

CALL TO ORDER

ROLL CALL

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

4:25

ITEM 1 – 21 Happy Avenue and 12 Roseberry Road Right-of-Way (ROW)

Action: approve application and Findings of Fact following January 12 vote to reconsider. Owners and applicants, William and Cathy Cullen and Caroline Hall request consideration of a right-of-way plan for a 4.78 acre +/- acre parcel (Tax Map 11, Lot 29) proposing a ROW located on Happy Avenue (Tax Map 11 Lot 29-5) in the Residential Suburban Zone (R-S). Agent is Nathan Amsden, PLS., Amsden Field Survey.

Nathan Amsden updated the Board and provided an updated plan.
Septic and sewer, property lines, and right-of-way details discussed.

Mr. White moved to approve the plan. Seconded by Vice Chair Kalmar. The motion passed 5-0-2, with Mr. Bensley and Mr. Doyle abstaining.

Vice Chair Kalmar read the findings of fact into record. The Board moved to approve the findings: A, C, E, F, G, H, J, M, N, O, P, S, and Article III 5-0-2, with Mr. Bensley and Mr. Doyle abstaining. The Board moved to approve the findings: B, I, K, and L 4-0-3, with Mr. Bensley, Mr. Doyle, and Ms. Wells abstaining. The Board moved to approve 5-0-2, with Mr. Bensley and Mr. Doyle abstaining.

NEW BUSINESS –

31:10

ITEM 2 – 283 Route 1 Mixed Use Master Site Development Plan – Sketch Plan Review

Action: accept sketch plan or continue review. Neil Hansen of Tighe & Bond, Inc, representing the property owner, proposes to re-develop the 6.4-acre property located at 283 Route 1 with a mixed-use project comprised of three separate buildings including a 120-room, 18,500 square foot hotel, a 100-unit, 25,000 square-foot apartment building, and a 10,000 square foot retail/ service building. The property is identified as Map 30 Lot 44, is within the C-1 Commercial 1 zoning district, and is currently developed with retail uses.

Neil Hansen, Tighe & Bond, Inc. presented the project to the Board. He briefly reviewed parking, traffic, stormwater, utilities, open space, and construction timelines. Questions on zone setbacks, green space, and parking discussed. Discussion ensued on maximum setbacks. Snow storage, visibility, traffic, and sewer discussed briefly.

Mr. White moved to continue the review of the plan. Seconded by Mr. Bensley. The motion passed 6-1-0, with Chair Dunkelberger opposing.

APPROVAL OF MINUTES

1:07:30

ITEM 3 – March 23, 2023 Meeting Minutes

Mr. White moved to approve the minutes as written. Seconded by Mr. Doyle. The motion passed 7-0-0.

1:08:20

BOARD MEMBER ITEMS –

Subcommittee reports

Chair Dunkelberger updated the Board on the Climate Adaptation Committee. Mr. Garnham updated the Board on the Housing Committee.

Planning Board 2023 Goals discussion, continued

Chair Dunkelberger mentioned the Master Site Development Plan requirements and the process. A workshop for May 11, 2023 at 5 PM was discussed and confirmed. Mr. Garnham informed the Board that the new Planner will start in a week.

1:20:28

Adjournment

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

The Kittery Planning Board meeting of April 13, 2023 adjourned at 7:21 p.m.

Submitted by Carrie Varao, Development Staff Clerk on April 20, 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>.