

CALL TO ORDER

ROLL CALL

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

Absent: Ethan Bensley, Member, and Russell White, Member

Staff: Max Zakian, Town Planner

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_qycXEoK5SLm6FOA1FJDjYg 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.

Jeff Clifford, 27 Miller Road made a comment regarding LD 2003 amendments. There being no public comments, the Chair closed the public comments.

OLD BUSINESS –

5:50

ITEM 1 – 120 US Route 1—Site Plan — Preliminary Review

Action: Approve preliminary plan or continue review. Nicole Duquette, on behalf of owner/applicant Kittery Circle LLC, is proposing to re-develop the site of a former gas station into a hotel with 102 rooms and associated parking and utilities. The proposed hotel is located on the properties of 112 & 120 US Route 1 Bypass and 139 Old Post Road, Map 14 Lots 10, 12, & 12A, in the C-3 (Bypass/Old Post Road Commercial) Zone.

Nicole Duquette, GPI, presented the project, gave updates, and reviewed the requested waivers with the Board.

Vice Chair Kalmar moved to approve the underground utility waiver. Seconded by Mr. Doyle. The motion passed 5-0-0.

Vice Chair Kalmar moved to approve the drainage pipe size waiver. Seconded by Mr. Doyle. The motion passed 4-1-0, with Ms. Wells voting in the negative.

Vice Chair Kalmar moved to approve the parking dimensions standards waiver. Seconded by Mr. Doyle. The motion passed 5-0-0.

Vice Chair Kalmar moved to approve the landscape strip requirements waiver. Seconded by Mr. Doyle. The motion passed 4-1-0, with Mr. Bellantone voting in the negative.

Vice Chair Kalmar moved to approve the parking space minimums waiver. Seconded by Mr. Doyle.

Ms. Wells noted her concern on the waiver.

The motion passed 4-1-0, with Ms. Wells voting in the negative.

Discussion ensued regarding the traffic assessment, shade trees, and landscaping plan.

Vice Chair Kalmar moved to approve with conditions. Seconded by Mr. Bellantone. The motion passed 5-0-0.

33:27

ITEM 2 – 27 & 29 Wentworth—Site Plan — Preliminary Review

Action: Approve plan or continue review. Eric Weinrieb, on behalf of applicant Madbury Real Estate Ventures, is proposing to convert an existing bed and breakfast into two independent inns with a total of 24 rental units and 2 innkeeper's suites. The proposed development is located on the properties of 27 & 29 Wentworth Street, Map 9 Lots 37, 38, in the Kittery Foreside (MU-KF) Zone.

Eric Weinrieb, Altus Engineering, presented the project to the Board. He reviewed any updates briefly, including requested waivers.

Vice Chair Kalmar moved to approve the parking minimum modification waiver. Seconded by Mr. Doyle. The motion passed 4-0-1, with Ms. Wells abstaining.

Vice Chair Kalmar moved to approve the signpost distance modification waiver. Seconded by Mr. Doyle. The motion passed 5-0-0.

Vice Chair Kalmar moved to approve the drainpipe size waiver. Seconded by Mr. Doyle. The motion passed 5-0-0.

Vice Chair Kalmar moved to approve with conditions. Seconded by Mr. Bellantone. The motion passed 5-0-0.

45:35

ITEM 3 – 283 US Route 1—Master Site Plan — Preliminary Review

Action: Hold public hearing. Approve Preliminary Plan or Continue Review. Neil Hansen, on behalf of owner/applicant Two International Group, is proposing a multi-phase project to re-develop existing commercial retail facilities into a 107-unit housing complex, 119 room hotel, and 6,000 square feet commercial building intended for a restaurant, along with associated parking and utilities, located on the property of 283 US Route 1, Map 30 Lot 44, in the Route 1 Commercial (C-1) Zone.

Patrick Crimmins, Tighe & Bond, presented the project and provided updates on the traffic study, the landscape plan, and the architecture design.

Discussion ensued briefly.

Chair Dunkelberger opened the public hearing. Public comment was heard from: Debbie Driscoll, 9 Pepperrell Terrace.

Chair Dunkelberger closed the public hearing.

Vice Chair Kalmar moved to continue the application. Seconded by Mr. Doyle. The motion passed 5-0-0.

The Board took a five-minute break.

