

CALL TO ORDER

ROLL CALL

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

Absent:

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_NBwg4NWRTk2KaA2C9bpt8Q 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.

Mike Sudak, Attar Engineering, asked the Board for more information regarding the Dennett Landing project.

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

OLD BUSINESS-

5:15

ITEM 1 – 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, gave updates to the Board. Discussion on the access on the south end ensued briefly. Landscaping and planting language reviewed. Stormwater easements, HOA documents, and on-site water treatment discussed.

Mr. White moved to approve the final plan. Seconded by Vice Chair Kalmar. The motion passed 7-0-0.

Vice Chair Kalmar read the findings of fact into record. The Board moved to approve the findings, 7-0-0. The Board moved to approve, 7-0-0.

33:38

ITEM 2 – 47 Cutts Road – Major Subdivision Sketch Plan Review

Action: continue review, approve, or deny plan: Chip and Anne Andrews, represented by Attar Engineering, Inc., propose to subdivide a 36-acre parcel into 10 residential building lots, a private street system, and a tract to be dedicated to the Kittery Land Trust. The property is identified as Lot 10-3 of Tax Map 60 and is located at 47 Cutts Road in the R- RL Residential Rural Zoning District.

Chair Dunkelberger noted that any land donated to the Kittery Land Trust will not be heard by the Planning Board as it is a separate process with the Land Trust.

Mike Sudak, Attar Engineering, gave a brief overview of the application and updated the Board on the changes. Vernal pools, resource protection overlays, entrance location, and interior travel way changes were noted. Mr. Sudak discussed conventional subdivision and conservation subdivision for the development in detail. The client proposed a hybrid of both types of subdivision in the development.

The Board discussed that the plan would be reviewed as a special exception use. Community septic design and HOA discussed. The existing land locked parcel discussed.

Mr. White moved to approve the sketch plan. Seconded by Vice Chair Kalmar. The motion passed 6-1-0. Ms. Wells voted in the negative.

APPROVAL OF MINUTES

1:02:48

ITEM 3 – March 9, 2023 Meeting Minutes

Vice Chair Kalmar moved to approve the minutes. Seconded by Mr. Bensley. The motion passed 6-0-1 with Mr. White abstaining.

1:03:53

BOARD MEMBER ITEMS-

Subcommittee reports

Chair Dunkelberger gave an update on the Climate Adaptation Committee.

Vice Chair Kalmar gave an update on the Kittery Land Issues Committee. Mr. Garnham updated the Board on the processes of hiring a consultant for the zoning of the Mixed-Use Neighborhood/Business Park zone. Preliminary findings presentation of the hydrologic study was held. The town is in the process of hiring a consultant for the zoning of the Mixed-Use zone in response to an RFP for traffic.

Mr. White updated the Board the Housing Committee. Mr. Garnham gave updates on the book club.

Planning Board 2023 Goals discussion, continued

Mr. Garnham thanked the members for sending updates.

Chair Dunkelberger told the members the he asked staff for their goals as well.

Mr. Bensley asked about a presentation on the Comprehensive Plan.

1:17:38

Adjournment

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

The Kittery Planning Board meeting of March 23, 2023 adjourned at 7:17 p.m.

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

**APPROVED
MARCH 23, 2023**

Submitted by Carrie Varao, Development Staff Clerk on April 3, 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>.