

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

Absent: None

Staff: Kathy Connor, Project Planner

Advisory: Earledean Wells, Conservation Commission; Clayton Smith, Conservation Commission

Project Representatives: David Moulton, property owner; Steve Doe, agent; Monica Kieser, agent; William Ross, architect.

Abutters: Bill Bristow, Linda Cheatem (neighbor, not direct abutter)

Chair Dunkelberger opened the meeting and explained the process for the site walk.

Steve Doe introduced the project, explaining that the owner is proposing to replace both the existing main house and the guest house. He then led the group on a tour of the property starting with the driveway that runs past the neighbor's house, on to the guest house and main house and ending with the proposed septic site up the hill towards the lane. Where possible, the building footprints were staked, the new parking areas were staked and the proposed septic area was staked.

Both the existing buildings are seasonal and are on piers. The new main house will have a concrete foundation while the guest house will be rebuilt on new piers. Both the buildings will be moved back from the 25-foot setback from the HAT. There are large existing trees which will be preserved near both buildings as well as trees up the slope near the road which are a strong consideration for keeping the buildings in the currently developed area.

Planning Board members asked questions about the trees in regards to which will remain and which will be removed, the location of the buildings in relation to the HAT and location of the driveway and parking areas. Bill Bristow said that he had no objection to the location of the proposed 2-car parking area which directly abuts his property.

Karen Kalmar asked if DEP would find that preserving trees in lieu of moving the buildings further away from the HAT meets the intent of shoreland zoning requirements. Staff will contact DEP.

Ron Ledgett asked why the guest house could not be moved to where the 2-car parking area is being proposed. Monica Kieser explained that there are other considerations, including side setbacks but said they would prepare an answer for the next submission to the Planning Board.

**Russell White moved to adjourn. Seconded by John Perry. The motion passed 7-0-0.**

The Kittery Planning Board site visit of September 15, 2022 adjourned at 10:33 a.m.

Submitted by Kathy Connor, Project Planner on October 13, 2022.

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.