

**TOWN OF KITTERY, Maine
PLANNING BOARD MEETING
REMOTE
CALL TO ORDER**

APPROVED
April 23, 2020

ROLL CALL

Present: Steve Bellantone, Member, Drew Fitch, Member, Ronald Ledgett, Member, Russell White, Member, John Perry, Member, Karen Kalmar, Vice Chair, and Dutch Dunkelberger, Chair

Absent: None

Staff: Adam Causey, Director of Planning and Development and Bart McDonough, Town Planner

Advisory: Earldean Wells, Conservation Commission

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

The public may submit public comments for the DISCUSSION agenda item via email, US Mail, or by dropping written comments in the Drop Box outside the Town Hall entrance. Emailed comments should be sent to bmcdonough@kitteryme.org. Comments received by noon on the day of the meeting will be read into the record by the Council Chair.

There being none the Chair closed the public comments.

NEW BUSINESS

ITEM 1 – Miller Road – Major Modification to an Approved Conventional Subdivision Plan Review

Action: Accept/deny application & Approve/deny major subdivision modification plan:

Owners D.E.C.M LLC requests consideration of a lot line adjustment to convey a segment of land (255-sf) within the approved 40-foot right-of-way (McCloud Drive) to Lot 1 in order to comply with the approved setbacks for the 6-lot conventional subdivision on land along Miller Road (Tax Map 59 Lot 20) in the Residential-Rural (R-RL) and Resource Protection Overlay (OZ-RP) Zones as recorded at the York County Registry of Deeds under Book 397 Page 32. Agent is Nathan Amsden, Amsden Field Survey.

Nathan Amsden gave the board an overview of the reason for the modification. The building constructed on Lot 1 was constructed within the setbacks and the easiest way to remedy the error would be to move the Right of Way. This would not affect the other lots

of the subdivision, and would increase the lot size of Lot 1. The lot would be restricted with an easement along the Right of Way. Clarification was given to why the building was constructed in the wrong place.

Bart McDonough made comments in addition to the prepared staff notes regarding the site, including stormwater and the paved drive with DPW permits.

Discussion opened up to the board members. The missing and replacement of monuments discussed and explained. The topic of variances versus plan modification discussed, with staff noting a modification was preferred. Concerns over the board setting a precedent over modifying road standards was discussed.

Mr. White moved to approve all 7 requested waivers. Seconded by Vice Chair Kalmar.

The motion carried 7-0-0.

Vice Chair Kalmar moved to accept and approve the major modification plan with stated conditions. Seconded by Mr. Ledgett.

The motion carried 7-0-0.

The applicant asked a few administrative questions regarding the plans.

Mr. McDonough read the Findings of Fact, and the board voted to affirm each finding, 7-0-0.

Mr. McDonough read each waiver and Conditions of Approval.

The Planning Board authorized the Planning Board Chair, or Vice Chair, to sign the Final Plan and the Findings of Fact upon confirmation of required plan changes, 7-0-0.

Feedback on the video conference meeting format was shared by members.

Adjournment

Mr. White moved to adjourn the meeting. Mr. Bellantone seconded the motion.

The motion carried 7-0-0.

The Kittery Planning Board meeting of April 23, 2020 adjourned at 6:54 p.m.

Submitted by Carrie Bacon, Development Staff Clerk on September 28, 2020.

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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>.