

Present: Ronald Ledgett, Member; John Perry, Member; Drew Fitch, Member; Steve Bellantone, 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: Tim DeCoteau, agent; Hiroko Lindsey, architect. The owner, Wendy Yang, joined the group a bit later.

Abutters: none

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

Tim DeCoteau introduced the project, explaining that the owner is proposing to replace the existing main house but as the new residence will be mostly within the footprint of that house, much staking was not possible. He then led the group on a tour of the property, starting in the driveway facing the road, and walking the group around the entire house, explaining where the new footprint differed from the existing footprint.

He explained that the property is largely untouched, there is only a small area around the residence that is maintained. He noted the functioning wellhead located near Goodwin Road and that a new septic is being proposed. There was also an old wellhead located off the corner of the existing deck on the south side that will be capped. Planning Board members had questions about whether the old well should be tested for saltwater intrusion. Tim DeCoteau explained that since that well is not being used and the existing functioning well is some distance away, there were no plans to test the old well.

He went on to explain that the height of the proposed building is being determined by the recent amendment to shoreland zoning by Maine's legislature. This amendment allows a building that will be utilizing freeboard to meet state or municipal freeboard requirements to have the height of the building be measured from sill of the building to

the highest point of the building rather than the mean original grade at downhill side to the highest point of the structure.

John Perry moved to adjourn. Seconded by Ron Ledgett. The motion passed 7-0-0.

The Kittery Planning Board site visit of September 15, 2022 adjourned at 11:20 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.