

CALL TO ORDER

ROLL CALL

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

Absent: None

Staff: Adam Causey, Director of Planning and Kathy Connor, Project Planner

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 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. 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.

Debbie Driscoll, 9 Pepperrell Terrace, made a public comment regarding the Kittery Point Yacht Yard, and zoning of B-L and B-L1. The Board agreed to re-visit the zoning changes and opted to include it in the agenda for the next meeting.

Chair Dunkelberger read a public comment from Sarah Dennett, 100 Dennett Road, regarding the public meeting on July 13, 2022 and wetland impacts.

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

OLD BUSINESS-

16:06

Item 1 – 41 Route 236 – Preliminary Site Plan Review

Action: accept plan as complete; set site walk; set public hearing; continue, approve, or deny plan. Pursuant to 16.4 Land Use Regulations, 16.4.20 Special Exception Use Request, 16.5.32 Marijuana Business, and 16.7 Site Plan Review of the Town of Kittery Land Use and Development Code, owner LaPierre Properties, LLC and applicant Well Field 44, LLC with agent Attar Engineering, Inc. requests approval for a special exception use to construct a 1,034-sf Marijuana Business with appurtenant infrastructure and a wetland alteration of 1,367-sf, located on real property with the address of 41 Route 236, Tax Map 29, Lot 1, in the Commercial 2 (C-2) zoning district.

Mike Sudak, Attar Engineering gave an overview of all the changes in the plan, including: parking, driveway, wetland restoration and impacts, and traffic impact analysis.

Mr. Sudak replied to the staff notes regarding: lighting, permitting and vernal pools, and stormwater permit by rule. Mr. Sudak reviewed the Traffic Impact Analysis.

Discussion briefly ensued on traffic analysis, the entrance/exit, traffic flow on site, culverts, and Michael Cuomo's restoration plan. Earle Wells commented on the restoration plan and the hydric soils.

The landscape plan and headlight glare were discussed briefly. The composition of the original fill was discussed.

Mr. White moved to accept the preliminary plan. Seconded by Mr. Ledgett. The motion passed 6-0-0. Mr. Fitch recused himself.

Dates for a site walk discussed.

Mr. White moved to schedule a site walk on September 20, 2022 at 10 AM. Seconded by Mr. Ledgett. The motion passed 6-0-0. Mr. Fitch recused himself.

Mr. White moved to schedule a public hearing on October 13, 2022 at 6 PM. Seconded by Mr. Ledgett. The motion passed 6-0-0. Mr. Fitch recused himself.

NEW BUSINESS- None

APPROVAL OF MINUTES

1:13:30

ITEM 2 – August 11, 2022

Vice Chair Kalmar moved to approve the minutes as written. Seconded by Mr. Ledgett. The motion passed 6-0-1. Mr. Fitch abstained.

1:14:22

BOARD MEMBER ITEMS-

The Board received the priority list and brief discussion ensued.

1:19:50

TOWN STAFF ITEMS- None

1:20:27

Adjournment

Vice Chair Kalmar moved to adjourn. Seconded by Mr. Ledgett. The motion passed 7-0-0.

The Kittery Planning Board meeting of August 25, 2022 adjourned at 7:20 p.m.

Submitted by Carrie Varao, Development Staff Clerk on September 12, 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>.