1:13:40

ITEM 4 – 77 Bartlett Road – Conservation Subdivision Plan – Preliminary Review

Action: Hold public hearing. Approve plan or continue review. Michael Tadema-Wielandt, on behalf of owner/applicant Geoff Bowley, is proposing to divide a 19.11-acre parcel into a conservation subdivision of 9 single-family residential building lots, a private street system, and an open space plot around identified wetlands, vernal pools, and a pre-existing cemetery. The proposed subdivision is located on the property of 77 Bartlett Road, Map 62 Lot 26, in the Residential-Rural (R-RL) and Resource Protection Overlay (OZ-RP) Zones.

Michael Tadema-Wielandt, Terradyn Consultants, Inc. presented the project to the Board. He discussed the changes to the project, including buffers, stormwater runoff, shared well and water supply. Discussion ensued briefly.

Chair Dunkelberger opened the public hearing. Public comment was heard from: Carrie Lyons, 69 Bartlett Road; Roger Cole, Brave Boat Harbor Road; Catherine Murray Houle, 60 Bartlett Road; Mary Alice LaPointe, 115 Pepperrell Road; Michael Landgarten, 86 Bartlett Road; Moire Daniel, 74 Bartlett Road; Judith Daniel, 74 Bartlett Road; Jake Frost, 68 Bartlett Road, and Jeff Clifford, Kittery Land Trust.

Mr. Tadema-Wielandt responded to public comments.

Chair Dunkelberger closed the public hearing.

Vice Chair Kalmar moved to approve the plan with conditions. Seconded by Mr. Bellantone. The motion passed 5-0-0.

2:41:35

ITEM 5—17 and 25 US Route 236—Major Site Plan — Preliminary Review

Action: Hold public hearing. Approve preliminary plan or continue review. Geoff Aleva, on behalf of owner/applicant 25 & 17 Route 236 LLC, is proposing to develop a 35-unit rooming house and associated parking shared with an existing 7-unit apartment on the properties of 25 and 17 Route 236, Tax Map 21 Lot 20 & Map 20 Lot 12, in the Route 236 Commercial (C-2) Zone.

Geoff Aleva, Civil Consultants, presented the project to the Board and reviewed changes briefly.

Chair Dunkelberger opened the public hearing. There being no comments, Chair Dunkelberger closed the public hearing.

Vice Chair Kalmar moved to approve the minimum parking standards waiver. Seconded by Mr. Doyle. The motion passed 4-1-0, with Ms. Wells voting in the negative.

Mr. Bellantone moved to approve the landscaping of parking requirements waiver. Seconded by Vice Chair Kalmar. The motion passed 5-0-0.

Vice Chair Kalmar moved to approve the landscaping plan modification waiver. Seconded by Mr. Doyle. The motion passed 5-0-0.

Vice Chair Kalmar moved to approve the preliminary plan. Seconded by Mr. Bellantone. The motion passed 5-0-0.

NEW BUSINESS –

2:52:48

ITEM 6 – 0 Norton Road– Shoreland Development Plan Review

Action: Accept application. Approve 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 Ruth I Lawrence Revocable Trust, request approval for the construction of a single-family home on a vacant lot, outside of all relevant setbacks, on a currently unaddressed property off Miller Road, Tax Map 56, Lot 21B, in the Residential-Rural and Resource Protection Overlay Zones.

Josh Schneier, North Easterly Surveying, presented the plan to the Board.

Vice Chair Kalmar moved to accept the plan. Seconded by Mr. Bellantone. The motion passed 5-0-0.

Vice Chair Kalmar moved to approve the plan. Seconded by Mr. Bellantone. The motion passed 5-0-0.

Vice Chair Kalmar read the findings of fact into record. The Board moved to approve each finding, 5-0-0.

The Board moved to approve by roll call vote, 5-0-0.

3:13:24

APPROVAL OF MINUTES

ITEM 7 – October 26, 2023 Meeting Minutes

Mr. Bellantone moved to approve the minutes as presented. Seconded by Mr. Doyle. The motion passed 5-0-0.

3:14:10

BOARD MEMBER ITEMS-

Chair Dunkelberger announced that the Board will have two openings next year. Election of Officers was also discussed.

Subcommittee reports

STAFF ITEMS-

3:16:35

Adjournment

Ms. Wells moved to adjourn. Seconded by Vice Chair Kalmar. The motion passed 5-0-0.

The Kittery Planning Board meeting of November 16, 2023 adjourned at 9:16 p.m.

Submitted by Carrie Varao, Development Staff Clerk on November 29, 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>.