

**CALL TO ORDER**

**ROLL CALL**

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

Absent:

Staff: Max Zakian, Town Planner

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](https://us02web.zoom.us/webinar/register/WN_NBwg4NWRTk2KaA2C9bpt8Q) or <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 [mzakian@kitteryme.org](mailto:mzakian@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 –**

1:03:14

**ITEM 1 – 47 Cutts Road – Conservation Subdivision Plan – Preliminary Review**

Action: accept plan as complete or continue review. Schedule site walk/public hearing.

Mike Sudak, on behalf of owner/applicant Chip and Anne Andrews, is proposing to divide 14.1 acres of a 36.06-acre parcel into a major conservation subdivision of 13 single-family residential building lots, a private street system, and a public access parking lot for abutting Kittery Land Trust nature trails. The proposed subdivision is located on the current property of 28 Andys Lane, Map 60 Lot 10-3, in the Residential-Rural, Shoreland Overlay, and Resource Protection Overlay Zones.

Mike Sudak, Attar Engineering, Inc., presented the project.

Discussion ensued briefly on test pit buffers, community septic system, plan scale and waiver, Lot 10-1 “island lot”, snow storage, wetland permit, tree removal, house construction, flood control mechanisms, road class and waiver, and sidewalks.

**Mr. White moved to accept the application as complete. Seconded by Vice Chair Kalmar. The motion passed 7-0-0.**

**Mr. White moved to schedule a site walk on October 17, 2023 at 4:30 PM.**

**Seconded by Vice Chair Kalmar. The motion passed 7-0-0.**

**Mr. White moved to schedule a public hearing on October 26, 2023 at 6 PM.**

**Seconded by Vice Chair Kalmar. The motion passed 7-0-0.**

1:39:00

**ITEM 2 – 77 Bartlett Road – Conservation Subdivision Plan – Preliminary Review**

Action: Hold public hearing. Continue review. Michael Tadema-Wielandt, on behalf of owner/applicant Geoff Bowley, is proposing to divide a 19.11-acre parcel into a conservation subdivision of 9 single-family residential building lots, a private street system, and an open space plot around identified wetlands, vernal pools, and a pre-existing cemetery. The proposed subdivision is located on the property of 77 Bartlett Road, Map 62 Lot 26, in the Residential-Rural (R-RL) and Resource Protection Overlay (OZ-RP) Zones.

Michael Tadema-Wielandt, Terradyn Consultants, LLC presented the project.

Discussion ensued briefly on the rock walls, stormwater, snow storage removal plan, and septic design.

Chair Dunkelberger opened the public hearing.

Public comment was heard from: Carrie Lyons, 69 Bartlett Road; Catherine Murray Houle, 60 Bartlett Road; Bill Paarlberg, 82 Bartlett Road; Jeff Clifford, Kittery Land

Trust; Kevin Niles, 80 Bartlett Road; Katy Black, 76 Bartlett Road; Kelly O'Laughlin, 32 Miller Road; and Melanie Moore, 26 High Pasture Road.

Mr. Tadema-Wielandt addressed the public comments.

**Mr. White moved to continue the public hearing and application until October 26, 2023. Seconded by Vice Chair Kalmar. The motion passed 7-0-0.**

The Board took a five-minute recess.

3:02:35

**ITEM 3 – 27 & 29 Wentworth—Site Plan — Preliminary Review**

Action: Hold public hearing. Continue review. Eric Weinrieb, on behalf of applicant Madbury Real Estate Ventures, is proposing to convert an existing bed and breakfast into two independent inns with a total of 12 rental units each and a single innkeeper's suite. The proposed development is located on the properties of 27 & 29 Wentworth Street, Map 9 Lots 37, 38, in the Kittery Foreside (MU-KF) Zone.

Eric Weinrieb, Altus Engineering Inc., presented the project.

Discussion ensued briefly on waivers, curb cuts, stormwater, landscape plan, and architecture.

Chair Dunkelberger opened the public hearing. Public comment was heard from: Victoria & Larry Elbroch, 24 Wentworth Street; and Carl Fitzgerald, 21 Wentworth Street.

Chair Dunkelberger closed the public hearing.

Mr. Weinrieb and Mr. Holben responded to the public comments.

**Mr. White moved to continue, not to exceed 90-days. Seconded by Vice Chair Kalmar. The motion passed 7-0-0.**

**NEW BUSINESS –**

3:53:30

**ITEM 4 – L.D. 2003 Amendments**

Action: Schedule public hearing. The Town of Kittery is legally required to update zoning standards to comply with state statute regarding housing. The proposed amendments will change applicability for land area per dwelling unit, lot area per dwelling unit, and net residential acreage calculations.

**Vice Chair Kalmar moved to schedule a public hearing on October 12, 2023.  
Seconded by Mr. White. The motion passed 7-0-0.**

3:55:39

**APPROVAL OF MINUTES**

**ITEM 5 – September 14, 2023 Meeting Minutes**

**Vice Chair Kalmar moved to approve the minutes as written. Seconded by Mr. White. The motion passed 6-0-1, with Mr. Bellantone abstaining.**

3:55:30

**BOARD MEMBER ITEMS-**

**Subcommittee reports**

**STAFF MEMBER ITEMS-**

3:55:36

**Adjournment**

**Mr. Bensley moved to adjourn. Seconded by Mr. White. The motion passed 6-0-1, with Mr. Bellantone abstaining.**

The Kittery Planning Board meeting of September 28, 2023 adjourned at 8:55 p.m.

Submitted by Carrie Varao, Development Staff Clerk on October 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>.