

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: Earldean 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_cNFg1GKaTqqfS760bx-M0A 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 jkelley@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 comment item.

OLD BUSINESS

8:05

Item 1 – 134 Whipple Road – Shoreland Development Plan

Chair Dunkelberger invited the applicant to present the plan.

Agent Erik Saari and applicant Nick Mercier presented the shoreland plan and explained the changes from the previous plan, which included a reduction in the height of the proposed seawall. Mr. Saari explained that approval from Maine Department of Environmental Protection had already been secured and the Planning Board approval was the only remaining step.

Vice Chair Kalmar asked about the landscaping at the edge of the property. Nick Mercier stated that the landscaping package from the previously approved house design would be utilized and that existing healthy plantings would be retained.

Conservation Commissioner Earledean Wells asked about the grade of the land. Nick Mercier replied that the grading would be adjusted per the plan, which would moderate the slope during construction of the smaller wall.

Board member Steve Bellantone asked about the stairs down to the wall and how they would be built with the revised scope. Erik Saari replied that the stairs would be rebuilt to match the grade to the existing gangway to the dock.

Board member Ron Ledgett asked the applicant to revise the title of the submitted plan to add “Supplemental” to “Shoreland development plan,” to ensure this plan was not confused with other shoreland plans for the property.

**Mr. White moved to approved the shoreland development plan as presented.
Seconded by Mr. Perry. The motion passed 6-0-0.**

Vice Chair Kalmar read the plan’s Findings of Fact, which were approved unanimously with a 6-0-0 vote.

NEW BUSINESS

None

APPROVAL OF MINUTES

None

BOARD MEMBER ITEMS

None

TOWN STAFF ITEMS

None

Adjournment

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

The Kittery Planning Board Special Meeting of September 29, 2022 adjourned at 8:40 a.m.

Submitted by Adam Causey, Planning & Development Director on October 13, 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. There was no video record for this meeting.