

CALL TO ORDER

ROLL CALL

Present: Steve Bellantone, Member, Earledean Wells, Member, Karen Kalmar, Vice Chair, Ethan Bensley, Member, Robert Doyle, Member, and Dutch Dunkelberger, Chair

Absent: Russell White, Member

Staff: Jason Garnham, Director of Planning

Advisory:

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_qycXEoK5SLm6FOA1FJDjYg 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 jgarnham@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-

2:57

ITEM 1 – 28 Wyman Avenue– Final Subdivision Review

Action: approve, disapprove, postpone action, or continue review. Owner/applicant Lusitano, LLC requests final approval for a cluster residential development proposing three (3) single-family residences as a condominium on real property with an address of 28 Wyman Avenue (Tax Map 16, Lot 148) located in the Residential-Urban (R-U) Zone.

Erik Saari, Altus Engineering, presented the project. He noted that all CMA comments were addressed.

Mr. Doyle recused himself as he is an abutter.

Mr. Saari commented on the question of the sewer main connection, and fertilizers.

Vice Chair Kalmar moved to approve the plan. Seconded by Mr. Bensley. The motion passed 5-0-0.

Vice Chair Kalmar and Mr. Bensley read the findings of fact into record. The Board moved to approve each finding, 5-0-0. Finding “K” and finding “O” were modified.

Vice Chair Kalmar read the conditions of approval. The Board moved to approve, 5-0-0.

Mr. Doyle returned to the meeting.

27:25

ITEM 2 – 39 Badgers Island West – Final Subdivision Review

Action: approve, disapprove, postpone action, or continue review. Applicant/ owner B.I.W. Group, LLC and agent Chris Atwood of Otter Creek homes represented by Ambit Engineering propose to subdivide the 0.48-acre parcel identified as Lot 38 of Tax Map 1 into 4 residential condominiums. The property is located at 39 Badgers Island West, in the Mixed-Use Badgers Island Zoning District (MU-BI) and Shoreland Overlay Zone (OZ-SL-250').

John Chagnon, Ambit Engineering, presented the project. CMA comments were received but not reviewed by the Board.

Mr. Garnham mentioned two comments from CMA regarding utility design and stormwater design.

Discussion ensued briefly on stormwater, landscaping, and the Board needing time to look at the CMA comments.

Ms. Wells moved to continue to 3/23/2023. Seconded by Mr. Bellantone. The motion passed 6-0-0.

40:35

ITEM 3 – 6 Kelsey Lane, Marijuana Home Establishment Business License and Major Home Occupation

Action: approve or amend Findings of Fact. Applicant/ owner Ian Schlotman proposes to operate a medical marijuana registered caregiver home establishment at his residence located at 6 Kelsey Lane, Lot 1b of Map 60. The Planning Board voted 7-0 to approve this application during the February 23, 2023 meeting.

**Vice Chair Kalmar and Chair Dunkelberger read the findings of fact into record.
The Board moved to approve the findings 6-0-0.
The Board moved to approve 6-0-0.**

The Board discussed the format of findings of fact.

APPROVAL OF MINUTES

58:10

ITEM 4 – February 23, 2023 Meeting Minutes

Mr. Bellantone moved to approve the minutes as written. Seconded by Mr. Bensley. The motion passed 6-0-0.

59:00

BOARD MEMBER ITEMS-

Subcommittee reports

Chair Dunkelberger updated the Board on the Climate Adaptation Committee.

Planning Board 2023 Goals discussion, continued

The Board discussed the goals for the upcoming year, with staff input.
LD 2003 was discussed.

Mr. Garnham announced there is a Kittery-wide book club.

1:38:59

Adjournment

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

The Kittery Planning Board meeting of March 9, 2023 adjourned at 7:39 p.m.

Submitted by Carrie Varao, Development Staff Clerk on March 15, 2023.

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>.