

CALL TO ORDER

ROLL CALL

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

Absent: Drew Fitch, Member

Staff: Adam Causey, Director of Planning

Advisory: Nanci Lovett, 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_Rcj4kiG4SRayzgXJDsCeyg 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.

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

OLD BUSINESS

None

NEW BUSINESS

2:07

Item 1 – 8 Hoyt’s Island, Shoreland Development Plan

Action: Accept or deny application as complete; if accepted: continue application to a subsequent meeting, set public hearing, and/or site walk (discretionary), or approve or deny application: Pursuant to of §16.4 Land Use Regulations and §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, owner/applicant David H. Moulton and agent Stephen Doe request approval to expand two legally non-conforming structures on a conforming lot within the base zone setback of the Shoreland Overlay Zone located on real property with the address of 8 Hoyts Island Lane, Tax Map 36, Lot 73, in the Residential – Kittery Point Village (R-KPV), Shoreland Overlay Zone (OZ-SL-250’), and Resource Protection Overlay Zone (OZ-RP)/FEMA Flood Zone.

Steve Doe, Sebago Technics presented the project to the Board. He reviewed the existing conditions and presented the proposed plan. He reviewed staff comments. House measurements and the age of the buildings discussed. Building height and needed changes discussed briefly. Mr. Doe showed a rendering to the Board. Vice Chair Kalmar asked about nonconformity and the location of the house. Septic designed discussed briefly. The driveway and deductions clarified. Mr. White asked about the material of the driveway. Mr. Ledgett asked about the relocation of the structures out of the setbacks. Intent of statutes discussed.

Mr. White moved to accept the application. Seconded by Mr. Ledgett. The motion passed by roll call vote 6-0-0.

Dates for a site walk discussed.

Mr. White moved to schedule a site walk on September 15, 2022 at 10 AM. Seconded by Vice Cahir Kalmar. The motion passed by roll call vote 6-0-0.

The Board did not schedule a public hearing.

Mr. White moved to continue the application to no earlier than September 22, 2022. Seconded by Vice Chair Kalmar. The motion passed by roll call vote 6-0-0.

30:25

ITEM 2 – 90 Goodwin, Shoreland Development Plan

Action: Accept or deny application as complete; if accepted: continue application to a subsequent meeting, set public hearing, and/or site walk (discretionary), or approve or deny application: Pursuant to of §16.4 Land Use Regulations and §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, owner/applicant Yang Living Trust and agent Tim DeCoteau request approval to reconstruct a legally non-conforming dwelling unit on a legally non-conforming lot within the base zone setback of the Shoreland Overlay Zone located on real property with the address of 90 Goodwin Road, Tax Map 58, Lot 63, in the Residential-Rural Conservation Zone (R-RC), Shoreland Overlay Zone (OZ-SL-250'), and Resource Protection Overlay Zone (OZ-RP)/FEMA Flood Zone.

Tim DeCoteau presented the project to the Board. He provided updated lot sizes to the Board and gave new maps to the Board. Mr. DeCoteau reviewed the location of the proposed building and setbacks. Building height and flood protection discussed briefly. Mr. DeCoteau reviewed setbacks and de-vegetation.

Vice Chair Kalmar asked about the septic system. The current system discussed and the elevations reviewed.

Mr. Ledgett asked about water supply. Foundation walls and piers discussed. The well location reviewed. Flood zones, Shoreland zoning, and state legislature discussed regarding building heights.

Mr. White moved to accept the application. Seconded by Mr. Ledgett. The motion passed by roll call vote 6-0-0.

Mr. White moved to schedule a site walk on September 15, 2022 at 11 AM.

Seconded by Mr. Ledgett. The motion passed by roll call vote 6-0-0.

Mr. White moved to continue the application to a date on or after September 22, 2022. Seconded by Mr. Ledgett. The motion passed 6-0-0.

52:38

APPROVAL OF MINUTES

July 28, 2022

There were no proposed changes to the minutes.

Vice Chair moved to approve the minutes as written. Seconded by Mr. Bellantone. The motion passed 5-0-1. Mr. White abstained.

54:00

Board Member Items/Discussion

Chair Dunkelberger asked about the updated printed Code. Mr. Causey told the Board they will be available next week.

Mr. White reported he is the delegate for the Diversity, Equity and Inclusion Committee. He updated the Board on the meetings the committee has had.

Mr. Perry asked about the zone change for the Dennett Road area.

59:05

Town Planner/Director of Planning & Development Items

Mr. Causey told the Board that the hydrologic watershed study is open and there are interested firms.

There are a few more interviews for the Town Planner.

1:00:10

Adjournment

Vice Chair Kalmar moved to adjourn. Seconded by Mr. White. The motion passed 6-0-0.

The Kittery Planning Board meeting of August 11, 2022 adjourned at 7:00 p.m.

Submitted by Carrie Varao, Development Staff Clerk on August 17, 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>.