

CALL TO ORDER

ROLL CALL

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

Absent:

Staff: Max Zakian, Town Planner and Jason Garnham, Director of Planning and Development

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_gycXEoK5SLm6FOA1FJDjYg 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. 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 –

3:39

ITEM 1 – 90 Goodwin Road– Shoreland Development Plan Review

Action: Extend application deadline. Pursuant to §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, owner/applicants Yang Living Trust request a plan extension for an approved reconstruction of a legally non-conforming dwelling within a base-zone water body setback located on the property of 90 Goodwin Road, Tax Map 58, Lot 63, in the Residential Rural-Conservation, Shoreland Overlay, and Resource Protection Overlay Zones.

Emlyn Chase, Chase Construction, presented the application briefly.
Mr. Zakian gave background information on the project to the Board.
Discussion ensued briefly.

Mr. Bensley moved to extend the application deadline by six months. Seconded by Vice Chair Kalmar. The motion passed 7-0-0.

9:50

ITEM 2 – L.D. 2003 Amendments

Action: Hold 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.

Mr. Garnham presented the item to the Board.
The Board took a five-minute recess.
Chair Dunkelberger opened the public hearing.
Public comment was heard from: Mary Alice Lapoint, 115 Pepperrell Road; Jeff Clifford, 27 Miller Road; Rosemary Charlesworth, 37 Cutts Island Lane; and Clayton Smith, 5 Devon Woods Drive.
Mr. Garnham responded to questions.
Chair Dunkelberger closed the public hearing.
Discussion amongst the Board ensued.

Mr. Bensley moved to forward a positive recommendation of only the required changes, omitting the staff recommendation. Seconded by Vice Chair Kalmar.
Mr. Garnham summarized the required changes.

The motion passed by roll call vote, 4-3-0 with Chair Dunkleberger, Mr. Bellantone, and Ms. Wells in opposition.

NEW BUSINESS –

2:09:12

ITEM 3 – 24 Bayview Lane– Shoreland Development Plan Review

Action: Accept or deny application. Approve or deny plan: Pursuant to §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, Robert Ouellet, on behalf of owner/applicants Stephen and Catherine Balazs, requests approval for a vertical expansion of an existing non-conforming house within the base zone setback of the Shoreland Overlay Zone located on the property of 24 Bayview Lane, Tax Map 2. Lot 79, in the Residential-Suburban, Shoreland Overlay, and Resource Protection Zones.

Robert Oullet, presented the project.

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

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

Mr. Bensley 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.

2:21:32

APPROVAL OF MINUTES

ITEM 4 – September 28, 2023 Meeting Minutes

Mr. White moved to approve the minutes as presented. Seconded by Vice Chair Kalmar. The motion passed 7-0-0.

2:22:35

BOARD MEMBER ITEMS-

ITEM 5 – Climate Adaption Committee

The first draft of the Climate Action Plan is currently in progress. The Kittery Climate Adaptation Committee is requesting input from the planning board regarding the 29 strategies proposed for the plan.

Chair Dunkelberger reviewed the item with the Board.
Mr. Zakian asked the Board for any points that are missing from the item.
Chair Dunkelberger asked for the results of the hydrological study.

Subcommittee reports

STAFF ITEMS-

2:30:00

Adjournment

Ms. Wells moved to adjourn. Seconded by Mr. White. The motion passed 7-0-0.

The Kittery Planning Board meeting of October 12, 2023 adjourned at 8:30 p.m.

Submitted by Carrie Varao, Development Staff Clerk on October 16, 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>.