

CALL TO ORDER

ROLL CALL

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

Absent: Drew Fitch, Member

Staff: Adam Causey, Director of Planning, Jordan Kelly, Town Planner & Kathy Connor, Project Planner

Advisory: Earledean Wells, Conservation Commission

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Chair Dunkelberger requested to add the recent site walk that had no quorum under "Old Business". The Board concurred.

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.

Jennifer Thayer commented on the site walk at 41 Route 236.

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

OLD BUSINESS-

8:21

41 Route 236 – Preliminary Site Plan Review – Site Walk

Chair Dunkelberger reported there was no quorum and asked if it should be rescheduled. The Board discussed the site walk, and agreed that it should be rescheduled.

Mr. Causey and the Board discussed dates for the site walk.

Mr. Bellantone moved to hold a site walk on 10/5/2022 at 2 PM. Seconded by Mr. Ledgett. The motion passed 6-0-0.

NEW BUSINESS-

15:18

Item 1 – 21 Happy Avenue & 12 Roseberry Lane – Right-of-Way Plan Review

Action: Application acceptance; If accepted, continue to a subsequent meeting, respectively schedule site walk or public hearing (discretionary); vote on application:

Pursuant to §16.9.4. Right-of-way Plan Review of the Town of Kittery Land Use and Development Code, owners William and Kathy Cullen and applicant Caroline Hall propose a new Right-Of-Way on Tax Map 11 Lot 29-5 to access real property located on Tax Map 11 Lot 29 in the Residential-Suburban (R-S) Zone

Mr. Causey introduced the plan and described the project. Mr. Causey reviewed the current roadway and plan discrepancies. He reviewed the CMA report on the roadway, the pond and the wetland.

Caroline Hall introduced herself to the Board and explained the reason for the application.

Vice Chair Kalmar requested confirmation from CMA that the stormwater management system is adequate presently and in the future. Utility easements required discussed briefly.

Mr. Ledgett asked about the previously approved wetland crossing plan. Discussion continued on the crossing.

Earledean Wells commented on the 1998 wetland permit, the location of the culverts, snow removal plan, stormwater management plan, and permit fill discrepancy.

Mr. Causey replied to the inaccuracies on the plan, lack of DEP permit copies, and CMA's review.

Mr. Ledgett asked about a letter received regarding concern of the road and further construction in the area.

The Board reached consensus to take no action on the application, and requested that the applicant provide an updated plan.

APPROVAL OF MINUTES

41:53

ITEM 2 – August 25, 2022 Planning Board Meeting; September 8, 2022 Planning Board Meeting

September 8, 2022: Line 74 delete “submitted” and insert “prepared for Board discussion”. Line 81 delete “highlighting the new concerns of the Planning Board” and insert “recommending 8,000 square feet per dwelling unit be retained and the special exception for building height greater than 40 feet to be deleted”.

Mr. Ledgett moved to accept the minutes of August 25, 2022 as written. Seconded by Mr. White. The motion passed 6-0-0.

Mr. Ledgett moved to accept the minutes of September 8, 2022 as amended. Seconded by Mr. White. The motion passed 5-0-1. Mr. Bellantone abstained.

44:59

BOARD MEMBER ITEMS-

None

45:18

TOWN STAFF ITEMS- Welcome new Town Planner Jordan Kelley

Mr. Causey introduced Jordan Kelley to the Board. Mr. Kelley briefly addressed the Board.

Mr. Causey announced he will be leaving the Town of Kittery effective October 14, 2022.

48:40

Adjournment

Mr. White moved to adjourn. Seconded by Mr. Ledgett. The motion passed 6-0-0.

The Kittery Planning Board meeting of September 22, 2022 adjourned at 6:48 p.m.

Submitted by Carrie Varao, Development Staff Clerk on September 28, 2022.

**TOWN OF KITTERY, Maine
PLANNING BOARD MEETING
COUNCIL CHAMBERS**

APPROVED
SEPTEMBER 22, 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>.