

**CALL TO ORDER**

**ROLL CALL**

Present: Steve Bellantone, Member, Ronald Ledgett, Member, John Perry, Member, Russell White, Member, and Karen Kalmar, Vice Chair.

Absent: Drew Fitch, Member and Dutch Dunkelberger, Chair

Staff: Adam Causey, Director of Planning and Development

Advisory: Earledean Wells, Conservation Commission

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

The Vice Chair opened the Public Comments session.

There being none the Vice Chair closed the public comments.

**NEW BUSINESS**

**ITEM 1 – 459 Route 1 – Major Modification Review**

Action: Accept/deny application. Approve/deny application. Owner and applicant, DSS Land Holdings LLC, requests consideration of a major modification to a mixed-use development consisting of a hotel, and three residential buildings located at 459 U.S. Route 1 (Tax Map 60 Lot 24) in the Mixed Use (MU) Zone. Agents are Ken Wood and Brian Nielsen, Attar Engineering.

Brian Nielsen, Attar Engineering updated the board. The major change is a proposal of raising the grade by 2 feet to reduce the amount of soil export during construction. No changes are needed for the stormwater management plan. CMA confirmed that the change in the grade was not enough to affect the stormwater management plan. DEP permit amendments were not included, and staff will inquire with CMA.

**Mr. Ledgett moved to accept and approve the major modification plan. Seconded by Mr. White.**

**The motion carried 5-0-0.**

**OLD BUSINESS**

**ITEM 2- 76 Dennett Road – Street/Sidewalk/Landscape Design Discussion**

Action: Approve or deny street/sidewalk design. Owners William J. Cullen and Sail Away, LLC and applicant William Wharff were granted preliminary plan approval on September 26, 2019. That approval was granted with conditions, one of which was to present sidewalk designs per the requirements of Title 16. Applicant will also present street design and landscape design. Agent is Shawn Tobey, P.E. Hoyle, Tanner & Associates, Inc.

Shawn Tobey, P.E. Hoyle, Tanner & Associates, Inc. presented to the board. After previous meetings, a full sidewalk across the front was preferred by the board. A new design was presented to the board, with curbing and tree clearing considerations. DOT requirements reviewed in terms of speed limits and turn lanes. Removing the right turn lane favors the sidewalk plan. Sidewalk plan satisfies all DOT requirements. 3rd party review on landscaping plan satisfies all requirements and concerns. Removed the booster pump building from the middle of the plan, and each building will now have their own separate pump, per the Kittery Water District's engineer. Staff will confirm with the technical review committee any changes to the plans. Clarification was requested on the traffic control plan coordination between the State and the Town. Staff passed out and read CMA's comments on eliminating the right turn lane. CMA recommends the right turn lane remain in the plan. Discussion continued regarding the right turn lane elimination justifications. Dennett Road would become a no passing zone in front of the project and a center left turn lane to enter the I-95 Southbound on-ramp.

**Mr. White moved to accept the withdrawal of the sidewalk waiver request.  
Seconded by Mr. Ledgett. The motion carried 5-0-0.**

**Mr. White moved to approve the sidewalk and street design plan with stated condition. Seconded by Mr. Ledgett. The motion carried 5-0-0.**

**Mr. Ledgett moved to approve the landscape design plan. Seconded by Mr. White.  
The motion carried 5-0-0.**

**ITEM 3- 8 Wentworth Street – Preliminary Plan Acceptance**

Action: Accept or deny application. Owner/applicant, the Town of Kittery, requests consideration of a preliminary plan for a three-story addition and related site improvements to the Rice Public Library located at 8 Wentworth Street (Tax Map 4, Lot 88) in the Mixed Use – Kittery Foreside (MU-KF) Zone. Agent is Ryan Kanteres, Scott Simons Architects.

Curtis Wood, spoke on behalf of Ryan Kanteres, and presented the project. Continuation of non-conforming use due to the height limits and the flat roof, with Board of Appeals approval discussed. A parking proposal was reviewed with staff input on parking calculations. Staff has determined that the plan meets the code requirements. The retaining wall was briefly discussed, and staff reported that a technical review committee would be performed during preliminary plan review.

**Mr. Ledgett moved to accept the preliminary plan application with the stated condition. Seconded by Mr. White. The motion carried 5-0-0.**

**Mr. Ledgett moved to hold the public hearing on March 26, 2020 on a preliminary plan for the Rice Public Library. Seconded by Mr. White. Vice Chair discussed that the public comments received for the project be included in the packet for the public hearing. The motion carried 5-0-0.**

A site walk will be scheduled after the preliminary plan review.

#### **ITEM 4 – Board Member Items / Discussion**

- York River Designation as A Partnership Wild and Scenic River: Judy Spiller, Kittery's representative on the York Wild and Scenic River Study gave an update on the plan. The National Park Service reviewed the report and the York River met all the requirements of a wild and scenic river. Ms. Spiller asked the board to re-endorse the study since the designation of the river is not complete. Ms. Spiller will submit the support of the board to the National Park Service.  
**Mr. Ledgett moved that the board reaffirm its endorsement, seconded by Mr. White. The motion carried 5-0-0.**
- PB Representative to the Marijuana Working Group: Vice Chair asked for volunteers for the group. Mr. White volunteered. The next workshop at Town Hall is March 5<sup>th</sup> at 3PM.
- Short Term Rental Workshop: March 2<sup>nd</sup> 5:15 pm. Town Council Workshop on the short-term rentals invited PB members. Staff passed out draft of the workshop.

#### **ITEM 5 – Town Planner / Director of Planning & Development Items**

None

Ms. Wells expressed appreciation on the narrative on the landscaping letter.

**Adjournment**

**Mr. Ledgett moved to adjourn the meeting. Mr. White seconded the motion.**

**The motion carried 5-0-0.**

The Kittery Planning Board meeting of February 27, 2020 adjourned at 6:58 p.m.

Submitted by Carrie Bacon, Development Staff Clerk on September 23, 2020.

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>.