

**CALL TO ORDER**

**ROLL CALL**

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

Absent: Russell White, Member, and Steve Bellantone, Member

Staff: Adam Causey, Director of Planning

Advisory: Earledean Wells, Conservation Commission

**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. Please note: every effort will be made to make this run smoothly, however some technical difficulties may occur. To register via Zoom visit

[https://us02web.zoom.us/webinar/register/WN\\_SSk-9Fq5T-uApy5s5UZFYA](https://us02web.zoom.us/webinar/register/WN_SSk-9Fq5T-uApy5s5UZFYA) or at <https://www.kitteryme.gov/planning-board>

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 the opportunity to participate. Those providing comment must state clearly their name and address, and record it in writing at the podium. Further, the public may submit written public comments via email, US Mail, or by hand delivery to Town Hall. Emailed comments should be sent to [acausey@kitteryme.org](mailto:acausey@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 or Town Staff.

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

**OLD BUSINESS- None**

## **NEW BUSINESS**

6:20

### **ITEM 1 – 181 State Road – Sketch Plan Review, Marijuana Business**

Action: Accept or deny plan as complete; continue application to a subsequent meeting; set site walk. Pursuant to 16.4 Land Use Zone Regulations, 16.5.32 Marijuana Business, and 16.7 Site Plan Review of the Town of Kittery Land Use and Development Code, applicant IDC 5, LLC and agent Sebago Technics request approval for special exception use to construct a 2,908-sf Marijuana Business on real property with an address of 181 State Road (Tax Map 22, Lot 4) located in the Commercial (C-3) Zone.

Craig Burgess, Sebago Technics presented the project to the Board. He reviewed the plans to the Board.

Discussion continued on DOT right-of-way and parking, traffic, parking, entrance locations, queue lengths, curb cuts, building layout, signage, stormwater system, split zone lot, and setbacks.

The Board did not accept the sketch plan. Discussion ensued briefly on what is needed for the next submission.

## **APPROVAL OF MINUTES**

38:08

**ITEM 2 – January 13, 2022; January 27, 2022; February 10, 2022; February 24, 2022; March 10, 2022; May 26, 2022; June 9, 2022**

**Vice Chair Kalmar asked that when a public comment is made, the topic of the comment be recorded in the minutes.**

**Mr. Ledgett moved to accept the minutes as recorded. Seconded by Vice Chair Kalmar. The motion passed 5-0-0.**

## **BOARD MEMBER ITEMS**

40:40

### **ITEM 3 – Planning Board Priority List review**

The Board and Mr. Causey reviewed the list by item. Updates on each item were presented. No additional items suggested.

58:30

**TOWN STAFF ITEMS-**

Mr. Causey reminded the Board of the upcoming site walks on June 28, 2022.

1:00:09

**Adjournment**

**Mr. Ledgett moved to adjourn. Seconded by Mr. Perry. The motion passed 5-0-0.**

The Kittery Planning Board meeting of June 23, 2022 adjourned at 7:00 p.m.

Submitted by Carrie Varao, Development Staff Clerk on June 27, 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>.