

CALL TO ORDER

ROLL CALL

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

Absent:

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

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 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 –

3:45

ITEM 1 – 27 & 29 Wentworth Street – Hotel Site Plan – Sketch Plan Review

Action: accept sketch plan or continue review. Architect Brandon Holben, on behalf of owner/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 inn is located on the properties of 27 & 29 Wentworth Street, Map 9 Lots 37 & 38, in the MU-KF (Kittery Foreside) Zone. This is the continuation of an item originally reviewed at the June 22, 2023 meeting.

Taylor McMaster gave the Board a brief introduction, including the incorporation of the feedback from the last meeting.

The Board asked several questions regarding ADA requirements, separate lots and the innkeeper requirements, and parking. Discussion ensued on one innkeeper for both inns.

Eric Weinrieb, Altus Engineering, Inc., reviewed the revised plans with the Board.

The Board asked questions regarding the lot lines, the sewer easement, and fill.

Robbi Woodburn, Woodburn & Co., reviewed the landscaping plans.

The Board asked questions regarding the trees, existing grade and neighboring lots, snow removal and storage plan location.

Brandon Holben, Winter Holben Architecture & Design, reviewed the building design. Discussion on parking ensued briefly.

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

The Board took a five-minute recess.

53:10

ITEM 2 – 21 Badgers Island West – Shoreland Development Plan Review

Action: approve shoreland development plan or continue review: Pursuant to §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, engineer Cory Belden, on behalf of owner/applicants David and Lisa Daniels, request approval to remove and redevelop an existing single-family residence on a property shared with a working waterfront business, while adding modifications to ensure access on the property for the working waterfront business. The property is located at 21 Badgers Island West, Tax Map 1, Lot 27, in the Mixed-Use Badgers Island (MU-BI) and Shoreland Overlay (OZ-SL-250') Zones, and partially within the Resource Protection (RZ-OP) and Commercial Fisheries (OZ-CFMU) Zones. This is the continuation of an item originally reviewed at the July 13, 2023 meeting.

Cory Belden, Altus Engineering, presented the project.
The Board commented on the snow storage removal requirement.
Dave Daniels answered questions regarding the businesses.

Mr. White moved to approve the plan. Seconded by Mr. Bellantone. The motion passed 7-0-0.

Vice Chair Kalmar read the findings of fact into record. The Board moved to approve each finding, 7-0-0.

The Board moved to approve, 7-0-0.

NEW BUSINESS-

1:08:19

ITEM 3 – 24 Foyes Lane – Shoreland Development Plan Review

Action: approve shoreland development plan or continue review: Pursuant to §16.9.3 Shoreland Development Review of the Town of Kittery Land Use and Development Code, Josh Schneier, on behalf of owner/applicants Marshlark LLC, request approval to demolish and replace an existing single-family home and associated structure, with a new septic system, located on the property of 24 Foyes Lane, Tax Map 36, Lot 40-A, in the Residential Rural (R-RL), Residential Kittery Point Village (R-KPV), and Resource Protection (RZ-OP) Zone.

Josh Schneier, Easterly Surveying, presented the project to the Board. He reviewed the site plan and the architectural renderings.

Discussion ensued on the septic system, town water, driveway placement, deck and patio calculations, and existing bridge description.

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

Vice Chair Kalmar moved to approve the plan. Seconded by Mr. White.

The Board did not schedule a site walk or public hearing.

The motion passed 7-0-0.

Mr. Bensley read the findings of fact into record. The Board moved to approve each finding, 7-0-0.

The Board moved to approve, 7-0-0.

1:30:25

APPROVAL OF MINUTES

ITEM 4 – July 13, 2023 Meeting Minutes

Line 77: change “safe” to “save”

**Mr. White moved to approve the minutes as amended. Seconded by Mr. Bensley.
The motion passed 7-0-0.**

1:31:20

BOARD MEMBER ITEMS-

Chair Dunkelberger asked about attendance for the August meetings.

Subcommittee reports

STAFF MEMBER ITEMS-

1:34:15

Adjournment

**Mr. White moved to adjourn. Seconded by Vice Chair Kalmar. The motion passed
7-0-0.**

The Kittery Planning Board meeting of July 27, 2023 adjourned at 7:34 p.m.

Submitted by Carrie Varao, Development Staff Clerk on July 31, 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>.