDonough told the Board about the upcoming meeting agenda.

39:45

Adjournment

Vice Chair Kalmar moved to adjourn the meeting. Seconded by Mr. White. The motion passed by roll call vote 7-0-0.

The Kittery Planning Board meeting of August 26, 2021 adjourned at 6:40 p.m.

Submitted by Carrie Varao, Development Staff Clerk on March 21, 2022.

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>.